6.05.11 ER – Estate Residential District

A. Purpose: This district is designed to provide suitable areas for large lot residential development. This district will be characterized by a single family detached structure and such other structures as are accessory thereto. This district also may include, as specifically provided for in these regulations, conditional uses for community facilities and utilities which service specifically the residents of this district, or which are benefited by and compatible with a rural residential environment. Such facilities should be accessibly located and appropriately situated in order to satisfy special requirements of the respective community facilities.

It is the express purpose of this Section to exclude from this district all buildings or other structures and uses having commercial characteristics, whether operated for profit or otherwise, except those home occupations and conditional uses specifically provided for in this Ordinance.

B. Permitted Principal Uses: In this district as a permitted use a building or premises may be used only for the following purposes: Detached single family residential structures and accessory structures and facilities.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes, upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 4.04.00 et. seq. and complies with site plan review requirements listed in Section 4.04.00: educational institutions; golf courses; places of worship; private airstrips; recreation and park areas; recreational activities; public and private utilities and public facilities; and placement of an accessory building on a lot directly across the right-of-way from where the principle single family dwelling is located and is under the same ownership.

D. Site Plan Approval: Site plan review is required for all subdivision proposals.

E. Subdivision Conformance: Any land, recorded plot, or a lot within a plat of record as of 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, have been met.

F. Density: For residential development, property may be developed at the option of the owner, to a maximum of one (1) dwelling unit per one (1) acre.

G. Lot Size: The minimum width of any lot used for single family dwelling units shall be seventy (70) feet when measured at the minimum front setback line (front yard). The minimum width shall be maintained through the rear of the residential structure. The minimum width at the street right of way shall not be less than fifty (50) feet. The total square footage shall not be less than 43,560. The minimum lot width may be reduced on dead end cul-de-sac lots. In no case shall a lot width be less than fifty (50) feet when measured at the top of the arc of the street right of way line. The lot width of a cul-de-sac

lot shall not be less than seventy (70) feet when measured at the bottom (chord) of the arc of the minimum front setback line. The minimum width shall be maintained through the rear of the residential structure. The total square footage shall not be less than 43,560.

H. Building Height: No building or structure shall exceed thirty-five (35) feet above the required minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning condensing units or cooling towers, except as provided in Section 2.10.02.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard on every lot of not less than twenty-five (25) feet. However, if the parcel abuts a major arterial, the minimum setback shall be fifty (50) feet.

J. Side Yard: There shall be a side yard on each side of every main building of not less than ten (10) percent of the lot width when measured at the minimum front setback line to a maximum of fifteen (15) feet. For irregularly shaped lots and lots fronting on cul-de-sacs and curves, the side yard shall be ten (10) percent of the average of the street frontage width and the rear lot line length. Other modifications shall be in accordance with Section 2.10.05.

K. Rear Yard: There shall be a rear yard on every lot of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards: Refer to Article 7 of this Ordinance.

M. Public Services: when septic tanks are used, each dwelling unit shall have its own such septic tank. Within one (1) year of central wastewater collection system availability, such septic tank use shall be discontinued and connection made to the central collection system. Each unit shall also have its own electric meter and potable water service.

N. Livestock: The keeping of livestock or fowl shall not be permitted in the Estate Residential district.

Zoning District Created: Ord. 03-21, 7-31-03; Modified: Ord. 03-28, 12-8-03

6.05.12 PUD - Planned Unit Development District

A. Planned Unit Development District (PUD): Within this district as shown on the zoning map of the Santa Rosa County, Florida, Planning area, the following Regulations shall apply:

B. Intent and Purpose, Permitted Uses

1. Intent and Purpose: It is the purpose of this article to permit PUD's which are intended to encourage the development of land as planned communities, encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging scenic and functional open areas; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of these regulations; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and provide a stable environmental character compatible with surrounding areas.

2. Permitted Uses: The uses permitted within this district shall include the following:

   a. Residential units, including single-family attached and detached dwelling, two-family dwellings, and multiple-family dwellings.

   b. Churches, schools, community or club buildings and similar public and semi-public facilities.

   c. Non-residential uses, including commercial or retail uses, (as secondary uses serving the development only) offices, clinics and professional uses.

C. Building Height: No building or structure shall exceed thirty-five (35) feet in height above the lowest habitable floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.

D. Definitions: In addition to the definitions contained in Article 3 of this ordinance, the following terms, phrases, words and derivations shall have the following meaning:

1. Common Open Space: An area of land, or an area of water, or combination of land and water within the area of a PUD which is designed and intended for the use or enjoyment by residents of the PUD in common. Common open space may contain such recreation structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents of the PUD.

2. Gross Acreage: The total number of acres within the perimeter boundaries of a PUD.

3. Land Owner: The legal or beneficial owner or owners of all the land proposed to be included in a PUD; the holder of an option or a contract to purchase; or a person having possessory rights of equal dignity will be deemed to be a land owner for the purpose of this Section, so long as the consent to the PUD of the owners of all other interests in the land concerned is obtained.

4. Net Acreage: The total number of acres within the perimeter boundaries of a PUD excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space and recreation areas.

5. Planned Unit Development (PUD): An area of land devoted by its owner to development as a single entity for a number of dwelling units, and commercial uses in accordance with a plan which does not necessarily comply with the provisions of this ordinance with respect to lot size, lot coverage, setbacks, off-street parking, bulk or type of dwelling, density and other regulations.

6. Plan: Plans for development of land approved for PUD's shall be processed in accordance with procedures established in the Santa Rosa County Subdivision Regulations. The preliminary development plan is to be submitted to the Santa Rosa County Planning Department and County Engineer with the preliminary plat. The final development plan is submitted in the same manner for final plat approval.

   All terms, conditions and stipulations made at the time of approval for PUD's shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

E. Procedure For Approval of a Planned Unit Development: The procedure for obtaining a change in zoning district for the purpose of undertaking a PUD shall be as follows:

1. Preliminary Planned Unit Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the PUD zoning classification and shall submit the following exhibits at the same time.

   a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.

   b. A Vicinity Map showing the location of the proposed development.

   c. Boundary survey and legal description of the property.

   d. A Topographic Survey.

   e. A Master Plan. A master plan, drawn at a scale suitable for presentation, showing and/or describing the following:

1) Proposed Land Uses Including Type Structures

2) Lot Sizes

3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:

(a.) Surrounding property lines.

(b.) Proposed and existing streets.

(c.) Other proposed buildings.

(d.) The center line of rivers, streams and canals.

(e.) The high water line of lakes.

(f.) Other man-made or natural features which would be affected by building encroachment.

4) Proposed Maximum Height of Buildings:

5) Open Spaces:

(a.) Developed recreation.

(b.) Common open space.

(c.) Natural areas.

6) Collector and Residential Access Streets

7) Screening, Buffering and Landscaped Areas

f. A table showing acreage for each category of land use.

g. A table of proposed maximum and average densities for residential land uses.

h. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply.

i. A statement indicating the type of legal instruments that will be created to provide for management of common areas.

2. Processing the Planned Unit Development Zoning Application and Preliminary Master Plan Submittals: When the Planning Director has received the application and submittals, and is satisfied that the application and submittals are complete, the application shall be processed as any other zoning application in accordance with the provisions of the zoning regulations.

3. Final Development Plan: If rezoning approval for the PUD is granted, the applicant shall submit a Final Planned Unit Development Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director. The Final Development Plan shall include the following exhibits.

   a. A statement of objectives.

   b. A topographic map.

      1) The location of existing buildings, water courses, transmission lines, sewers, bridges, water mains and any public utility easements.

      2) Wooded areas, streams, lakes, marshes and any other physical conditions affecting the site.

   c. A development plan showing:

      1) The boundaries of the site.

      2) Width, location and names of surrounding streets.

      3) Surrounding land use.

      4) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking.

      5) The use, size and location of all proposed building sites including type structures.

      6) Location and size of common open spaces and public or semi-public areas.

   d. A utility service plan showing:

      1) Existing and proposed drainage and sewer lines.

      2) The disposition of sanitary waste and stormwater.

      3) The source of potable water.

      4) Location and width of all utility easements rights-of-way.

      5) Department of Transportation and Department of Environmental Regulation Permits.

   e. All landscaped areas:

      1) Landscaped areas.

2) Location, height and material for walks, fences, walkways, and other man-made landscape features.

f. The substance of covenants, grants, easements or restrictions to be imposed on the use of the land, buildings and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, must be approved by the County Attorney before final approval of the plan.

4. No building permit shall be issued for any portion of a proposed PUD until the final Development Plan has been approved.

5. Revision of a Planned Unit Development: Any proposed major and substantial change in the approved Preliminary Planned Unit Development

Master Plan which affects the intent and character of the development, the density or land use pattern, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Board of Adjustment (Zoning Review and Appeals Board) in the same manner of the initial Zoning Application. A request for a revision of the Preliminary Planned Unit Development Master Plan shall be supported by a written statement and by revised plans. Minor changes, and/or deviations from the Preliminary Planned Unit Development Master Plan, which do not affect the intent or character of the development, shall be reviewed by the Planning Director. Upon approval of the revisions, both minor and major the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes

a. Perimeter changes;

b. Major street relocation;

c. Change in building height, density, or land use pattern.

Minor Changes:

a. Change in alignment, location direction, or length of local street;

b. Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;

c. Reorientation or slight shifts in building locations.

6. Planned Unit Development Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the PUD under Article D hereof, the approval of the PUD will lapse.

   The Planning Director may extend the period for beginning construction, at the request of the owner. If the PUD lapses under this provision, the Planning director shall cause the PUD district to be removed from the official zoning map, mail a notice by registered mail of revocation to the owner and reinstate the zoning district which was in effect prior to the approval of the PUD.

F. Development Standards for Planned Unit Developments

1. Relation to Zoning Districts: An approved PUD shall be considered to be a separate zoning district in which the development plan, as approved established the restrictions and regulations according to which the development shall occur. Upon approval, the official Zoning Map will be changed to indicate the area as PUD.

2. Density: The average density permitted in each PUD shall be established by the Planning Director by examining the existing surrounding density, adequacy of existing and proposed public facilities and services and site characteristics. However, the maximum density allowed in any PUD shall be one-hundred and fifty (150) percent of the highest permitted density of any residential district, to a maximum of thirty (30) units per acre.

3. Dimensional and Bulk Regulations: The location of all proposed building sites shall be shown on the Final Development Plan.

4. Common Open Space: Common open spaces shown on a Final Development Plan shall be usable, common open space owned and operated by the developer or dedicated to a homeowner association or similar group.

5. Access and Parking: All streets, thoroughfares and access ways shall be paved and designed to effectively relate to the major thoroughfares of Santa Rosa County. Adequate off-street parking shall meet the off-street parking requirements as set forth in Article 7 of the Zoning Ordinance for similar uses unless otherwise approved. Streets shall conform to County Subdivision Ordinance Requirements.

6. Perimeter Requirements: The Board of Adjustment (Zoning Review and Appeals Board) or Planning Department may impose the requirement that structures, buildings and streets located at the perimeter of the development be permanently screened to protect the privacy of the adjacent existing uses.

PUD (ZONING) APPLICATION AND SUBMITTAL CHECK-LIST

PD 1. Statement of Objectives

a. The general purpose of the proposed development.

b. The general character of the proposed development.

PD 2. A Vicinity Map showing the location of the proposed PUD.

PD 3. A Boundary Survey and legal description of the property.

PD 4. Topographic Survey.

PD 5. Master Plan.

PD a. Proposed land uses including type of structures.

CE b. Lot sizes.

c. Building Setbacks.

PD (1) Surrounding and property lines.

CE (2) Proposed and existing streets.

PD (3) Other proposed buildings.

CE (4) The centerline of rivers, streams, and canals.

CE (5) The high water line of lakes.

PD (6) Other manmade or natural features which would be affected by building encroachment.

PD d. Maximum height of buildings.

e. Open spaces.

PD (1) Developed recreation.

PD (2) Common open space.

PD (3) Natural areas.

CE f. Arterial and collector streets and thoroughfares.

PD g. Screening and buffering areas and concepts.

PD h. Landscaped areas and concepts.

PD 6. A table showing acreage for each category of land use.

PD 7. A table of proposed maximum and average densities for residential land uses.

CE 8. Preliminary utilities service plan, including sanitary sewers, storm drainage, and potable water supply.

PD 9. A statement indicating the type of legal instruments that will be created to

provide for the management of common areas.

PD - Planning Director CE - County Engineer

Modified: Ord. 96-30, 10-24-96; Ord. 03-28, 12-8-03; Ord. 2005-06, 03/24/05

6.05.13 PBD - Planned Business District

A. Planned Business District: Within this district as shown on the zoning map of the Santa Rosa County Planning Area, Florida, the following regulations shall apply:

B. Intent and Purpose, Permitted Uses

1. Intent and Purpose: It is the purpose of this article to permit Planned Business developments along major arterials and to encourage the development of this land with highway frontage as planned communities, and business and commercial centers; encourage flexible and creative concepts of site planning; preserve the natural amenities of the land by encouraging functional open areas; accomplish a more desirable environment that would not be possible through the strict application of the minimum requirements of these regulations; provide for an efficient use of land resulting in smaller networks of streets and utilities where access to regional systems is impractical and thereby lowering development and housing costs; and providing a stable environmental character compatible with surrounding areas; limit access on to major arterials to central locations in order to reduce safety hazards posed by unlimited or uncontrolled access.

2. Permitted Uses: The uses permitted within this district shall include the following:

   a. Residential units, including single-family attached and detached dwellings, two-family dwellings and multiple-family dwellings.

   b. Churches, schools, community or club buildings and similar public and semi-public facilities.

   c. Non-residential uses, including commercial or retail uses; offices, clinics and professional uses.

C. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation, exclusive of elevator shafts, air conditioning condensing units or cooling towers, except as provided for antennas in Section 2.10.02 of this ordinance.

D. Definitions: In addition to the definitions contained in Article 3 of this ordinance, the following terms, phases, words and derivations shall have the following meaning:

1. Common Open Space: An area of land, or an area of water, or combination of land and water within the area of a Planned Business Development district which is designed an intended for the use of enjoyment of residents or users of the Planned Business Development in common. Common open space may contain such recreation structures and improvements as are desirable and appropriate for the common benefit and enjoyment of residents or users of the Planned Business Development.

2. Gross Acreage: The total number of acres within the perimeter boundaries of a Planned Business Development.

3. Land Owner: The legal or beneficial owner or owners of all the land proposed to be included in a Planned Business Development: the holder of an option or a contract to purchase; or a person having possessory rights of equal dignity (such as a lease) will be deemed to be a land owner for the purpose of this Section.

4. Net Acreage: The total number of acres within the perimeter boundaries of a Planned Business Development excluding areas devoted to streets, rights-of-way, easements, lakes, public and private open space and recreation areas.

5. Planned Business Development: An area of land of at least fifteen (15) acres devoted by its owner to development as a single entity for a number of dwelling units, and/or commercial uses in accordance with a plan which does not necessarily comply with the provisions of this ordinance with respect to lot size, lot coverage, setbacks, off-street parking, bulk or type of dwelling, density and other regulations.

6. Plan: Plans for development of land approved for Planned Business District shall be processed in accordance with procedures established in the Santa Rosa County Subdivision Regulations. The preliminary development plan is to be submitted to the Santa Rosa County Planning Department and County Engineer with the preliminary plat. The final development plan is submitted in the same manner for final plat approval.

   All terms, conditions and stipulations made at the time of approval for Planned Business District shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

E. Procedure for Approval of a Planned Business Development: When a parcel of land is zoned for Planned Business district (PBD), such parcel shall not be subdivided into smaller parcels less than fifteen (15) acres in size without first complying with the provisions of this Section for Master Planning. The procedure for obtaining approval for the purpose of undertaking a Planned Business Development shall be as follows:

1. Preliminary Planned Business Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the approval of the Planned Business Development and shall submit the following exhibits at the same time.

   a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.

   b. A Vicinity Map showing the location of the proposed Planned Business Development.

c. Boundary survey and legal description of the property.

d. A Topographic survey.

e. A Master Plan, drawn at a scale suitable for presentation, showing and/or describing the following:

1) Proposed Land Uses Including Type Structures:

2) Lot Sizes:

3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:

(a.) Surrounding property lines.

(b.) Proposed and existing streets and highways.

(c.) Other proposed buildings.

(d.) The center line of rivers, streams, and canals.

(e.) The high water line of lakes.

(f.) Other man-made or natural features which would be affected by building encroachment.

4) Proposed Maximum Height of Buildings:

5) Open Spaces:

(a.) Developed recreation.

(b.) Common open space.

(c.) Natural areas.

6) Residential Collector, Residential Sub-collector and Residential Access Streets

7) Screening, Buffering and Landscaped Areas

f. A table showing acreage for each category of land use.

g. A table of proposed maximum and average densities for residential land uses.

h. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general location of major water and sewer lines, plant location, lift stations.

i. A statement indicating the type of legal instruments that will be created to provide for the management of common area.

2. Processing the Planned Business Development Approval Application and Preliminary Master Plan Submittals: When the Planning Director has received the application and submittals, the application shall be processed as any other site plan approval application in accordance with the provisions of the zoning regulations.

   Preliminary Master Plan must accompany Rezoning Applications. Upon approval of the Planned Business Development application and Preliminary Master Plan, the Planning Director and the applicant shall complete the file within thirty (30) days, including the development plan and submittals, and place this information on file with the Santa Rosa County Clerk and the Planning Department.

3. Final Development Plan: If approval for the Planned Business Development is granted, the applicant shall submit a Final Planned Business Development Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director.

   The Final Development Plan shall include the following exhibits.

   a. A statement of objectives

   b. A topographic map showing

      1) The location of existing streets, buildings, water courses, transmission lines, sewers, bridges, water mains and any public utility easements.

      2) Wooded areas, streams, lakes, marshes and any other physical conditions affecting the site.

      3) Existing contours shown at intervals of ten (10) feet.

   c. A development plan showing:

      1) The boundaries of the site.

      2) Width, location and names of surrounding streets.

      3) Surrounding land use.

      4) Proposed streets and street names and other vehicular and pedestrian circulation systems including off-street parking.

      5) The use, size and location of all proposed building sites including type structures.

      6) Location and size of common open spaces and public or semi-public

areas.

d. A utility service plan showing:

1) Existing and proposed drainage and sewer lines.

2) The disposition of sanitary waste and stormwater.

3) The source of potable water.

4) Location and width of all utility easements right-of-way.

5) Department of Transportation and Department of Environmental Regulation Permits.

e. A landscaping plan showing:

1) Landscaped areas.

2) Location, height and material for walks, fences, walkways, and other man-made landscape features.

f. The substance of covenants, grants, easements or restrictions to be imposed on the use of the land, buildings and structures, including proposed easements for public and private utilities. All such legal documents, including homeowners associations and deed restrictions, must be approved by the County Attorney before final approval of the plan.

4. No building permit shall be issued for any portion of a proposed Planned Business Development until the Final Development Plan has been approved.

5. Revision of an Approved Planned Development: Any proposed major and substantial change in the approved Preliminary Planned Business Development Master Plan which affects the intent and character of the development, the density or land use pattern, the location or dimensions of arterial or collector streets, or similar substantial changes, shall be reviewed by the Planning Department in the same manner of the initial site plan approval. A request for a revision of the Preliminary Planned Business Development Master Plan, shall be supported by a written statement and by revised plans demonstrating the reasons and revisions are necessary or desirable.

Minor changes, and/or deviations from the Preliminary Planned Business Development Master Plan, which do not affect the intent or character of the development, shall be reviewed and identified by the Planning Director and approved by the same. Upon approval of the revisions, the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes:

a. Perimeter changes;

b. Major street relocation;

c. Change in building height, density, or land use pattern.

Minor Changes:

a. Change in alignment, location direction, or length of local street;

b. Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;

c. Reorientation or slight shifts in building locations.

6. Planned Business Development Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the Planned Business Development under Article D hereof, the approval of the Planned Business Development will lapse. Thirty days prior to any lapse date the Planning Director shall notify the Owner of such date.

   The Planning Director may extend the period for beginning construction, at the request of the owner. If the Planned Development lapses under this provision, the Planning Director shall mail a notice, by registered mail, of revocation to the owner.

F. Development Standards for Planned Business Developments

1. The minimum size parcel shall have a minimum frontage width of one hundred (100) feet on a major or minor arterial to be considered for Planned Business Development.

2. Relation to Zoning Districts: An approved Planned Business Development Plan shall establish the restrictions and regulations according to which the development shall occur. Upon approval, the official Zoning Map will be changed to indicate the uses in the Planned Business Development.

3. Density: The average density permitted in each Planned Business Development shall be established by the Planning Director by examination of existing surrounding density, adequacy of existing and proposed public facilities and services and site characteristics. However, the maximum density allowed in any PBD shall be one hundred and fifty (150) percent of the highest permitted density of any residential district, to a maximum of thirty (30) units per acre.

4. Dimensional and Bulk Regulations: The location of all proposed building sites shall be shown on the Final Development Plan, subject to the minimum lot sizes, setback lines, specified in the Master Plan as approved by the Planning Department.

5. Common Open Spaces: At least fifteen percent (15%) of the area covered by a Final Development Plan shall be usable, common open space owned and operated by the developer or dedicated to a homeowner association or similar group. Provided, that in establishing the density per gross acre, the Planning Director may increase the percentage of common open space in order to carry out the intent and purposes as set forth in Article B hereof.

6. Access and Parking: All streets, thoroughfares and access ways shall be designed to effectively relate to the major thoroughfares of Santa Rosa County. Adequate off-street parking shall meet the off-street parking as set forth in Article 7 of the Zoning Ordinance for similar uses unless otherwise approved. Streets shall conform to County Subdivision Ordinance Requirements.

7. Perimeter Requirements

   a. The Planning Department may impose the requirement that structures, buildings and streets located at the perimeter of the development be permanently screened to protect the privacy of the adjacent existing uses.

   b. Frontage streets and limited access-ways are required where proposed development would otherwise have district access to major and minor arterials to protect the health, safety and welfare of the motoring public.

PLANNED BUSINESS DEVELOPMENT SUBMITTAL CHECKLIST

PD 1. Statement of Objectives

a. The general purpose of the proposed development.

b. The general character of the proposed development.

PD 2. A Vicinity Map showing the location of the proposed PUD.

PD 3. A Boundary Survey and legal description of the property.

PD 4. Topographic Survey.

PD 5. Master Plan.

PD a. Proposed land uses including type of structures.

CE b. Lot sizes.

c. Building Setbacks.

PD (1) Surrounding and property lines.

CE (2) Proposed and existing streets.

PD (3) Other proposed buildings.

CE (4) The centerline of rivers, streams, and canals.

CE (5) The high water line of lakes.

PD (6) Other manmade or natural features which would be affected by building encroachment.

PD d. Maximum height of buildings.

e. Open spaces.

PD (1) Developed recreation.

PD (2) Common open space.

PD (3) Natural areas.

CE f. Arterial and collector streets and thoroughfares.

PD g. Screening and buffering areas and concepts.

PD h. Landscaped areas and concepts.

PD 6. A table showing acreage for each category of land use.

PD 7. A table of proposed maximum and average densities for residential land uses.

CE 8. Preliminary utilities service plan, including sanitary sewers, storm drainage, and potable water supply.

PD 9. A statement indicating the type of legal instruments that will be created to provide for the management of common areas.

PD 10. File with County Clerk.

PD - Planning Director CE - County Engineer

Modified: Ord. 93-04, 2-11-93; Ord. 96-30, 10-24-96; Ord. 03-28, 12-8-03;

6.05.14 NC – Neighborhood Commercial District

A. Purpose: This District is designated to provide for a limited range of uses in appropriate and easily accessible locations adjacent to residential areas and having access to a limited market area. This District is intended to be situated adjacent to residential areas.

Additionally, this District is intended to provide areas for low intensity commercial uses that primarily offer goods, services and opportunity for office employment nearby to surrounding residential areas. All NC uses must be located adjacent to a collector or arterial roadway unless specifically included in an overall plan of development.

Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

B. Permitted Uses: In this District a building or premise may be used only for the following purposes:

1. Community facilities limited to public and private not-for-profit clubs, cultural and civic activities, places of worship, and childcare services.

2. Commercial activities limited to:

    a. Business and professional offices, financial and banking, medical services, and personal services;

    b. Restricted sales; general or specialized retail centers less than 3,000square feet in total building area;

    c. Bed and breakfast establishments;

    d. Live/work uses for artisans, professionals, and service providers;

    e. Neighborhood eateries, cafes, and delis less than 1,000 square feet in total building area not including high turnover sit down restaurants or fast food restaurants with drive through windows; and

    f. Child day care centers.

3. Second story residential uses are encouraged to be located above shops and/or offices, to the extent that on site parking, or off-site parking shared with other users, can be provided. Residential uses are not permitted on the ground floors of buildings; and

4. Accessory uses or structures to any principle use permitted in the district.

5. Mobile homes are prohibited in this District.

C. Conditional Uses: In this District, as a conditional use, a building or premise may be used only for the following purposes upon determination by the County Board of Adjustments (Zoning Review and Appeals Board) that the respective use complies with the standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00: public and private utilities and public facilities, single and multiple family dwelling structures.

D. Site Plan Approval: Site plan review, as provided for in Section 4.04.00, is required for all development proposals in this district.

E. Subdivision Conformance: Any land or lot within a plat of 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.) have been met.

F. Density: All commercial development proposals are subject to site plan criteria of Section 4.04.00. Impervious cover is limited to a maximum of eighty-five percent (85%) of the property. NOTE: Impervious cover may be reduced further depending on features associated with the property and the proposed use of said property. All mixed commercial and residential development proposals must be developed at a maximum density of eight (8) units per acre.

G Lot Size: The minimum width of any lot developed for commercial uses or mixed Commercial and Residential uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress and accel./decel. Lanes; however, multiple attached and detached businesses may occupy the same lot.

H. Building Height: No building shall be erected in this district in excess of thirty-five (35) feet in height above the required minimum finished floor elevation or two and one-half stories whichever is less, exclusive of chimneys, elevator shafts, air conditioning units and cooling towers, except as provided for in Section 1.20.02 of this Ordinance.

I Front Yard: There shall be a front yard setback for commercial development from Right-of-way of not less than fifty (50) feet for all uses except as provided in Section 2.10.03.

J. Side Yard: Except as provided in Section 2.10.05, no commercial building or structure shall have a setback less than five (5) feet (excluding bed and breakfast establishments) except in the following situations:

1. On any side of a lot or project parcel which abuts any residential use or zone, a side yard setback of thirty (30) feet shall be provided.

2. On any side of a lot or project parcel which abuts any rights-of-way, a side yard set back of twenty-five (25) feet from minor arterials and lesser classified rights-of-way shall be provided. Where the side yard abuts a major arterial, the side

setback shall be fifty (50) feet. Additionally, when none of the above situations apply, the minimum side setback for guest houses shall not be less than eight (8) feet.

K. Rear Yard: There shall be a rear yard setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards

1. Open Space/Landscaping: Every lot or project parcel in this district shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7. In addition, the following design considerations shall apply to this district:

   a. Metal buildings are excluded from this district;

   b. Retail/service buildings shall have no neon on their exterior, but non-flashing neon signs may be displayed inside windows provided they occupy no more than fifteen percent (15%) of the window they are displayed.

   c. Commercial uses or mixed commercial/residential uses must be so designed as to maximize compatibility with any adjacent residential uses.

M. Public Services: Within one (1) year of central wastewater collection system availability, septic tank use shall be discontinued and connection made to the central collection system.

N. Itinerant Vendors: Itinerant vendors are prohibited in this District.

Zoning District Created: Ord. 00-17, 8-24-00; Modified: Ord. 03-28, 12-8-03

6.05.15 HCD - Highway Commercial Development District

A. Purpose: This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area. This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize this district. This district should be situated in the vicinity of existing general commercial uses and should be buffered from residential areas.

Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Bulk regulations and site plan criteria within the district are designed to maximize compatibility with lesser intense use of land and buildings in the district and provide for smooth transition in areas where activities of varying intensity exist.

Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

B. Permitted Uses: In this district a building or premises may only be used for the following purposes:

1. Community facilities limited to public and private not-for-profit clubs, cultural and civic activities; places of worship and child care services.

2. Commercial activities limited to:

    a. Business and professional offices, financial and banking services, and medical services, personal services;

    b. indoor commercial amusement activities;

    c. restricted sales and services; general retail sales and services;

    d. funeral homes only where adequate space is provided on the premises for the formation of funeral processions, and no such activity shall take place on public streets or rights-of-way;

    e. restaurants with or without drive-thru facilities;

    f. parking garages or lots;

    g. trade services and repair, provided all activities and storage are contained in an enclosed building;

h. automobile maintenance, garages and gas stations, subject to the following provisions;

1) all hydraulic hoists, pits, lubricating, washing repair and service not of emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.

2) all merchandise and material for sale shall be displayed within an enclosed building except that oil for use in motor vehicles may be displayed or sold from an appropriate rack or compartment at the convenience of the customer and station attendant.

3) flammable materials shall be stored within the building setback lines and in a manner satisfactory to the Fire Department Chief and the Director of the Building Department.

4) storage of inoperative or unregistered motor vehicles generally shall not be permitted on the premises. However, motor vehicles which are being serviced may be stored in appropriate outside parking areas for a period not to exceed eight (8) weeks. Motor vehicles which may have been towed from the scene of an accident may be held or stored in a fully enclosed building or behind an eight (8) foot completely screened area in the rear yard of the business.

5) when a service station dispensing flammable materials becomes vacant for a period exceeding one (1) year, the property owner shall be required to remove or treat in a safe manner, approved by the Building Department Director, all flammable materials or storage tanks on the site.

i. vehicular sales and services but all service activities shall be confined to minor repair and maintenance and all such activities must be confined to enclosed buildings;

j. veterinary services provided all such activities are located in a fully enclosed, soundproof building;

k. wholesale trades and services limited expressly to establishments where all activities and storage are contained in an enclosed building.

l. travel trailer parks and campgrounds under one ownership, which have been approved for development in accordance with applicable state and county regulations, service buildings which shall include space and separation for a park manager's office and storage of maintenance equipment and supplies, and space for self-service laundry facilities provided that such uses are restricted for use to paying park users only.

m. self storage facilities

n. retail and wholesale bakeries

o. retail nurseries.

p. Nursing homes

q. Hotels and motels

r. Special Residential Facilities

3. Accessory uses or structures to any principal use permitted in the district.

4. Mobile homes are prohibited in this district except where being offered as a product for sale at a licensed mobile home sales facility.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00: Single and multiple family dwelling structures; guest homes; boarding homes; transient quarters oriented to serving seasonal or transient residents; public and private utilities and public facilities; wholesale plant nurseries and landscape services; recreation and park areas; vehicular paint and body shops; kennels; limited manufacturing and assembly; recreational activities; towers and telecommunications facilities; commercial antennas; and commercial outdoor amusement activities.

D. Site Plan Approval: Site plan review, as provided for in Section 4.04.00, is required for all development proposals in this district.

E. Subdivision Conformance: Any land or lot within a plat of 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.) have been met.

F. Density: All development proposals are subject to site plan criteria of Section 4.04.00. Impervious cover is limited to a maximum of 85% of the property. NOTE: Impervious cover may be reduced further depending on features associated with the property and the proposed use of said property.

G. Lot Size: The minimum width of any lot developed for commercial uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress and accel. / decel. lanes; however, multiple attached businesses may occupy the same lot. Off-premise signs may be located on lots with less than one hundred (100) feet of road frontage, provided that the lot width can fully accommodate the required setbacks and the width of the sign and provided that the sign meets all of the locational requirements of Article Eight. Access to such parcels

shall be the minimum necessary to allow for maintenance of the sign.

H. 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 2.10.02 of this Ordinance.

I. Front Yard: There shall be a front yard setback from any right-of-way of not less than fifty (50) feet for all uses except as provided in Section 2.10.03.

J. Side Yard: Except as provided in Section 2.10.05, there shall be a five (5) foot side setback for Commercial Uses (excluding multiple family dwellings, hotels, motels, guest houses, and other transient quarters) except in the following situations:

1. On any side of a lot or project parcel which abuts any residential use or zone, a side yard setback of thirty (30) feet shall be provided.

2. On any side of a lot or project parcel which abuts any right-of-way, a side yard setback of twenty-five (25) feet from minor arterials and lesser classified rights-of-way shall be provided. Where the side yard abuts a major arterial, the side setback shall be fifty (50) feet. Additionally, when none of the above situations apply, the minimum side setback for multiple family dwellings, hotels, motels, guest houses, and other transient quarters, shall not be less than eight (8) feet.

K. Rear Yard: There shall be a rear yard setback for all uses having a depth of not less than twenty-five (25) feet, except as provided in Section 2.10.04.

L. Performance Standards

1. Open Space/Landscaping: Every lot or project parcel in this district (excluding hotels, motels, guest houses and other transient quarters) shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. Hotels, motels, guest houses and other transient quarters shall have a minimum of twenty-five (25) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7.

M. Public Services: Within one (1) year of central wastewater collection system availability, septic tank use shall be discontinued and connection made to the central collection system.

N. Itinerant Vendors: Itinerant vendors shall comply with the requirements of the land development code to the same extent as other commercial uses which occupy buildings and fixed locations. This shall include but not be limited to site plan approval and compliance with performance standard requirements prior to conducting business.

Itinerant Vendors shall be defined as all persons, firms and corporations who engage in the business of selling, offering for sale or exhibiting for sale, any goods, wares or merchandise from a fixed location, and in the course of carrying on such business, do not operate from a permanent building or in conjunction with a lawful commercial use which utilizes a permanent building. Itinerant vendors shall not include persons, firms, or corporations making sales by visiting individual homes or businesses.

Exemptions:

1. The sale of agricultural products when the products are sold by the person who grew said products.

2. The sale of merchandise by a charitable, religious, fraternal, youth, civic, service or other such organization when the sale is made by the members thereof and the proceeds are used exclusively in the charitable, religious, fraternal, youth, civic and service activities of the organization.

3. The sale of merchandise at fairs, festivals, celebrations or other special events sponsored or permitted by the appropriate governing body.

Modified: Ord. 94-12, 6-7-94; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 98-17, 10-22-98; Ord. 99-11, 6-10-99; Ord. 00-17, 8-24-00; Ord. 03-28, 12-8-03; Ord. 04-12, 4-26-04

6.05.16 C-1M - Marina District

A. Purpose: This district is designed to accommodate watercraft and limited commercial services and facilities oriented to users of docks, moorings and watercraft.

The marina district is intended to be utilized primarily for the docking, servicing, repairing, and storage of watercraft. Watercraft sales and rentals may also be accommodated in the district. However, major repair involving reconstruction or substantial alterations are not permitted within the district. The district is intended to accommodate a limited number of motel units and restaurants as an adjunct or accessory to the docking and storage of watercraft. The scale of such facilities should be directly proportional to the scale of the primary marine craft docking and storage facility. Community facilities and services, including appropriate utilities, are intended to be accommodated within the 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 Department of Natural Resources for shellfish harvesting;

7. Other highly productive or unique habitats as determined by 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.

B. Permitted Uses: In this district a building or premises may only be used for the following purposes:

1. Commercial activities limited to:

    a. Marina activities as herein defined and including minor repair, servicing and routine maintenance of marine watercraft such as bottom cleaning and painting, and minor topside work only in an enclosed structure except where impractical. In addition, sale and rental of watercraft and accessories are

permitted. Rental watercraft may be kept in wet storage. All marina activities must conform to the following provisions:

1) There shall be no permanent docking within thirty (30) feet of fuel pumps or other fueling equipment.

2) Except as provided in this section (below), there shall be no dry land storage of watercraft or trailers, except under a permanent roof. No watercraft shall be stacked upon the other except under a permanent roof. Parking facilities shall be provided on the basis of one (1) space for each (3) watercraft storage slots and, in addition, all other parking requirements and design specifications in Article 7 of this Ordinance shall be satisfied.

3) All docks and structures erected over the water shall be on piers permitting the free flow of water; no bulkhead shall be permitted to extend in public water to such a distance as to interfere with navigation and commerce.

4) No on-shore engine repair shall be allowed except in designated repair areas screened from the public view.

5) No fish (except bait) shall be kept or sold.

6) Facilities such as restaurants and bait-and-tackle shops shall be situated on uplands, except where the location of such facilities over public lands is found to be clearly in the public interest.

7) Roofed dockage (which for emphasis does not include vertical walls) and wet storage of marine pleasure craft when roof does not exceed one-half of the total dockage area. Roofs over all slips in any marina shall be of uniform height not to exceed thirty-five (35) feet above mean high water line and shall only cover the end of the pier nearest shore.

8) 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.

9) Storage of all motors not attached to watercraft shall be within buildings. Storage of watercraft on trailers, with or without outboard motors, shall be permitted only for sale or rental purposes without permanent roofing or screening. Trailers with or without watercraft thereon for sale, rental or repairs shall be located within a parking area screened from the public view by ornamental fence, wall or landscape enclosure not to exceed six (6) feet in height. Parking areas shall be approved through site plan approval process by the County Planning and Zoning Division.

b. Restaurants which may include the serving of alcoholic beverages as allowed

by law but only as an accessory use to the restaurant. Lighted parking areas shall be designed in such a way so as not to pose a hazard to public streets or be offensive to adjacent properties.

2. Accessory uses or structures to any principal use permitted in the district and including, but not limited to, the following:

   a. A mobile lift capable of lifting marine small craft and said lift to have a capacity not to exceed twenty (20) tons.

   b. Storage of oil and fuel for servicing of craft in marinas. However, underground storage of gasoline or other fuel shall not exceed twenty-five thousand (25,000) gallons capacity.

   c. Utilities which are incidental to principal use such as water lines and power lines for servicing watercraft and providing fire protection.

   d. Motels when incidental to a principal use and limited to the provisions of a maximum of one (1) motel unit for every two (2) watercraft slips provided in the marina and only if all other regulations of the district are satisfied.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with the site plan approval requirements listed in Section 4.04.00: recreation and park areas; public and private utilities and public facilities; commercial outdoor amusement activities; and recreational activities.

D. Site Plan Approval: Site plan review, as provided in Section 4.04.00, is required for all uses in this district.

E. Subdivision Conformance: 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.) have been met.

F. Density: The residential occupancy of marine craft in marinas is prohibited unless adequate on-shore sanitary facilities are provided in accordance with the locally adopted plumbing code. The use of marine sanitary facilities is prohibited. The adequacy of on-shore sanitary facilities shall be determined by the County Engineer.

G. Lot Size: The minimum width of 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, but the minimum width of any lot or project parcel used for a multiple family dwelling shall be one hundred (100) feet when measured at the minimum front setback line. The minimum lot width shall be maintained through the rear of the residential structure.

Zero lot line, patio, and cluster homes shall provide a minimum of forty (40) foot wide

lots at the minimum front setback line. In all cases minimum width at the street right-of-way line shall not be less than forty (40) feet. Zero lot line, patio home, and cluster home sites shall provide a minimum four thousand (4000) square foot lot size.

H. Building Height: No building shall exceed 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 antennas in Section 2.10.02.

I. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard having a depth of not less than twenty-five (25) feet, measured at the minimum building setback line. However, along a major arterial, the minimum setback shall be fifty (50) feet.

J. Side Yard: There shall be a five (5) foot side yard required for commercial uses, provided, however, that on any side of a lot which abuts a residential district, there shall be a side yard equal to that required for the residential district which it abuts. See Section 2.10.05 for exceptions.

K. Rear Yard: There shall be no rear yard required in this district for commercial uses except when a commercial use abuts a residential use, in which case there shall be a rear yard of twenty-five (25) feet. See Section 2.10.04 for exceptions.

L. Performance Standards

1. Open Area/Landscaping: Every lot used in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. And, no part of any open area shall be used for driveways or parking area. Landscaping shall be provided in accordance with Article 7.

2. Off-Street Parking: Off-street parking spaces shall be provided in accordance with Article 7.

3. Adequate Uplands Access: Marina facilities shall have sufficient upland area to accommodate all needed utilities and marina support facilities. If insufficient uplands exist, or if significant sensitive natural systems would be damaged by siting of support facilities, adequate access to all needed facilities shall be provided. Preference will be given to facilities which provide parking areas consisting of pervious materials.

4. Lighting: Exterior lighting is permitted in accordance with the requirements set forth in Article 7.

5. Fences and Walls: Fences and walls are permitted in accordance with the requirements set forth in Article 7.

6. Signage: Signage is permitted in accordance with the requirements set forth in

Article 8 this ordinance.

7. Refuse Collection: Facilities for the collection and removal of solid wastes shall be provided in accordance with Article 7.

8. Adequate Traffic Capacity: Marinas shall be sited in locations where area and on-site roadways have the capacity to accommodate the projected vehicular traffic associated with the marina (see Article 5).

9. Sewage Capacity: All new marinas shall provide adequate capacity to handle sewage in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. Marinas shall have available the above sewage facilities with the capacity to handle the anticipated volume of wastes. All marinas with fueling facilities shall provide pump-out facilities at each fuel dock. Commercial marinas and those which serve live-aboard or overnight transient traffic shall provide upland sewage facilities. Facilities of 100 slips or more shall provide permanent pump-out facilities.

10. Spill Containment: All marinas shall have the capability to respond to contain any spills of petroleum or other hazardous materials within the boundaries of the leased area.

11. Environmental Restoration: New docking facilities or existing leased facilities shall provide ways to improve, mitigate, or restore unacceptable environmental conditions or eliminate impacts caused by their proposed facilities. This may include shallowing dredged areas, restoring wetland or submerged vegetation, or making navigational channels.

12. Cultural Resource Protection: New docking facilities shall have no adverse impact on archaeological or historic properties as defined by the Florida Department of State.

13. Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.

14. Public Access: Preference will be given to facilities which will be open to the public on a "first come, first served" basis.

15. Erosion Prevention: On sites with historically erosion prone shorelines, marinas shall ensure that appropriate shoreline protection measures (as determined by Department of Natural Resources and Department of Environmental Regulations) will be taken.

16. Hurricane Evacuation and Protection: Marinas should have the capacity to provide maximum practicable protection of the contents of the proposed premises from damage caused by wind and wave forces resulting from hurricanes. Structures shall comply with all applicable coastal construction codes. Marinas shall also have the ability to evacuate persons and vessels by area roadways (by

documenting traffic capacities) and by area waterways.

17. Water Quality: Marinas shall maintain water quality standards as provided by Chapter 403, Florida Statutes.

18. Water Depth: Docking facilities shall be sited in locations having adequate water depths to accommodate the proposed boat use without disturbing bottom habitats.

19. Access/Dredging: Docking facilities should require minimal or no dredging or filling to provide access by canal, channel, or road: This restriction shall also apply to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference will be given to marina sites with natural channels.

Modified: Ord. 96-30, 10-24-96; Ord. 00-17, 8-24-00; Ord. 03-28, 12-8-03;

6.05.17 C-2M - Marina and Yacht Club District

A. 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.

B. 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).

C. Accessory Uses and Structures

1. Recreational, facilities, passive and active, including but not limited to tennis, swimming, and handball facilities.

2. Utilities which are incidental to principal uses such as water lines and power lines for servicing watercraft and providing fire protection.

3. Fuel dispensing station.

4. Dock-master facilities.

5. Cabanas, offices, and personnel quarters.

D. Conditional Uses: In this district as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustments (Zoning Review and Appeals Board) that the respective uses comply with standards regulating conditional uses in Section 6.09.00 et. seq. and comply with the site plan review requirements listed in Section 4.04.00: recreational activities and commercial outdoor amusement activities.

E. Site Plan Approval: Site plan review, as provided in Section 4.04.04 et. seq., is required for all uses and subdivision proposals in this district.

F. Subdivision Conformance: 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.) have been met.

G. Density: One (1) to four (4) units per acre.

H. 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, but the minimum width

of any lot or project used for multiple family dwelling shall be one hundred (100) feet when measured at the minimum front setback line.

The minimum lot width shall be maintained through the rear of the residential structure. zero lot line, patio, and cluster homes shall provide a minimum of forty (40) foot width lot at the minimum front setback line. In all cases minimum width at the street right-of-way line shall not be less than forty (40) feet. Zero lot line, patio home, and cluster home sites shall provide a minimum four thousand (4000) square foot lot size.

I. Building Height: No building or structure shall exceed fifty (50) feet above the minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning units, and cooling towers except as provided for antennas (Section 2.01.02).

J. Front Yard: Except as provided in Section 2.10.03, there shall be a front yard 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.

K. Side Yard: A five (5) foot side yard 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 yard two (2) times the side yard required for the residential district which it abuts.

L. Rear Yard: Except as provided in Section 2.10.04, there shall be a rear yard for the project parcel or single and two family lots of not less than twenty-five (25) feet.

M. Performance Standards

1. Open Area/Landscaping: There shall be provided a minimum of twenty-five percent (25%) of maintained lawn, sod or natural foliage.

2. Off-Street Parking: There shall be provided a parking area equal to the minimum requirements of Article 7. However, if a restaurant is provided as a part of the club facilities, then one (1) space per seat equal to the total permanent seating capacity shall be provided.

3. Adequate Uplands/Access: Marina facilities shall have sufficient upland area to accommodate all needed utilities and marina support facilities. If insufficient uplands exist, or if significant sensitive natural systems would be damaged by siting of support facilities, adequate access to all needed facilities shall be provided. Preference will be given to needed facilities which provide parking areas consisting of previous materials.

4. Lighting: Exterior lighting is permitted in accordance with the requirements set forth in Article 7.

5. Fences and Walls: Fences and walls are permitted in accordance with the requirements set forth Article 7.

6. Signage: Signage is permitted in accordance with the requirements set forth in this ordinance.

7. Refuse Collection: Facilities for the collection and removal of solid wastes shall be provided in accordance with Article 7.

8. Adequate Traffic Capacity: Marinas shall be sited in locations where area and on-site roadways have the capacity to accommodate the projected vehicular traffic associated with the marina.

9. Sewage Capacity: All new marinas shall provide adequate capacity to handle sewage in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. Marinas shall have available the above sewage facilities with the capacity to handle the anticipated volume of wastes. All marinas with fueling facilities shall provide pump-out facilities at each fuel dock. Commercial marinas and those which serve live-aboard or overnight transient traffic shall provide upland sewage facilities. Facilities of 100 slips or more shall provide permanent pump-out facilities.

10. Spill Containment: All marinas shall have the capability to respond to contain any spills of petroleum or other hazardous materials within the boundaries of the leased area.

11. Environmental Restoration: New docking facilities or existing leased facilities shall provide ways to improve, mitigate, or restore unacceptable environmental conditions or eliminate impacts caused by their proposed facilities. This may include shallowing dredged areas, restoring wetland or submerged vegetation, or making navigational channels.

12. Cultural Resource Protection: Docking facilities shall have no adverse impact on archaeological or historic properties as defined by the Florida Department of State.

13. Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.

14. Public Access: Preference will be given to facilities which will be open to the public on a "first come, first served" basis.

15. Erosion Prevention: On sites with historically erosion-prone shorelines, marinas shall ensure the appropriate shoreline protection measures (as determined by Department of Natural Resources and Department of Environmental Regulations) will be taken.

16. Hurricane Evacuation and Protection: Marinas should have the capacity to provide maximum practicable protection of the contents of the proposed premises from damage caused by wind and wave forces resulting from hurricanes. Structures shall comply with all applicable coastal construction codes. Marinas

shall also have the ability to evacuate persons and vessels by area roadways (by documenting traffic capacities) and by area waterways.

17. Water Quality: Marinas shall maintain water quality standards as provided by Chapter 403, Florida Statutes.

18. Water Depth: Docking facilities shall be sited in locations having adequate water depths to accommodate the proposed boat use without disturbing bottom habitats.

19. Access/Dredging: Docking facilities should require minimal or no dredging or filling to provide access by canal, channel, or road. This restriction shall also apply to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference will be given to marina sites with natural channels.

Modified: 96-30, 10-24-96; Ord. 00-17, 8-24-00; Ord. 03-28, 12-8-03;

6.05.18 CT - Commerce and Technology Park District

A. Purpose: This district is designed to accommodate a wide range of commerce and technology uses which conform to a high level of Performance Standards. The uses which this district is designed to accommodate include research and development, technology, business and professional offices, general assembly, warehousing and distribution activities.

B. Permitted Uses: In this district a building or premises may only be used for the following:

1. Technology, light manufacturing, processing, and/or assembly;

2. Business and professional offices;

3. Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing;

4. Warehousing and distribution related to 1, 2, or 3 above;

5. Community facilities limited to public and private utilities; and

6. Accessory uses or structures to any principal use permitted in the district.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00:

1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.

2. Service establishments and mechanical repairs and services within an enclosed building.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all uses in this district.

E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment 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.) have been met.

F. Lot Size: The minimum width of any lot shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress

and egress.

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines.

H. Front Yard: There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.

I. Side Yard: Except as provided in Section 2.10.03, there shall be a fifteen (15) foot side yard required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side yard of fifty (50) feet.

J. Rear Yard: Except as provided in Section 2.10.03, there shall be a yard of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a yard of fifty (50) feet required.

K. Performance Standards

1. Lot Coverage: The maximum combined area occupied by all principle and accessory structures shall not exceed 50% of the total area. Also, the amount of impervious surface shall not exceed 75% of the lot area.

2. All development shall provide paved ingress/egress entrances from the right of way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.

3. All activity and storage shall be conducted within completely enclosed buildings.

4. Landscaped buffers shall be required consistent with Section 7.01.05.

Zoning District Created: Ord. 03-28, 12-8-03

6.05.19 M-1 - Restricted Industrial District

A. Purpose: This district is designed to accommodate a limited range of industrial and related uses which conform to a high level of Performance Standards. Industrial activity of this type is intended to be carried out within completely enclosed buildings where ever practical, and outdoor storage must be visually screened from adjacent residential areas. The uses which this district is designed to accommodate include general assembly, warehousing and distribution activities. In addition, major repair and service activities, as well as limited impact manufacturing activities meeting Performance Standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adaptive to more restrictive districts, but which satisfy site plan criteria and performance criteria of the "M-1" district, should be accommodated in the "M-1" district. Residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the preservation of adequate areas for industrial development. Community facilities and trade establishments which provide needed services to industrial development also are intended to be accommodated in this district. Refer to Section 6.03.04.

B. Permitted Uses: In this district a building or premises may only be used for the following:

1. All uses permitted in the previous district.

2. Community facilities limited to public and private utilities.

3. Commercial activities limited to:

    a. Business and professional offices;

    b. indoor commercial amusement activities;

    c. restricted sales and services; general retail sales services;

    d. plant nurseries and landscape services;

    e. trade services and repair;

    f. vehicular service and maintenance subject to the following;

        1) All hydraulic hoists, pits, lubrication, washing, repairs, and service not of an emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.

        2) All merchandise and material for sale shall be displayed within an enclosed building except that oil for use in motor vehicles may be displayed or sold from an appropriate rack or compartment at the gasoline station pump island for the convenience of the customer and station

attendant.

3) Flammable material shall be stored within the building setback lines and in a matter satisfactory to the Fire Department with jurisdiction and the director of the Planning Department.

4) Storage of inoperative or unregistered motor vehicles generally shall not be permitted on the premises. However, motor vehicles which are being serviced may be stored in appropriate outside parking areas for a period not to exceed eight (8) weeks. Also, motor vehicles which have been towed from the scene of an accident may be held or stored in appropriate parking areas for a period not to exceed (3) days.

5) When a service station dispensing flammable materials becomes vacant for a period exceeding one (1) year, the property owner shall be required to remove or treat in a safe manner approved by the Building Department Director all flammable materials, storage tanks or areas.

g. Veterinary medical services provided all such activities are located in a fully enclosed, soundproofed building.

h. Boarding of domestic dogs and cats provided such activity is located no closer than one thousand (1,000) feet to a residential district except if such facility is within a fully enclosed, soundproofed building.

i. Restaurants.

j. Wholesale trades and services.

k. Gravel, dirt, and earth material excavation. The setbacks for any excavated area less than fifty (50) feet deep will be twenty-five (25) feet from all property lines. The setbacks for any excavated area that is between fifty (50) feet and one hundred (100) feet deep will be fifty (50) feet from all property lines. The setbacks for any excavated area that is over one hundred (100) feet deep will be one hundred (100) feet from all property lines.

4. Limited Impact Industrial activities such as:

a. Wholesaling, warehousing, furniture storage with warehousing, storage or distribution activities and similar uses.

b. Light manufacturing, fabricating, processing, packaging, assembling of components and similar activities.

c. Automotive and other mechanical repairs and services within an enclosed building.

d. Service establishment such as auto or heavy machinery or equipment rental,

laundry or dry cleaning, home equipment rental and similar activities

e. Lumber yard, truss manufacturing, storage of construction materials, storage yard or building.

5. Private training facility and vocational schools within enclosed buildings.

6. Accessory uses or structures to any principal use permitted in the district.

7. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. Seq.and complies with the site plan requirements listed in Section 4.04.00:

1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.

2. Public Fairgrounds subject to the requirements of Section 6.09.02.D.D.

3. Commercial Outdoor Amusement Activities subject to the requirements of Section 6.09.02.E.E.

D. Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all uses in this district.

E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment 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.) have been met.

F. Lot Size: The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines.

H. Front Yard: There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.

I. Side Yard: Except as provided in Section 2.10.04, there shall be a five (5) foot side yard required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side yard of fifty (50) feet.

J. Rear Yard: Except as provided in Section 2.10.03, there shall be a yard of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a yard of fifty (50) feet required.

K. Performance Standards

1. Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside of open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. And, provisions set forth in Article 7 shall be required. No part of any open area shall be used for driveways or parking area. Refer to Article 7 of this Ordinance for further requirements.

2. All gravel, dirt and earth material excavation, must meet the following additional criteria:

   a. The site must be five (5) acres or more in size.

   b. Sites shall be located no closer than two hundred (200) feet to the nearest recorded residential subdivision. Sites shall be located no closer than two hundred (200) feet to the nearest residential structure unless the owner of said structure indicates in writing that he has no objections.

   c. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.

   d. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.

3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.

4. All outdoor storage shall be effectively screened by a solid wall; fence or planting so that such stored materials will not be visible from a public way or residential area. This requirement shall not apply to the outside storage of aircraft.

5. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings.

6. Landscaped buffers shall be required consistent with Section 7.01.05.

Modified: Ord. 93-04, 2-11-93; Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord. 00-17, 8-24-00; Ord. 03-28, 12-8-03

6.05.20 M-2 - General Industrial District

A. Purpose: This district is designed to accommodate intensive industrial uses such as heavy manufacturing, processing, fabrication and other activities. Community facilities and trade establishments which provide needed services to facilities and trade establishments which provide needed services to industrial development also may be accommodated in the district. Refer to Section 6.03.04.

B. Permitted Uses: In this district a building or premises may only be used for the following:

1. All uses permitted in the previous district.

2. Industrial activities with intensive impact are limited to the following activities and operations:

   a. Heavy manufacturing, fabricating, assembling of components and similar activities.

   b. Asphalt and concrete plants; sawmills.

   c. Truck or bus terminal facilities.

   d. Salvage yards. All salvage yards must be buffered with an eight (8) foot high fence with an opaque uniform material of consistent color.

   e. Aviation Activities: Aircraft design, development, production and operation; air operations; aircraft storage hangars and accessory uses; flying clubs; rental excursions of aircraft, and air cargo.

3. Accessory uses or structures to any principal use permitted in the district.

4. One single family dwelling unit, occupied by the owner or an employee of the principal use, is permitted for security purposes.

C. Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. Seq. and complies with the site plan requirements listed in Section 4.04.00:

1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.

2. Public Fairgrounds subject to the requirements of Section 6.09.02.D.D.

3. Commercial Outdoor Amusement Activities subject to the requirements of Section 6.09.02.E.E.

D. Site Plan Approval: Site plan review as provided in Section 4.04.00 et. seq., is required for all uses in this district.

E. Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment 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.) have been met.

F. Lot Size: The minimum width of any lot developed for commercial or industrial uses shall be one hundred (100) feet when measured at the front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress and egress.

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. Above the height permitted one (1) foot may be added to the height of the building for each three (3) feet the building or structure is setback from the setback lines up to a maximum of one hundred (100) feet, exclusive of elevator shafts, air conditioning condensing units, or cooling towers.

Where M-2 abuts the Historical District, no building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation.

H. Front Yard: There shall be a front yard having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front yard may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.

I. Side Yard: Except as provided in Section 2.10.04, there shall be a five (5) foot side yard required, provided, however, that on the side of a lot in this district which abuts a residential district or right-of-way there shall be a side yard of fifty (50) feet.

J. Rear Yard: Except as provided in Section 2.10.03, there shall be a rear yard of twenty-five (25) feet except where this district abuts a residential district, then there shall be a yard of fifty (50) feet required.

K. Performance Standards

1. Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. No part of any open area shall be used for drive-ways or parking area. Refer to Article 7 of this Ordinance for further requirements.

2. All development must meet the following criteria:

   a. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential

areas.

b. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.

3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.

4. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All storage within two hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. This requirement shall not apply for the outside storage of aircraft.

5. Landscaped buffers shall be required consistent with Section 7.01.05.

Modified: Ord. 95-25, 9-14-95; Ord. 96-30, 10-24-96; Ord 00-17, 8-24-00; Ord. 03-28, 12-8-03

6.05.21 PID – Planned Industrial Development District

A. Purpose: This district is designed to accommodate a wide range of industrial uses while providing certainty to the public regarding permitted uses and site design. A master plan detailing the potential uses of the site, along with site design details must be approved as part of any rezoning to PID.

All subsequent development will be required to be consistent with the approved master plan.

B. Permitted Uses: Any use permitted in CT, M-1, or M-2 may be allowed; however, the specific proposed use(s) must be identified on the approved master plan.

C. Conditional Uses: Any conditional use permitted in CT, M-1, or M-2 may be allowed; however, the specific proposed use(s) must be identified on the approved master plan.

D. Site Plan Approval: Site plan review as provided in Section 4.04.00 et. seq., is required for all uses in this district.

E. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation.

F. Performance Standards:

1. Lot Coverage: The maximum combined area occupied by all principle and accessory structures shall not exceed 50% of the total area. Also, the amount of impervious surface shall not exceed 75% of the lot area.

2. All development must meet the following criteria:

   a. The site must be five (5) acres or more in size.

   b. The operation shall not utilize ingress and egress through any recorded subdivision. Routes shall be chosen as to have the least impact on residential areas.

   c. The Public Works Department shall review and determine if the ingress and egress routes are suitable for the vehicles and loads to be used and if there are any adverse impacts on County right-of-way or roadways.

3. All development shall provide paved ingress/egress entrances from the right-of-way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.

4. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All storage within two

hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. This requirement shall not apply for the outside storage of aircraft.

5. Landscaped buffers shall be required consistent with Section 7.01.05.

G. Procedure for Approval of a Planned Industrial Development: The procedure for obtaining approval for a Planned Industrial Development shall be as follows:

1. Preliminary Planned Industrial Development and Master Plan Approval: The applicant shall submit to the Planning Director, his application for the approval of the Planned Industrial Development and shall submit the following exhibits at the same time.

   a. A statement of objectives describing the general purpose and character of the proposed development including type structures and uses.

   b. A Vicinity Map showing the location of the proposed Planned Development.

   c. Boundary survey and legal description of the property.

   d. A Topographic survey.

   e. A Master Plan, drawn at a scale suitable for presentation, showing and/or describing the following:

      1) Proposed Land Uses Including Type Structures:

      2) Lot Sizes:

      3) Building Setbacks: Proposed building setbacks shall be noted and shall define the distance buildings will be setback from:

         (a.) Surrounding property lines.

         (b.) Proposed and existing streets and highways.

         (c.) Other proposed buildings.

         (d.) The center line of rivers, streams, and canals.

         (e.) The high water line of lakes.

         (f.) Other man-made or natural features which would be affected by building encroachment.

      4) Proposed Maximum Height of Buildings:

5) Open Spaces:

(a.) Developed recreation.

(b.) Common open space.

(c.) Natural areas.

6) Ingress and egress; onsite circulation.

7) Screening, Buffering and Landscaped Areas:

f. A Preliminary Utility Service Plan including sanitary sewers, storm drainage, and potable water supply, showing general location of major water and sewer lines, plant location, lift stations.

2. Processing the PID: A Master Plan must accompany Rezoning Applications. The PID Master Plan will be reviewed as any other site plan prior to processing the rezoning application. Staff comments related to the PID Master Plan must be addressed prior to processing the rezoning application.

   Upon approval of the PID Master Plan the applicant shall record the Master Plan with the Santa Rosa County Clerk of Courts.

   All terms, conditions and stipulations made at the time of approval for Planned Industrial Development District shall be binding upon the applicant or any successors in interest. Deviations from approved plans not approved as a minor or substantial change as set forth in this ordinance or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

3. Final PID Site Plan: If approval for the PID is granted, the applicant shall submit a Final PID Site Plan covering all or part of the approved Master Plan within twelve (12) months, to the Planning Director. The PID Site Plan must meet the site plan requirements of Section 4.04.00.

4. No building permit shall be issued for any portion of a proposed Planned Industrial Development until the Final Development Plan has been approved.

5. Revision of an Approved PID: Any proposed major and substantial change in the approved PID which affects the intent and character of the development, permitted use, density or land use pattern, or similar substantial changes, shall be reviewed in the same manner as the initial PID approval. A request for a revision of the PID shall be supported by a written statement and by revised plans demonstrating the reasons the revisions are necessary or desirable.

   Minor changes, and/or deviations from the PID master plan, which do not affect the intent or character of the development, shall be reviewed and identified by the

Planning Director and approved by the same. Upon approval of the revisions, the applicant shall make revisions to the plans and submittals and file with the County Planning Director and with the Santa Rosa County Clerk within thirty (30) days.

Examples of substantial and/or minor changes are:

Substantial Changes:
Permitted uses;
Perimeter changes;
Major street relocation;
Change in building height, density, or land use pattern.

Minor Changes:
Change in alignment, location direction, or length of local street;
Adjustments or minor shifts in dwelling unit mixes, not resulting in increased overall density;
Reorientation or slight shifts in building locations.

6. PID Time Limitations: If substantial construction, as determined by the Planning Director, has not begun within two (2) years after approval of the PID, the approval will lapse and the zoning for the parcel will revert to the previous designation.

Zoning District Created: Ord. 03-28, 12-8-03

6.05.22 HD - Historic District

A. Purpose: The purpose of this District is to preserve the established development pattern and distinctive architectural character of the District through the restoration of existing buildings and construction of compatible new buildings.

The official listing of the Historic District on the National Register of Historic Places and the authority of the Building Inspection Department reinforce this special character. Efforts shall be made to insure that future development is compatible with and enhances the scale of the existing structures and the period of architecture characteristic of the era.

B. Character of the District: The Bagdad Historic District, which encompasses the Bagdad subdivision, is characterized by lots with narrow street frontage and small scale wood frame buildings of the Colonial Revival (1890-1930) and the Bungalow (1900-1930) periods which form a consistent architectural edge along the street grid. These buildings and historic sites and their period architecture make the district unique and worthy of continuing preservation efforts. The District is an established business area, residential neighborhood containing historic sites, museums and residences.

C. District Regulations

1. HR-1 Single Family

a. Permitted Uses

1) Single family dwellings.

2) Libraries, community centers and buildings used exclusively by the federal, state, county or city government for public use.

3) Churches, Sunday School buildings and parish houses.

4) Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.

5) Home occupations as provided for in Section 6.03.05(B)

6) Public owned or operated parks and playgrounds.

7) Lot size - the minimum width of any lot used for single family purposes shall be seventy (70) feet when measured at the minimum front setback line. The minimum width of any lot used for multi-family or commercial purposes shall be seventy (70) feet when measured at the minimum front setback line. In no case, for new development or subdivisions, shall a lot be subdivided or created which is less than one quarter acre (10,890 sq. ft.) in size.

8) Mobile homes are prohibited in the historic district.

2. <u>HR-2 Multiple Family District</u>

a. Permitted Uses:

1) Any use permitted in the HR-1 district.

2) Multiple family dwellings.

3) Private clubs and lodges except those operated primarily as commercial enterprises.

4) Boarding and Bed and Breakfast houses.

5) Guest houses.

6) Office buildings.

7) Accessory buildings. Buildings and uses customarily incidental to any of the above uses, when located on the same lot and not involving the conduct of a business.

8) A maximum of eight (8) dwelling units are allowed per acre.

9) Site Plan approval as provided in Section 4.04.00 is required for all development proposals.

3. <u>HC-1 Historical Commercial District</u>

a. Permitted Uses:

1) Any use permitted in the HR-2 district.

2) Antique shops.

3) Wholesale and retail bakeries.

4) Banks.

5) Barber shops and beauty parlors.

6) Shops for the collection and distribution of garments and similar materials, for dyeing and cleaning establishments.

7) Other retail shops with a maximum floor area of three thousand square feet.

8) Studios.

9) Vending machines when an accessory to a business establishment and located in the same building as the business.

10) Small appliance repair shops.

11) Floral gardens.

12) Hand craft shops for custom work or making the custom items not involving noise, odor, or chemical waste.

13) Second-hand stores.

14) Small printing shops.

15) Restaurants (except drive-ins).

b. Conditional use approval required for the following:

1) Marinas.

2) Restaurants (drive-ins).

3) Motels.

4) Commercial parking lots.

C. Site Plan Approval as provided in Section 4.04.00 is required for all development proposals.

D. Building Height Limit: No building shall exceed the following height limit established by zone.

1. HR-1 (Single Family) and HR-2 (Multi-Family) - 35 feet.

2. HC-1 (Historic Commercial) - 45 feet.

E. Protection of Trees: The purpose of this section is to establish protective regulations for specified trees within the jurisdiction of the Historic District. It is the intent of this section to recognize the contribution of shade trees and certain flowering trees to the overall character of the Historical District and to insure the preservation and protection of such trees.

1. Definitions

a. Specimen Tree: Any of the following species having a minimum trunk diameter of eight inches (8") at a height of four feet (4') above grade:

1) Live Oak

2) Water Oak

3) Magnolia

4) Pecan

and any of the following flowering trees with a minimum trunk diameter of four inches (4") at a height of four feet (4') above grade:

1) Red Bud

2) Dogwood

3) Crepe Myrtle

b. Tree Removal: Any act which causes a tree to die within a period of two (2) years; such acts including but not limited to: damage inflicted upon the root system by machinery, storage of materials, or soil compaction; changing of the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting infection or post infestation; excessive pruning; or paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree.

2. Regulations: No person, organization, society, association or corporation, or any agent or representative thereof, directly or indirectly, shall cut down or destroy though damaging, any specimen or flowering tree, whether it be on private property or right-of-way within the District, without first having obtained a permit from the Planning and Zoning Division to do so.

3. Application Procedures and Guidelines

a. Application Procedures: An application for such permit shall be made in writing to the Director of the Community Planning, Zoning and Development Division. The Director or his appointed representative will make an on-site inspection and make recommendations for alternative methods of preservation of the specimen or flowering tree or for the removal of such. The Director will forward said recommendations to the Architecture Advisory Board for approval.

b. Permit Approval: Permit approval shall be granted, given one or more of the following are met:

1) The tree would pose a safety hazard to pedestrians or vehicular traffic, existing or proposed buildings, structure, or facilities;

2) The tree is diseased or weakened by age, storm, fire or other injury;

3) The tree would otherwise impose an unreasonable economic hardship in

the location of proposed structures or facilities.

4) Exemptions: The provisions of this section shall be temporarily suspended in the event of a natural disaster or other event, when the enforcement of such would pose a hindrance to the restoration of order to the District.

5) Penalty for Removal of Trees Without Permit: Any person, organization, society, etc. violating the provisions of this ordinance described under the "Protection of Trees" Section (E) of the Historic District Regulations shall, upon conviction, be deemed guilty of a misdemeanor and shall be grounds for the suspension or revocation of any permit granted for the construction or remodeling of any building or structure on the site so involved. The removal of each tree without a permit shall constitute a separate offense.

F. Prohibited Fences: Chain link allowed in rear yard only, concrete block and barbed wire are prohibited fence materials in the Historic District. Approved materials will include but not necessarily be limited to wood, brick, stone and wrought iron.

G. Development Guidelines Criteria: The integration of site features such as building arrangement, landscaping and parking lot layout (where included) is critical in producing a pleasant and functional living or working environment. In the Historic District, where a characteristic development pattern and distinctive architectural flavor have already been established, new development would be planned to reinforce these special assets.

The adoption of guidelines herein are intended to provide flexibility in the development of property within the district in a manner which balances the interest of the property owner with the public's need for assurance that development will be orderly and aesthetically compatible with neighboring structures and scenic assets and will not create problems of drainage, traffic, or excessive density, occupancy or parking. The standards set forth in the guidelines reflect the Board of County Commissioners' legislative judgment of appropriate norms for balancing these private and public needs.

Each development proposal will be considered based upon the following guidelines, in addition to those established in Section 4.04.00:

1. Site Planning and Architectural Design Guidelines

   a. Site Planning: The historic development character of the district shall be reflected as closely as possible in the site planning of new development. Site planning should also respect the precedents set by other buildings on a block. For example, the placement of new buildings on a lot should correspond to the setbacks, orientation, and spacing of adjacent buildings to maximum consistency and compatibility of the overall streetscape. The following yard setback guidelines reflect the existing development pattern in the District and should be applied to new development and to the existing character of the

district.

1) HR-1 (Single family) and HR-2 (Multiple Family)

(a.) Front yard-25 feet

(b.) Side yard-10% of lot width

(c.) Rear yard-25 feet

2) HC-1 (Historic Commercial)

(a.) Front yard-10 feet

(b.) Side yard- 0 feet

(c.) Rear yard-25 feet

b. Landscaping: Landscaped areas aid in accommodating storm water run-off, establishing a buffer or screen between different land uses and improves the aesthetic environment. New landscaping should be consistent with existing landscape characters of the District. Courtyard and sidewalk paving material shall be consistent with the neighboring areas. Walls and fences shall be consistent with the approved fencing materials noted in Subsection 3 (F) above. Where common or centralized solid waste collection facilities are proposed, such facilities should be screened with vegetation and/or a fence wall.

c. Parking Facilities: Because parking lots have not been a common land use in Historic District, these facilities should generally be located behind the structures which they serve or otherwise be screened from view from the street.

d. Architecture: The scale, height, massing, materials, textures, and colors of new buildings shall be compatible with those of existing structures to which such new construction or renovation is visually related. Architectural details which are similar to the details of adjacent existing buildings will have a unifying effect and are encouraged.

e. Signs: Signs in the Historic District shall be regulated by Article 8 of this Ordinance with the following additions:

1) One non-illuminated name plate designating the name of the occupant of the property shall be permitted in HR-1; the name plate should not be larger than 100 square inches and may be attached to the building or be free-standing. The top of a free-standing home plate shall not be more than 18 inches above ground level.

2) Portable signs as defined in Article Three are prohibited in the District.

2. General Conditions, Procedures and Standards: (HR-2 and HC-1 Districts): Prior to submitting a formal application for approval for a proposed new site plan or plan for an addition to an existing development, the owner(s) shall confer with the staff of the Santa Rosa County's Planning and Zoning, Engineer, Building Inspection departments and the Architectural Review Adviser and other appropriate staff.

3. Development Plan: (HC-1 District)

   a. Plot Plan and boundary lines showing existing and proposed structures, setbacks, and general location.

   b. Drawings showing front, side and rear elevations: including architectural design, colors, textures etc. which are compatible with the contemporaneous design of the areas. (See Section B)

H. Architectural Advisory Board (AAB): The Architectural Advisory Board will be established by the Board of County Commissioners. Any new restoration or new construction projects will be presented to this board for its approval prior to the issuance of any county building permits and after review by the Planning Department. The Architectural Advisory Board will insure the proper use of contemporaneous architectural styles, colors, and building materials to insure that these are compatible aesthetically with surrounding architecture.

1. Membership: The Architectural Advisory Board shall be composed of the following members:

   a. Five voting members appointed by the Board of County Commissioners serving four (4) year terms, two of which reside in the Bagdad Village Historic District, of which one will be nominated by the Bagdad Village Preservation Association, and one member, who may or may not reside within the district, with expertise in the architectural design field. One non-voting advisory member appointed by the Board of County Commissioners from the archaeology or anthropology department of a local educational institution.

2. Adviser: The County Planner or his designee shall be the adviser to the board.

3. Terms of Office; Vacancies; Removal from Office: Members shall be appointed for a term of two (2) years except in the case of an appointment to fill a vacancy for the two (2) year period in which event the appointment shall be for the unexpired term only. Any member of the board may be removed from office without cause by the Board of County Commissioners.

4. Officers; Meeting: The board shall elect from among its members a chairman and vice chairman. The terms of officers shall be one year, with eligibility for reelection, and officers shall serve until their successors are selected and

qualified.

5. Duties: The board shall have as its purpose the preservation and protection of buildings of historic and architectural value and the maintenance and enhancement of the distinctive character of the Bagdad Historic District. It shall be the duty of the board to act upon plans for the erection, construction, alteration, renovation and razing of all buildings or structures located within the district to insure compliance with the continued architectural character of Bagdad Historical area (see Section B).

6. Procedure of Submission of Plans: Every application for building permit to erect, construct, renovate and/or alter an exterior of a building located or to be located in the district shall be accompanied by plans for the proposed work. As used herein, "plans" mean drawings or sketches with sufficient elevations to show the architectural design of the building (both before and after the proposed work is done in the case of altering, renovating, demolishing or razing a building or structure), including proposed materials, textures and colors, and the plot plan or site layout, including all site improvements or features such as walls, walks, terraces, planting, flowering and specimen trees, accessory buildings, signs, lights and other Appurtenances. Such plans shall be submitted to the board by the applicant.

   When submittal of plans by an owner to the Chief Planner and same is found to be under the jurisdiction of the board, the applicant is notified of the time, date and place of the meeting. The applicant or their authorized agent shall appear at the meeting in order for the request to be considered by the board.

7. Review and Decision: The board shall promptly review such plans and shall render its decision by placing a stamp of approval on the plans.

8. Notification; Building Permit: If the board approves the plans, the Planning Department will be notified and may issue the required permit for the proposed building. If the board disapproves the plans they shall be resubmitted to the board with the necessary changes, the AAB chairman or vice chairman, together with the Chief Planner or his representative, acting as a committee shall review any minor revisions to determine whether the revisions made are in accordance with the minutes of the applicable meeting.

9. General Consideration: The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings is hereby adopted as review guidelines for the AAB.

10. Voting: All decisions may be rendered by a simple majority of the board members present and voting.

11. Procedure for Review: Any person aggrieved by a decision of the board may within fifteen (15) days thereafter, appeal the decision to the Board of County Commissioners. Appeals must be in writing and submitted to the Planning

Department.

Modified: Ord. 93-04, 2-11-93; Ord. 03-28, 12-8-03; Ord. 04-35, 12-7-04

6.05.23 - Town Center District

A. General: This district is designed for the designated Town Center Area of Navarre. That area is generally described as north of US98, Laredo Street and south, east of SR87 and Granada Street and west. This district is intended to encourage pedestrian traffic, but shall allow for vehicles on all public roadways.

The district shall be characterized by slow moving vehicular traffic, lively pedestrian walkways, small-scale commercial development and varied architecture. The district is intended to function as the core town center for the Navarre Community. Public and private use areas shall be provided for within the district.

B. District Regulations

1. TC-1 Town Center Core Zoning District: This district shall be a mixed use commercial and residential district. The core area of the Town Center shall generally include that area bordered by Esplanade on the south, El Paseo on the north, Alhambra on the east and Luneta on the west.

   a. The following uses shall not be permitted in the TC-1 district:

      1) Industrial uses
      2) Drive-through restaurants
      3) Storage uses
      4) Auto sales or repair
      5) Pawn shops
      6) Gas stations

   No use deemed to be outside the character of the district shall be permitted.

   b. The first floor of all developments in the TC-1 district shall be uses that generate high levels of pedestrian traffic such as retail or restaurant. Active service uses such as hair salons shall be allowed on the first floor, but no passive office uses shall be permitted. Office uses, retail, and residential loft-style uses shall be permitted on the second floor.

   c. Density: Residential density within the TC-1 district shall be no more than ten (10) units per acre.

   d. Setbacks: There shall be no required setbacks in the Town Center. Development is encouraged to build to front and side property lines. Vehicular alleyways to rear-of-building parking shall be considered only when no other connection exists on the affected street. Vehicular alleyway connections to Prado and Esplanade shall not be permitted.

   e. No buffers will be required between uses within the Town Center District. For purposes of applying Landscape Buffers (7.01.05) between development in the Town Center and adjacent districts and uses, the TC-1 zoning district

shall be considered a Residential Class II Use.

2. TC-2 Town Center Outer Zoning District: This area includes those areas of the Town Center District outside of the TC-1 District. This district shall be a mixed use residential and commercial district.

   a. Uses: The following uses shall not be permitted in the TC-2 district:

      1) Industrial uses
      2) Drive-through restaurants
      3) Storage uses
      4) Auto sales or repair
      5) Pawn shops
      6) Gas stations

   No use deemed to be outside the character of the district shall be permitted.

   b. Office, restaurant, retail, service and residential and similar uses are allowed.

   c. Density: Residential density within the TC-2 district shall be no more than ten (10) units per acre.

   d. Setbacks: There shall be no required setbacks in the Town Center. Development is encouraged to build to front and side property lines. Vehicular alleyways to rear-of-building parking shall be considered only when no other connection exists on the affected street.

   e. No buffers will be required between uses within the Town Center District. For purposes of applying Landscape Buffers (7.01.05) between development in the Town Center and adjacent districts and uses, the TC-2 zoning district shall be considered a Residential Class II Use.

C. Development Guidelines for TC-1 and TC-2 Districts

1. Architectural Standards

   a. Approved Architectural Styles: The following architectural styles are permitted for use in the Town Center District. Renderings of these styles are found in the Navarre Town Center Plan (2004) and are available from the Planning and Zoning Office.

      1) Neoclassical- Center entrance with semicircular fanlight over front door; Gable pediment with a deep frieze and 2-story classical columns (Doric); vertical windows with diamond panes; porch balustrades of metal or wood; typically constructed of stucco or wood-siding with brick foundation/base.

2) Caribbean Vernacular- Cantilevered 2nd floor porch with wood balustrade and rectangular pillars, large roof overhang; exposed rafters and joists; vertical or Bahamas-type shutters; typically constructed of wood siding or stucco.

3) Cracker- The modern term cracker refers to the unpretentious people and architecture found on farms and in rural communities still sprinkled throughout peninsular and panhandle communities of Florida. Cracker-style structures are wood frame with wide porches, steeply pitched roofs and log or wood clapboard siding.

4) Georgian- Center entrance with pilasters and pediment; vertical windows with multiple mullions (6 over 6); louvered shutters; hipped or side gable roofs of medium pitch, classical ornamentation including garlands, swags, dentils and bracketed cornices; typically constructed of brick, stucco or wood siding. This style shall be allowed in the TC-2 district only.

5) French Colonial- Stucco-sided homes with expansive two-story porches and narrow wooden pillars tucked under the roofline, double pitched roof with symmetrically placed chimneys. The porch was an important passageway because traditional French Colonial homes did not have interior halls.

6) Bungalow- Regular, rectangular floor plan, with the narrow side facing the street, typically one story, gable main roof over gable porch roof, simple ornamentation, exposed structural elements, knee braces, battered porch piers, tapered chimneys.

7) Queen Anne (also known as Victorian)- More formal, Victorian-style structure, steeply pitched, multi-gabled roof, front facing gable, wrap-around porch, paired Doric columns, turned wood balustrades, differing wall textures, towers are typical but not imperative. This style shall be allowed in the TC-2 district only.

8) Masonry Vernacular- Two story masonry building with wood framed shopfronts on first story and balcony above (wrought iron); columns or brackets holding up canopies; decorative brick detailing at roof line.

b. No metal, vinyl or aluminum siding or exposed cinder block shall be permitted in the Town Center

c. Fences: Fences should be lower in the front than in the rear of the structure. In addition, the following shall be required:

1) No chain link shall be permitted.
2) Fence shall be in the same style as the main structure.
3) Wrought iron or aluminum “look-alike” may be allowed.
4) Hedges may function as fences.

d. Foundations: both on and off grade shall be allowed, off-grade shall be cosmetically concealed.

e. Columns shall be proportionate to the structure and can be constructed of the same materials as fences.

f. Porches, balconies, towers, cupolas and widows walks are strongly encouraged when appropriate to the architectural style.

g. The roof shall be consistent with the architectural.

1) No flat roofs shall be permitted without parapet. The parapet shall feature three dimension cornice treatment. Parapet walls shall be designed and constructed in a manner to appear as a solid, three dimensional form rather than a veneer.

2) Metal Roofing:

(a.) 5V Crimp or standing seam only shall be permitted.

(b.) The color of a metal roof shall conform to the color requirements of this section and shall match the architectural style of the building.

h. Doors: Combination metal and glass strorefronts shall not be permitted unless a documented characteristic of the chosen architectural style. Flush doors shall not be allowed.

i. Windows

1) No full glass front allowed.

2) No vinyl windows shall be permitted.

3) Windows shall be consistent with the architectural style.

j. Outbuildings shall be constructed in the same style as the primary structure.

k. Shutters, if used, shall be operable and sized for their opening.

l. Paint Colors shall be consistent with the Architectural Style. The Architectural Review Board shall adopt historic paint palettes from different manufacturers for use in the Town Center District and examples will be available at the Planning and Zoning Office. The manufacturer of the paint shall not be dictated. These shall be the only colors allowed. Applicants may petition the Architectural Review Board for permission to use other colors.

2. Parking: No dirt or gravel parking shall be allowed. Permeable pavement is allowed and encouraged in the Town Center District.

3. Mechanical units & utility connections shall be screened and located on the side or in the rear of the structure. Sites and architecture shall be designed to accommodate off main street deliveries, to locate all waste receptacles in the rear and to slow traffic.

4. Landscaping: All developers/owners/tenants shall be assessed a fee in order to maintain landscaping along the streets and sidewalks of the District.

5. Building Height

    a. A building height to street width ratio of 1:2 shall be used to control height of all structures within the District.

    b. A 10% encroachment above the permitted building height shall be allowed for decorative architectural elements.

6. Building Composition, Mass and Façade

    a. Building mass should reinforce the definition and importance of the street. The building façades should read as a continuous street wall. Structures shall conform to the build-to lines outline in the setbacks section above.

    b. Building mass should be articulated to reflect a human scale both horizontally and vertically. Elements reducing the perceived building mass can include, but are not limited to articulated façades corner elements, inset windows, highlighted entry features and prominent cornices and rooflines. However, building architecture shall conform to the architectural styles described above. In order to reduce the perceived building mass:

        1) Monotonous building elevations shall be avoided through the use of façade articulation, building angles, eaves, parapets and window and door placement.

        2) A façade greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the façade and extending at least 20% of the length of the façade. Architecturally integrated awnings and canopies may be counted toward façade articulation.

        3) Building forms shall be articulated as an expression of the building use. As an example, the various uses in a mixed use building should be apparent through the pattern of scale of entries and windows, and through building elements such as arcades, awnings and balconies.

c. Structures on Esplanade and Prado Streets shall have entries directly accessible and visible from those streets.

d. Building façades shall have a consistent design on all sides and should animate the street, providing visual interest to passers-by.

7. Outdoor display areas shall be directly adjacent to the building, extending no more than four (4) feet. Café seating shall not be considered a display area. In addition:

   a. The total maximum height of an outdoor merchandise display shall be 12 feet.

   b. Wares may only be displayed during business hours.

   c. Displays shall not block emergency lanes, sight distance, handicapped access, doorways, pedestrian walkways etc.

   d. Displays shall not encroach on permitted parking areas.

   e. Displays shall be permitted on hardscape only (not in landscaped areas).

   f. Displays may have one sign describing the items and price. This sign may be no larger than the display. No lighting of the display shall be permitted.

   g. Displays are not permitted on vacant property.

   h. Displays with itinerant vendor or tent permits are excepted.

   i. The merchandise to be sold must be directly related to the retail establishment or be decorative items that relate to or complement the business.

8. Lighting

   a. Lighting styles on public rights of way shall be uniform to create an overall look.

   b. All site plans for commercial or mutli-family developments shall require a review of all exterior lighting, including landscape lighting.

   c. Light Trespass- The maximum illumination at five feet inside an adjoining single-family residential parcel from an artificial light source is 0.50 footcandles.

   d. Parking Lot Lighting:

      1) All lighting in parking lots shall be direct lighting (downlighting). Gas lamps are excepted.

2) All light fixtures shall be full cut off fixtures where the element is recessed in the fixture with a flat lens. Gas lamps are excepted.

3) Mounting heights of lighting fixtures shall not exceed 20 feet.

e. Building Lighting:

1) All lighting attached to a structure shall be direct lighting. Gas lamps are excepted.

2) All wall pack fixtures shall be full cut off fixtures where the element is recessed in the fixture with a horizontal flat lens.

f. Lighting of Walkways/Bikeways and Parks: When special lighting is to be provided for walkways, bikeways or parks, the following requirements shall apply.

1) The walkway, pathway or ground area shall be illuminated to a level of no more than 0.5 footcandles.

2) The vertical illumination levels at a height of five (5) feet above grade shall be no more than 0.5 footcandles.

3) Lighting fixtures shall be designed to direct light downward.

g. Wherever practicable, lighting installations shall include timers, dimmers and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

9. Signage

Signage shall be consistent with the requirements of Article 8, except as specified below.

a. No on premise (freestanding) signs shall be permitted.

b. No neon, flashing or animated signs allowed.

c. Sign construction shall be compatible with the Architectural Style in terms of both construction materials and design.

d. No temporary or portable signs shall be permitted; menu boards are excepted. These boards should not impede pedestrian or vehicular traffic and should not cause any safety hazard. Menu Boards shall be no more than 32 inches in height and no more than 24 inches wide.

e. No freestanding signs, arcade, façade or freestanding signs, shall be internally illuminated, but backlighting of letters may be allowed.

f. Wall signage shall be limited to 5% of the building frontage, not to exceed 24 square feet. This will not apply to businesses fronting US98.

g. The only electronic message boards allowed in the Town Center shall be Time and Temperature signs.

h. Building owners will be required to take down signs if there is not a business occupying the space

i. No flagging or pennants will be allowed except for civic events and grand openings. Grand openings shall be limited to 30 days.

j. No billboards shall be permitted in the Town Center

10. Streetscapes in the Town Center District shall be designed as follows:

a. Two 11 foot lanes with a minimum of 10 foot wide parallel parking and a center median if applicable.

b. Twelve foot wide landscape strips between parallel parking and the sidewalk.

c. Café seating will be allowed.

d. Sidewalks will be 18 feet wide on Prado & Esplanade and 12 feet wide on all other streets.

e. Administrative variances will be allowed for courtyards and additional seating if:

1) The linear street frontage of the setback request, in aggregate with other requests and existing setback areas, does not exceed 33% of the total street frontage on the block,

2) There exist no impedances that would restrict free flow of pedestrian traffic between the café seating and the edge of pavement or landscape strip, and

3) There exist no other hazards to public safety.

f. Crosswalks will be accented in pavers and paver accents shall be in appropriate sections of the sidewalk.

g. Benches should not be constructed of material that will rust, but of more indigenous materials such as cedar or cypress; their construction should be consistent with the chosen architectural styles and should contain no

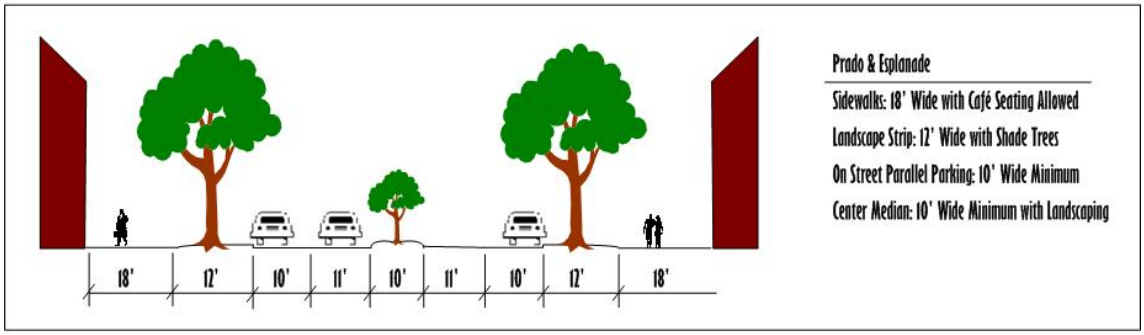
advertising.

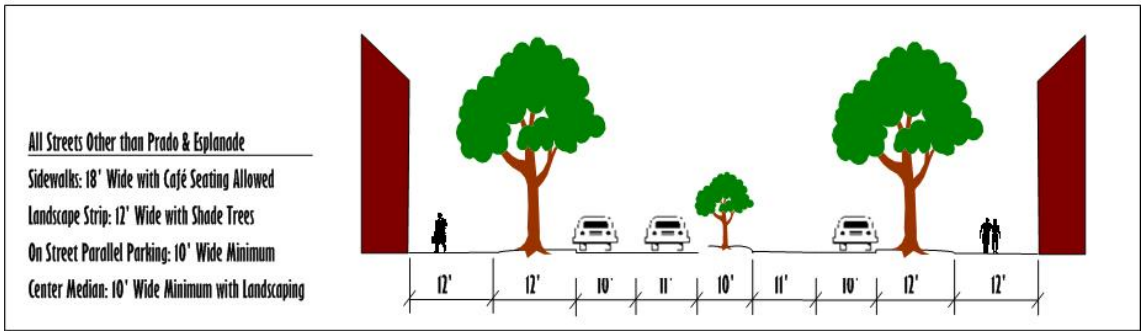
h. Alleyways should be narrower with no pedestrian amenities.

i. A consistent design element shall be incorporated in the streetscape design (in benches, pavers, planter boxes, street signs etc…). This element should reflect the nautical heritage of the area, but not be "beachy."

A depiction of the streetscape requirements appears on the below:

Navarre Town Center Plan
Streetscape Requirements in the Town Center District





Purpose of Streetscape Standards:

- Maintain Clear Street Edge
- Enhance the Street as an inviting place for pedestrians (windows, display cases, wall art, landscaping, required retail on first floor)
- Relate the Street to traditional buildings in the corridor
- Provide a sense of scale.

D. Any new development or redevelopment of existing sites within the TC-1 or TC-2 District shall be presented to the Navarre Architectural Review Board for review and approval prior to the issuance of any County Development Orders or Building Permits.

The Architectural Review Board shall ensure adherence to the architectural and site design standards of this section.

Zoning District Created: Ord. 05-13; 6-6-05

6.05.24 - Heart of Navarre Overlay District

A. General: This district, which is identified in the Navarre Town Center Plan (2004) and shown on Exhibit "A" is designed for the commercial and residential core area of the Community of Navarre. It is intended to improve and preserve the aesthetic integrity of commercial and multi-family development and encourage a lively, walkable community while still allowing development to flourish on the major arterials in the Community.

B. Land Uses shall be restricted. Permitted and conditional uses are determined by the underlying zoning district, except that the following uses shall not be permitted within the Heart of Navarre District.

1. Industrial uses
2. Storage uses
3. Auto sales or repair
4. Pawn shops

Marine sales and repair shall be permitted by conditional use only.

C. Development Guidelines for the Heart of Navarre Overlay District

1. Outdoor display areas shall be restricted:

    a. The merchandise to be sold must be directly related to the retail establishment or be decorative items that relate to or complement the business.

    b. The size of the display area shall be limited to 50% of the width of the building frontage.

    c. The total maximum height of an outdoor merchandise display shall be 12 feet

    d. Wares may only be displayed during business hours

    e. Displays shall not block emergency lanes, sight distance, handicapped access, doorways, pedestrian walkways or other throughways necessary for safe and convenient access to the site or for proper internal circulation.

    f. Displays may not encroach on permitted parking areas.

    g. Displays shall be permitted on hardscape only (not in landscaped areas).

    h. Displays may have one sign describing the items and price. This sign may be no larger than the display. No lighting of the display shall be permitted.

    i. Displays shall not be permitted on vacant property

j. Displays with itinerant vendor or tent permits are excepted.

2. Architectural Requirements

a. Metal and vinyl buildings and siding are prohibited in the Heart of Navarre District

b. Barbed wire, razor wire and exposed cinder block fences and walls are prohibited. Chain link fencing shall be allowed if it is not visible from a public right-of-way, including navigable waterways and bridges.

c. Off grade foundations shall be concealed, cinder block should not be exposed

d. Columns, Porches & Railings, Balconies shall be consistent with the architectural style and proportional to the overall structure.

e. Towers, Cupolas & Widows Walks shall be consistent with the architectural style and may encroach up to 10% above the height limit of habitable space.

f. Roofs: Metal, tiles, asphalt shingle, built-up roof and single-ply membrane all shall be permitted. Flat roofs should not be visible from any right-of-way, including navigable waterways and bridges. The roof shall be consistent with the architectural style. For metal roofs, 5V Crimp or standing seam only shall be permitted. The color of a metal roof shall conform to the color requirements of this section and shall match the architectural style of the building.

g. Doors and Windows shall be consistent with the architectural style.

h. Outbuildings shall be consistent with the architectural style if visible from the right-of-way, including navigable waterways and bridges.

i. Paint Colors: Paint colors listed the Sherwin-Williams Color Options Palette as energetic brights shall not be allowed. Colors in the first and second tier of the chips should be allowed for trim only. Colors on pages 79-85 and 97-120 of that palette shall also be disallowed. Colors from another manufacturer that resemble the permitted colors shall be allowed.

j. Parking

1) No gravel or dirt parking lots shall be permitted.

2) Landscaped planter strips shall be required between alternating parking rows in parking lots of developments 50,000 square feet or more. A graphic appears below.

(a.) These strips shall be contiguous with planter islands at the terminus of parking rows.

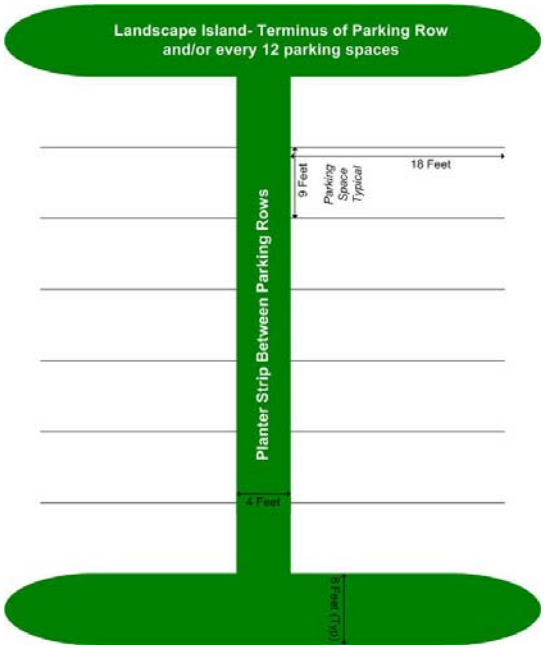
(b.) These strips shall be a minimum of four (4) feet wide.

(c.) The required number of shrubs in the planter strips shall be equal to one shrub every 36 inches. The number of required understory trees shall be equal to one tree every 30 linear feet. The species of shrubs and understory trees shall conform to those listed in this section.

(d.) Within the planter strips, shrubs shall not be at linear intervals on center, but arranged in clumps to create logical pedestrian routes through the island.

(e.) Openings in these strips, if necessary, shall be permitted for stormwater control.

(f.) Administrative variances to the 18' long parking stall requirement shall be allowed to a minimum length of 16' to allow overhang of the front bumper on the landscape strip when the landscape strip is wider than the minimum required.



3. All mechanical units shall be screened from public view, including views from navigable waterways and bridges.

4. Landscaping: The Landscaping standards of Article 7 shall apply in the Heart of Navarre District except in cases where the standards below are more stringent.

   a. A Registered Landscape Architect shall be required on commercial or multi-family projects totaling 50,000 square feet or more. Contiguous projects under single ownership shall be deemed one project for the purposes of this section.

   b. Permitted Species:

      1) Canopy Trees:

         Red Maple (Acer rubrum)
         Silver Maple (Acer saccharum)
         American Hornbeam (Carpinus caroliniana)
         Southern Red Cedar (Juniperus siliciola)
         Leyland Cypress (Cupressocyparis leylandii)
         River Birch (Betula nigra)
         Pignut Hickory (Carya glabra)
         Green Ash (Fraxinus pennsylcanica)
         Sweetgum (Liquidambar styraciflua)
         Southern Magnolia (Magnolia grandiflora)
         Tupelo/Sour Gum (Nyssa sylvatica)
         Sycamore (Plantanus occidentalis)
         White Oak (Quercus alba)
         Live Oak (Quercus virginiana)
         Sand Live Oak (Quercus virfiniana var. geminata)
         Shumard Oak (Quercus shumardii)
         Southern Red Oak (Quercus falcate)

      2) Understory Trees:

         Flowering Dogwood (Cornus florida)
         Loblolly Bay (Fordonia lasianthus)
         American Holly (Ilex opaca)
         Dahoon Holly (Ilex cassine)
         Crape Myrtle (Lagerstroemia indica)
         Glossy Privet (Ligustrum lucidum)
         Saucer Magnolia (Magnolia x soulangiana)
         Sweetbay Magnolia (Magnolia virginiana)
         Wax Myrtle (Myrica cerifera)
         Yaupon Holly (Ilex vomitoria)
         Loquat (Eriobotrya japonica)
         Eastern Redbud (Cercis Canadensis)
         Fringe Tree (Chionanthus virginicus)
         Hawthorn (Crateagus spp.)
         Silverbell (Halesia caroliniana)
         Sweet Bay (Laurus nobilis)

3) Shrubs and Hedges:

Glossy abelia (Abelia grandiflora)
Aucuba (Aucuba japonica)
Japanese Boxwood (Buxus microphylla)
Japanese Plum-Yew (Cephalotaxus harringtonia)
Elaeagnus (Elaeagnus pungens)
Gardenia (Gardenia jasminoides)
Buford Holly (Ilex cornuta)
Privet (Ligustrum japonicum)
Southern Wax Myrtle (Myrica cerifera)
Firethorn (Pyracantha coccinea)
Dwarf Yaupon Holly (Ilex vomitoria 'Nana')
Chinese Juniper (Juniperus chinesis)
Indian Hawthorn (Rhaphiolepsis sp.)
Red-Tip Photinia (Photinia)
Rhododendron/Azalea (Rhododendron sp.)

c. Permitted Size of Landscape Elements:

1) Canopy Trees shall be a have a minimum of 2" caliper at 4.5' above grade and shall be a minimum of 8' in height.

2) Understory Trees shall have a minimum 2" caliper at 4.5' above grade and shall be a minimum of 6' in height.

3) Shrubs shall be a minimum of 18" off finished grade.

d. Requirements for Perimeter Landscaping in the Heart of Navarre District shall be as follows:

1) The required number of canopy trees to be planted in the required perimeter planting shall be equal to one canopy tree every 30 linear feet or fraction thereof.

2) The required number of shrubs to be planted in the required perimeter planting shall be equal to one shrub every 36 inches or fraction thereof.

e. Requirements for Parking Lot Landscape Islands shall be as follows:

1) One canopy tree per 90 square feet of island.

2) Six shrubs per 90 square feet of island.

5. Building Height: Within the Heart of Navarre District, there shall be three height districts:

a. North of Laredo/Fortworth, the existing height limits of 50 feet for commercial and multi-family and 35 feet for residential shall remain.

b. South of Laredo/Fortworth the building height limit shall be 75 feet for commercial and multi-family, except within the Town Center District and the area designated in Section 12.c. below.

c. South of US98 between the eastern boundary of Parcel Number 21-2S-26-0780-00A04-0000 and the eastern boundary of Parcel Numbers 20-2S-26-0000-02100-0000; 20-2S-26-0000-02102-0000; and 20-2S-26-0292-00000-0130(as shown in Exhibit "B") the building height limit shall be 100' for commercial and multi-family buildings, provided all of the following compatibility standards are met. No density increases within the boundaries of this height district shall be allowed.

1) When a proposed structure height is 100 feet, a side yard setback of 50 feet shall be required.

2) When the height of a proposed structure is less than or equal to 50 feet, the minimum side yard setbacks required by the underlying zoning district, not to exceed 30 feet, will apply.

3) When the height of a proposed structure is greater than 50 feet but less than 100 feet, the side yard setback shall be equal to 50% of the overall height of the building.

When a proposed structure is greater than 50' and located adjacent to a residential zoning district, a minimum side setback of 30' shall be required.

4) To ensure that viewsheds are protected, the side yard setback of the principle structure must be maintained from the front property line to the rear of the property.

For master planned projects consisting of two or more primary structures, the side setback from the property line will be determined based upon the height of the primary structure closest to that property line. Parking garages and other accessory structures will not be considered primary structures for the purposes of determining side yard setbacks.

Surface parking, swimming pools and similar uses may encroach into the side yard setbacks (but not into any required buffer zone); however, such uses may not include view-obstructing components such as solid walls or fences.

5) For master planned projects consisting of two or more buildings, the distance between two buildings shall be equal to 50% of the overall height of the taller of the two buildings.

6) To encourage architectural interest and reduction of the physical bulk of proposed structures with varied height, minimum side yard setback and building separation requirements may be reduced 10' for each 25' reduction in building height. Minimum building width of each reduction must be 25'.

6. Architectural styles approved for the Town Center District shall also be approved for the Heart of Navarre District. Queen Anne and Masonry vernacular shall also be permitted in the Heart of Navarre District. No other architectural styles shall be permitted. Renderings of these styles are available from the Planning and Zoning Office.

   a. Georgian- Center entrance with pilasters and pediment; vertical windows with multiple mullions (6 over 6); louvered shutters; hipped or side gable roofs of medium pitch, classical ornamentation including garlands, swags, dentils and bracketed cornices; typically constructed of brick, stucco or wood siding.

   b. Queen Anne (also known as Victorian)- more formal, Victorian-style structure, steeply pitched, multi-gabled roof, front facing gable, wrap-around porch, paired Doric columns, turned wood balustrades, differing wall textures, towers are typical but not imperative.

7. Lighting

   a. All site plans for commercial or mutli-family developments shall require a review of all exterior lighting, including landscape lighting.

   b. Light Trespass- The maximum illumination at five feet inside an adjoining residential parcel or public right of way or beyond from an artificial light source is 0.5 footcandles.

   c. Parking Lot Lighting:

      1) All lighting in parking lots shall be direct lighting (downlighting). Gas lamps are excepted.

      2) All light fixtures shall be full cut off fixtures where the element is recessed in the fixture with a flat lens. Gas lamps are excepted.

      3) Mounting heights of lighting fixtures shall not exceed 25 feet.

      4) Lighting of outdoor display areas shall be subject to these same regulations.

d. Building Lighting:

1) All lighting attached to a structure shall be direct lighting. Gas lamps are excepted.

2) All wall pack fixtures shall be full cut off fixtures where the element is recessed in the fixture with a horizontal flat lens.

e. Lighting of Walkways/Bikeways and Parks: When special lighting is to be provided for walkways, bikeways or parks, the following requirements shall apply.

1) The walkway, pathway or ground area shall be illuminated to a level of no more than 0.5 footcandles,

2) The vertical illumination levels at a height of five (5) feet above grade shall be no more than 0.5 footcandles.

3) Lighting fixtures shall be designed to direct light downward.

f. Lighting of Gasoline Station/Convenience Store Aprons and Canopies:

1) Areas on the apron away from the gasoline pump islands used for parking or vehicle storage shall be illuminated in accordance with the requirements for parking areas ser forth in this section. If no gasoline pumps are provided, the entire apron shall be treated as a parking area.

2) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface of the canopy and/or shielded by the fixture or the edge of the canopy.

3) Lights shall not be mounted on the top of sides of the canopy, and the sides of the canopy shall not be illuminated.

g. Wherever practicable, lighting installations shall include timers, dimmers and/or sensors to reduce overall energy consumption and eliminate unneeded lighting.

8. Signage

a. Sign construction shall be compatible with the Architectural Style in terms of both construction materials and design.

b. No signs shall be internally illuminated, but backlighting of letters should be allowed.

c. No signage lighting should be neon or flashing.

d. Landscaping shall be required around the base of the sign.

e. Signs shall be limited to 20 feet in height.

f. The exposed posts of a sign must be architecturally appropriate to the design of the overall sign and will not be more than half the height of the sign.

g. Addresses shall be required on signs.

h. No new billboards shall be permitted in the Heart of Navarre.

D. Any new development or redevelopment of existing sites within the Heart of Navarre shall be presented to the Navarre Architectural Review Board for review and approval prior to the issuance of any County Development Orders or Building Permits. The Architectural Review Board shall ensure adherence to the architectural and site design standards of this section.

E. Viewshed Protection

In recognition of the importance of the water, Santa Rosa Sound, East Bay and East Bay River, to the identity of Navarre, viewsheds allowing views from public rights of way, and access where feasible, shall be protected.

1. In order to encourage uses along the waterfront that take advantage of the water view and provide residents with an opportunity to enjoy that view, the following uses shall be encouraged by a 25% reduction in site plan review fees:

   a. Restaurants designed with a water view.

   b. Recreational businesses including, but not limited to kayak, sailboat or personal watercraft rentals, eco-tourism businesses, bicycle rentals and SCUBA diving shops. The buildings housing these uses must be designed so that the water can be viewed from inside the structure.

   c. Marinas

   d. Any commercial or multi-family project that provides public access to the water on its site. This is especially encouraged contiguous to the Navarre Naturewalk/ Boardwalk.

   Structures with doors opening to the water side and with amenities on the water side shall be given special consideration. If the project is mixed use, only the site plan review fees for the qualifying use shall be reduced.

   Qualifying projects requiring a rezoning or conditional use to be permitted on site shall have all BOA and LPB fees waived.

2. Design shall allow view of or access to water from public property or rights of way.

3. The minimum width of the viewshed shall be 20% of the lot width, including the setbacks. This means that the viewshed will be allowed to be contiguous with the setbacks. The minimum width of any viewshed shall not be less than 15 feet, regardless of the lot width.

4. Shrubbery within the required viewshed shall be trimmed to heights no greater than three (3) feet and trees shall be trimmed to heights no less than eight (8) feet.

F. Land Preservation Required

In recognition of the Navarre community's desire to protect open space, Land Preservation shall be required if an applicant is granted a rezoning resulting in higher density by the Santa Rosa County Board of Commissioners. This is an additional requirement if the Board of County Commissioners approves a rezoning to a higher density. All rezoning requests should be considered based on their impact to the community regardless of the possibility of land preservation as a result.

The following options are provided to developers who receive rezonings to higher densities in the Heart of Navarre Area.

1. Option 1: Set aside 15% of the developable acreage on site as usable open space. Required building setbacks, parking, landscaping, and stormwater may not count toward this open space.

2. Option 2: Set aside the same amount of land elsewhere in the Navarre Area

3. Option 3: Pay a fee into a fund for property acquisition within the Heart of Navarre Overlay District equal to 5% of the appraised value of the property to be rezoned.

G. Density and Use Transfer

1. To encourage mixed use development within the Heart of Navarre Overlay District multiple parcels with mixed zoning designations may be designed as one project with permitted uses transferable among the included parcels subject to the following:

    a. Mixed use projects must be designed and approved as one site plan consistent with Section 4.04.00 of this code;

    b. The permitted and conditional uses of the combined parcels shall be limited to those allowed by the underlying zoning and reflect the acreage covered by each district;

    c. The residential density and commercial intensity of mixed use projects is limited to the density and intensity that would be allowed if the parcels were developed separately;

d. The overall project shall be designed to ensure that uses on the perimeter of a project abutting a residential zone are not more intensive than the uses currently allowed by the underlying zoning district.

e. Joint access shall be required with access points onto US98 and SR87 limited to the minimum number necessary to allow reasonable access; and

f. All performance standards of this code shall be met.

2. To encourage additional views of Santa Rosa Sound, development south of US98 within the area designated for 100' maximum building height may transfer residential density from one parcel to another parcel, subject to the following:

   a. Both the sending and receiving parcels must be located south of US98 within the area designated for 100' maximum building height;

   b. The sending parcel must remain undeveloped except for minor improvements necessary to support public enjoyment of the waterfront; and

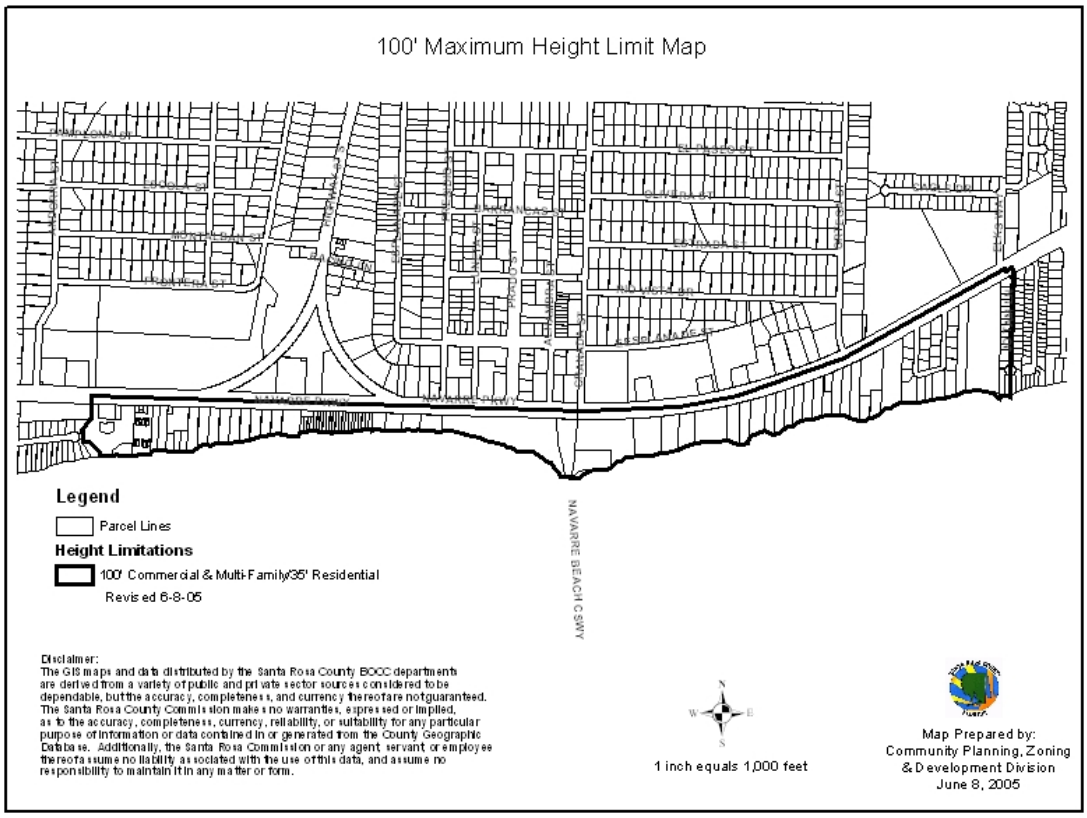
   c. All other requirements of this code must be met.

EXHIBIT "A"

HEART OF NAVARRE OVERLAY DISTRICT MAP

EXHIBIT “B”

100’ MAXIMUM HEIGHT LIMIT AREA MAP



Zoning Overlay Created: Ord. 05-13, 6-6-05