

#### 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 only be permitted as conditional uses within the Heart of Navarre District.

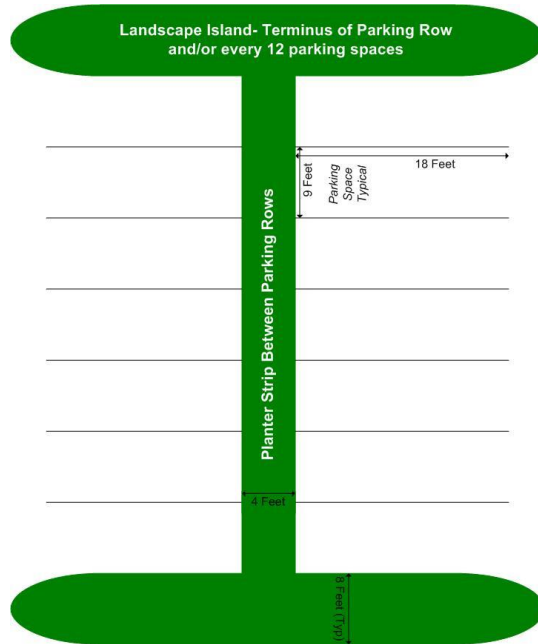
1. Industrial uses
2. Storage uses
3. Auto sales
4. Auto Service
5. Pawn shops
6. Marine Sales

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. Performance Standards
- 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. Reserved
  - e. Towers, Cupolas & Widows Walks 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. For metal roofs, 5V Crimp or standing seam only shall be permitted.
  - g. Service Bay (commercial garage) doors facing any right of way shall be closed during non business hours, and shall be screened from view from adjacent property by appropriate landscaping.
  - h. Reserved
  - i. Reserved
  - j. Parking: The parking area landscaping standards in Section 7.01.04 shall apply in the Heart of Navarre District except in cases where the standards below are more stringent.
    - 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 five (5) feet. 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) The minimum number plantings required within or adjacent to paved parking areas shall be one (1) canopy tree and four (4) shrubs for every twelve (12) parking spaces. One (1) canopy tree and four (4) shrubs shall be required for those parking areas having fewer than twelve (12) spaces. These trees may be planted anywhere within or adjacent to paved parking areas; creative design and spacing is encouraged to accomplish the intent to relieve the expanse of paving.
- 4) When required parking area landscaping would limit the visibility of a business, and alternative locations for planting are not feasible, shrubs may be substituted for trees at a ratio of four (4) to one (1).



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 silicicola*)
      - Leyland Cypress (*Cupressocyparis leylandii*)
      - River Birch (*Betula nigra*)
      - Pignut Hickory (*Carya glabra*)
      - Green Ash (*Fraxinus pennsylvanica*)
      - 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 virginiana* var. *geminata*)  
Shumard Oak (*Quercus shumardii*)  
Southern Red Oak (*Quercus falcata*)

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 chinensis*)  
Indian Hawthorn (*Rhaphiolepis* sp.)  
Red-Tip Photinia (*Photinia*)  
Rhododendron/Azalea (*Rhododendron* sp.)

c. Permitted Size of Landscape Elements:

- 1) Canopy Trees shall 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. Perimeter landscaping adjacent to rights-of-way in the Heart of Navarre District shall meet the standards in Section 7.01.03 except in cases where the standards below are more stringent.:
- 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 five (5) feet or fraction thereof.
  - 3) When required perimeter landscaping would limit the visibility of a business or interfere with overhead utility lines, and alternative locations are not feasible, shrubs may be substituted for trees at a ratio of four (4) to one (1).
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. Reserved

## 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 set 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 or 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. No signage lighting should be neon or flashing.



- b. Landscaping shall be required around the base of the sign.
- c. Signs shall be limited to 20 feet in height.
- d. No new billboards shall be permitted in the Heart of Navarre.

D. Reserved

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.

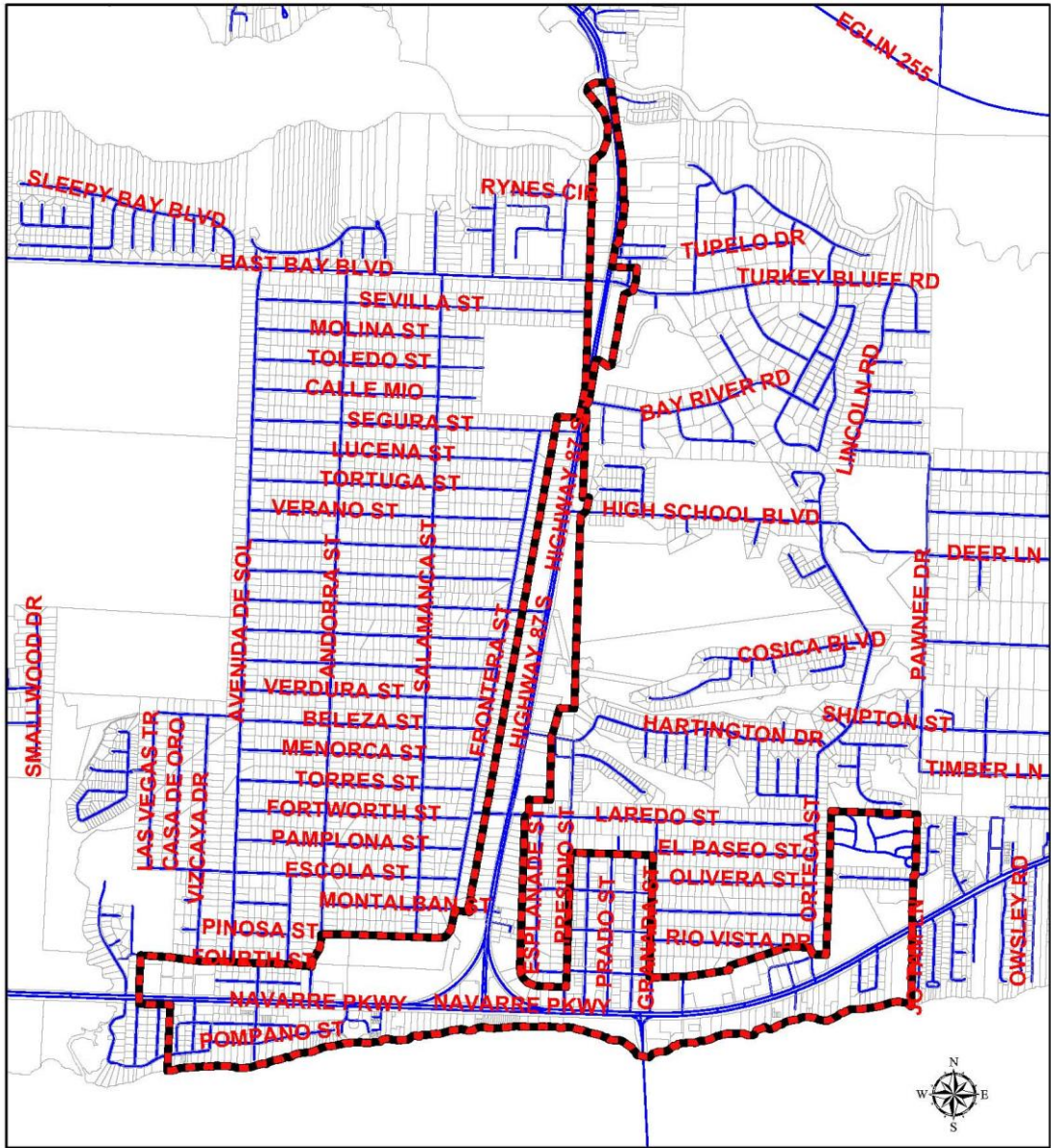
H. Conditional Use Criteria within Heart of Navarre Overlay District

1. Conditional Uses within the Heart of Navarre Overlay District must be endorsed by the Navarre Architectural Review Board and approved by the Zoning Board of Adjustments.
2. Marine sales and repair
  - a. All marine service and repair shall be performed within an enclosed building.
  - b. No overnight outside storage of boats, marine engines, trailers, or towing vehicles is permitted.
  - c. No service bays associated with marine vessel service and repair shall be visible from any residential use.
3. Minor auto service
  - a. Sites must be located on SR 87, north of the intersection with James M. Harvell Road.
  - b. Sites shall not be self service, and shall not operate 24 hours a day.
  - c. All vehicle service and repair shall be performed within an enclosed building.
  - d. Overnight outside storage of customer vehicles shall be permitted only in the rear of the property, and shall be screened from view.
  - e. Service bays associated with automotive services or repair shall be closed during non-business hours and shall be screened from any adjacent residential use.

EXHIBIT "A"

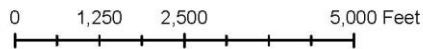
HEART OF NAVARRE OVERLAY DISTRICT MAP

EXHIBIT "A"  
 ADOPTED HEART OF NAVARRE OVERLAY DISTRICT MAP  
 AUGUST 25, 2011



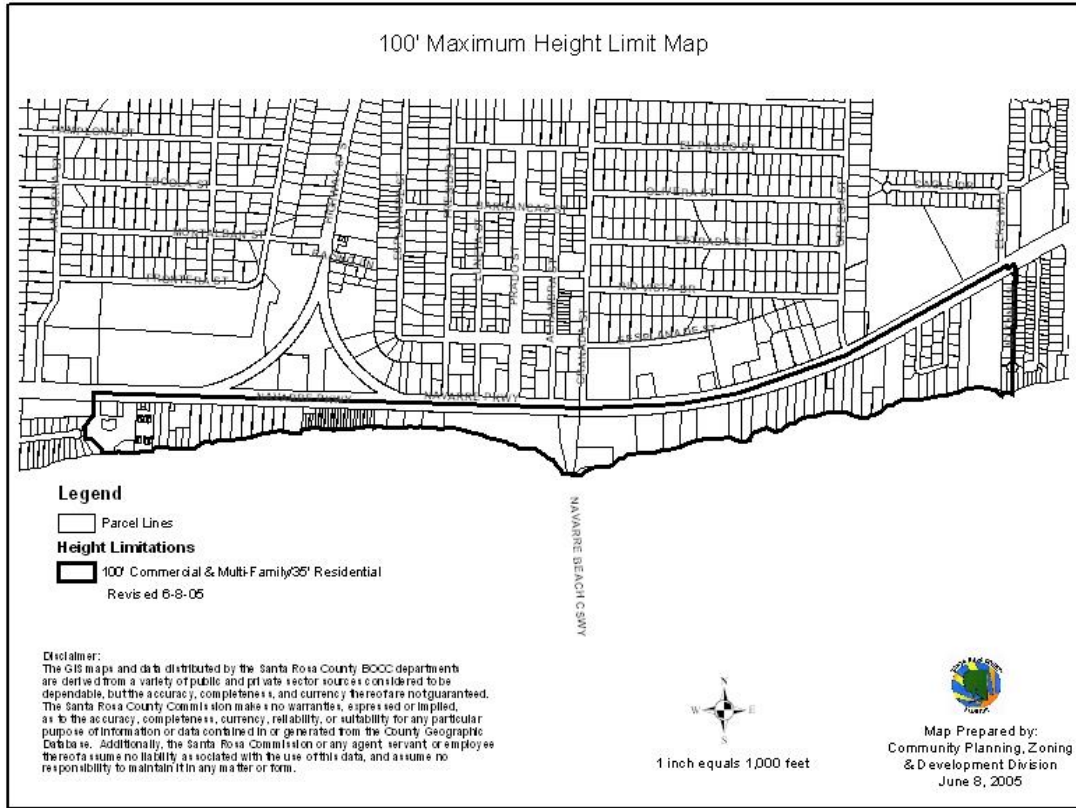
- Legend**
-  Heart of Navarre Overlay
  -  Parcel Lines
  -  Streets

1 in = 2,000 feet



# EXHIBIT "B"

## 100' MAXIMUM HEIGHT LIMIT AREA MAP



Zoning Overlay Created: Ord. 05-13, 6-6-05 Modified: Ord. No. 2006-18, 06/22/06