

# Off Street Parking/Traffic

Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association's "Off-Street Parking Requirements" may be used.

### Residential Districts:

- NB-SF            2 spaces per dwelling unit
- NB-MHD        1.5 spaces per unit for one bedroom  
2 spaces per unit for two bedrooms  
2.5 spaces per unit for three bedrooms and over
- NB-MD         1.5 spaces per unit for one bedroom  
2 spaces per unit for two bedrooms  
2.5 spaces per unit for three bedrooms and over
- NB-HD         1.5 spaces per unit for one bedroom  
2 spaces per unit for two bedrooms  
2.5 spaces per unit for three bedrooms and over
- NB-C            1.5 spaces per unit for one bedroom  
2 spaces per unit for two bedrooms  
2.5 spaces per unit for three bedrooms and over
- NB-PMUD      1.5 spaces per unit for one bedroom  
2 spaces per unit for two bedrooms  
2.5 spaces per unit for three bedrooms and over

Office Buildings: One space for each 200 square feet of gross floor area in the building.

Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.

# Off Street Parking/Traffic (Con't)

Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.

Private Clubs, Fraternities, Sororities and Lodges: One parking space for each 200 square feet of gross floor area.

Libraries, Community Centers and other Public Buildings: One space for each 500 square feet of gross floor area in the building, plus one space for each two employees.

Retail and Commercial: One space for each 200 square feet of gross floor area in the building plus one space for each two employees.

Churches, Theaters and Restaurants: One space for each four seats based on total seating capacity.

Hotels and Motels: One parking space for each guest-room, plus one parking space for each three employees.

Any use not specified by these regulations shall require one parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off street parking shall be the sum of the requirements for the various uses computed separately. Off street loading and unloading for establishments receiving and distributing goods by motor vehicle shall provide such facilities on the premises. No motor vehicle shall be allowed to extend onto a public street right-of-way, sidewalk or alley while loading or unloading.

Santa Rosa County

## NAVARRE BEACH COMMERCIAL (0-30 DU'S PER ACRE) (NB-C) ZONING DISTRICT

(EFFECTIVE APRIL 1, 2004  
MODIFIED JAN 18, 2005  
MODIFIED FEBRUARY 28, 2008  
MODIFIED OCTOBER 8, 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.**

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](mailto:planning-zoning@santarosa.fl.gov)

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

## *Purpose*

This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and encourage a full development of essential commercial uses, at the same time, however, protecting nearby residential properties from adverse affects of commercial activity.

### Uses Permitted

1. Residential Dwellings.
2. Home Occupations.
3. Public utility and service structures including but not limited to water, sewer, fire and police uses.
4. Public parks and recreational areas (see CON/REC).
5. Buildings used exclusively by federal, state or county government for public uses.
6. Residential dwelling units, single family, two family, multiple family - no more than 4 dwelling units per platted lot.
7. Single and multifamily residential dwelling units of no more than ten dwelling units per acre.
8. Single and multi-family residential dwelling units of no more than 30 dwelling units per acre.
9. Any retail business, provided that the products are displayed and sold on the premises.
10. Personal service establishments, restaurants, lounges, financial institutions, commercial amusements establishments, professional and business offices, etc.
11. Shopping centers, provided that the boundaries of the building are located in excess of 50 feet, 20 feet or which must be landscaped, from any residential district.
12. Indoor theaters.
13. Commercial piers and marinas.
14. Hotels and Motels

## *Signs*

Signs - See Article 8/Section 8.14.00 of the Land Development Code.

## *Special Exceptions*

Any special exceptions allowed in the preceding districts.

## *Commercial Core Area*

The Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 170 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico. The Commercial Core shall include those parcels within the Navarre Beach Commercial zoning district located east of the easterly right-of-way of Navarre Beach Causeway and fronting on Santa Rosa Sound.

## *Screening Adjacent Residential*

Where a lot line of a lot within a C commercial district abuts a side or rear lot line of a lot in any residential district, any open storage of equipment, materials or commodities shall be screened from said residential lot line. Such screen may be in the form of walls, fences or landscaping; shall be at least six feet in height and shall be at least 50% opaque as viewed from any point along said residential lot line. When landscaping is used for screening, the height and opacity requirements shall be attained within 18 months after open storage uses are established.

## *Yard Restrictions*

Rear Yard - 25 feet  
Side Yard - 10% of lot  
Front Yard - 25 feet.

Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line. There shall be no rear yard required in this district for marinas and marina-related structures

Landscaped Open Space: All commercial and/or multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xerispace treatments.

## *Building, Site Requirements*

Density, residential site and building requirements shall be the same as for the HD district, except the allowable residential density outside of the Commercial Core Area shall be 18 dwelling units per residentially developed acre. Residential uses within this district shall be allowed when part of a predominantly commercial development (a minimum of 50% of land area devoted for commercial activities) or a multi-story structure with residential units above the first floor.

### Building Height Line

- a. Commercial Core Area: No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.
- b. Outside Commercial Core Area: No building shall exceed four (4) habitable stories plus one (1) additional story for parking.

Impervious Cover, 80% of lot area.

Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.