



**Adopted August 19,2021**

**Santa Rosa County Planning and Zoning Department**

**Table of Contents**

**Land Development Code Revisions**

<b>Ord. No.</b>	<b>Date</b>	<b>Ord. No.</b>	<b>Date</b>
<u>2021-18</u>	<u>10/28/2021</u>	<u>2022-05</u>	<u>04/28/2022</u>

# Table of Contents

<b>Chapter 1. General Provisions</b>	<b>1</b>
1.01.00 <i>GENERALLY</i>	1
1.02.00 <i>TITLE</i>	1
1.03.00 <i>AUTHORITY</i>	1
1.03.01 Effective Date	1
1.03.02 Ordinances Repealed and Replaced	2
1.03.03 Review and Update of the Land Development Code	2
1.04.00 <i>APPLICABILITY</i>	2
1.04.01 Generally	2
1.04.02 Division of Land	2
1.04.03 Relationship to the Comprehensive Plan	3
1.04.04 Injunctive and Other Relief	4
1.04.05 Savings Clause	4
1.04.06 General Penalty for Violations	4
1.05.00 <i>PURPOSE</i>	5
1.05.01 Residential Districts Purpose	5
1.05.02 Commercial Districts Purpose	5
1.05.03 Industrial Districts Purpose	5
1.06.00 <i>RULES OF INTERPRETATION</i>	6
1.06.01 Generally	6
1.06.02 Rules of Construction	6
1.06.03 Responsibility of Interpretations	6
1.06.04 Rules for Interpretation of Boundaries	7
1.06.05 Applicability of Sign Code	7
1.07.00 <i>ACRONYMS AND DEFINITIONS</i>	8
1.07.01 Acronyms	8
1.07.02 Definitions	8

## Table of Contents

<b>Chapter 2. Zoning Districts and Uses</b>	<b>51</b>
2.01.00 <i>GENERALLY</i>	51
2.02.00 <i>ESTABLISHMENT OF ZONING DISTRICTS</i>	51
2.02.01 Establishment of Zoning Districts	51
2.02.02 Establishment of Overlay Districts	52
2.02.03 Official Zoning Map	53
2.02.04 Purpose of Each Zoning District	53
2.03.00 <i>LAND USES ALLOWED IN ZONING DISTRICTS</i>	59
2.03.01 Generally	59
2.03.02 Land Uses	61
2.04.00 <i>DENSITY AND INTENSITY STANDARDS</i>	74
2.04.01 Table of Density and Intensity Standards	74
2.05.00 <i>SETBACK AND HEIGHT STANDARDS</i>	77
2.05.01 Table of Setback and Height Standards	77
2.05.02 Front Yard Modifications	82
2.05.03 Rear Yard Modifications	82
2.05.04 Side Yard Modifications	82
2.06.00 <i>MINIMUM LOT SIZES AND WIDTHS</i>	83
2.06.01 Table of Minimum Lot Sizes and Widths	83
2.06.02 Dividing of Parcels without Road Frontage in Rural Residential (AG-RR) and Estate Residential Agriculture (AG-1) Zoning Districts	84
<b>Chapter 3. Floodplain Management and Resource Protection</b>	<b>87</b>
3.01.00 <i>GENERALLY</i>	87
3.01.01 Purpose	87
3.01.02 Applicability	87
3.01.03 Definitions	87
3.01.04 Terms Defined in the Florida Building Code	87
3.01.05 Terms Not Defined	87

## Table of Contents

<b>3.02.00</b>	<b><i>FLOODPLAIN MANAGEMENT</i></b>	<b>88</b>
3.02.01	Title	88
3.02.02	Scope	88
3.02.03	Intent	88
3.02.04	Coordination with the Florida Building Code	89
3.02.05	Warning	89
3.02.06	Disclaimer of Liability	89
3.02.07	Applicability	89
3.02.08	Duties and Powers of the Floodplain Administrator	90
3.02.09	Permits	94
3.02.10	Site Plans and Construction Documents	96
3.02.11	Inspections	99
3.02.12	Variances and Appeals	100
3.02.13	Violations	103
3.02.14	Flood Resistant Development	103
3.02.15	Manufactured Homes	106
3.02.16	Recreational Vehicles and Park Trailers	107
3.02.17	Tanks	108
3.02.18	Other Development	109
<b>3.03.00</b>	<b><i>WETLANDS PROTECTION</i></b>	<b>1112</b>
3.03.01	Applicability	1112
3.03.02	Agency Permits Required	112
3.03.03	Development Rights in Wetlands	112
3.03.04	Mitigation of Wetlands Impacts	113
3.03.05	Limitations on Development	113
<b>3.04.00</b>	<b><i>STORMWATER MANAGEMENT</i></b>	<b>114</b>
3.04.01	Applicable State Requirements	114
3.04.02	Applicable Federal Requirements	114

## Table of Contents

3.04.03	Exemptions	114
3.04.04	Obstruction of Drainageways	114
3.04.05	Erosion and Sedimentation Control	115
<b>3.05.00</b>	<b><i>COASTAL MANAGEMENT/CONSERVATION</i></b>	<b>117</b>
3.05.01	Purpose	117
3.05.02	Coastal Development/Shoreline Protection	117
3.05.03	Design Standards in Areas Adjacent to Shoreline Protection Zone	118
3.05.04	Scope	118
3.05.05	Public Access	120
3.05.06	Sand and Water Protection	120
3.05.07	Marine Turtle Lighting Ordinance	121
<b>3.06.00</b>	<b><i>RESOURCE PROTECTION</i></b>	<b>124</b>
3.06.01	Generally	124
3.06.02	Conservation of Cultural/Historical Resources	124
3.06.03	Natural Resources Protection	125
3.06.04	Area of Water Resources Concern	126
3.06.05	Mitigation	126
3.06.06	Air Quality	126
3.06.07	Environmentally Sensitive Lands	127
3.06.08	Standards Regulating Environmental Nuisances	128
<b>Chapter 4.</b>	<b>Design and Development Standards</b>	<b>131</b>
<b>4.01.00</b>	<b><i>GENERALLY</i></b>	<b>131</b>
<b>4.02.00</b>	<b><i>DESIGN STANDARDS</i></b>	<b>131</b>
4.02.01	Generally	131
4.02.02	Scenic Corridor Design Requirements	132
4.02.03	Performance Standards for Zoning Districts	134
4.02.04	Planned Unit Development (PUD) District Standards	139

## Table of Contents

4.02.05	Planned Business District (PBD) Standards	144
4.02.06	Planned Industrial Development (PID) District Standards	148
4.02.07	Commercial Development Standards	152
4.02.08	PIT 1 and PIT 2 Development Standards	163
4.02.09	Navarre Beach	166
4.02.10	Itinerant Vendors	167
4.02.11	Marina and Yacht Club Performance Standards	170
4.02.12	Termination, Extension and Transferability	171
4.02.13	Approval, Disapproval and Procedure	172
4.02.14	Continuing Obligations – Violations	172
<b>4.03.00</b>	<b><i>SUBDIVISION DESIGN AND LAYOUT</i></b>	<b>172</b>
4.03.01	Generally	172
4.03.02	Preliminary Plat Approval Process	174
4.03.03	Minimum Requirements For the Layout of Subdivisions	175
4.03.04	Preliminary Plat Requirements	188
4.03.05	Subdivision Construction Plans Approval Process (Required Improvements)	191
4.03.06	Construction Plans – Minimum Requirements	192
4.03.07	Minimum Design Requirements	196
4.03.08	Acceptance and Maintenance of Infrastructure	209
4.03.09	Final Plat – Approval Process	210
4.03.10	Final Plat Requirements	211
4.03.11	Final Plat – Filing Process	215
4.03.12	Fees	215
4.03.13	Modifications and Exceptions	215
<b>4.04.00</b>	<b><i>STORMWATER DESIGN REQUIREMENTS</i></b>	<b>220</b>
4.04.01	Drainage and Stormwater Management Plan	220
<b>4.05.00</b>	<b><i>ACCESS MANAGEMENT STANDARDS</i></b>	<b>225</b>

## Table of Contents

4.05.01	Generally	225
4.05.02	Access Management	225
<b>4.06.00</b>	<b><i>OFF-STREET PARKING AND LOADING</i></b>	<b>249</b>
4.06.01	Generally	249
4.06.02	Off-Street Parking and Loading Requirements	249
4.06.03	Off-Street Parking on Navarre Beach	255
<b>4.07.00</b>	<b><i>LANDSCAPING AND BUFFERING REQUIREMENTS</i></b>	<b>257</b>
4.07.01	Generally	257
4.07.02	Required Perimeter Landscaping Adjacent to Public Rights-of-Way	262
4.07.03	Required Parking Area Interior Landscaping	263
4.07.04	Landscape Buffers	264
4.07.05	Tree Protection	274
<b>4.08.00</b>	<b><i>LAND CLEARING AND EXCEPTIONS</i></b>	<b>279</b>
4.08.01	Land Clearing of an Undeveloped Lot is Prohibited Except	279
<b>4.09.00</b>	<b><i>ALCOHOL SALES REGULATIONS</i></b>	<b>282</b>
4.09.01	Standards Regulating Vendors Selling Liquor, Beer or Wine for On-Premises Consumption	282
<b>4.10.00</b>	<b><i>SIGN REGULATIONS</i></b>	<b>283</b>
4.10.01	Generally	283
4.10.02	Sign Area Calculations	289
4.10.03	Prohibited Signs	289
4.10.04	Exempt Signs and Activities	290
4.10.05	Temporary Signs by Permit	293
4.10.06	Permanent On Premise Signs	295
4.10.07	Permanent Off Premise Signs	298
4.10.08	Special Zoning and Overlay District Sign Regulations	301
4.10.09	Substitution of Non-Commercial Speech for Commercial	



## Table of Contents

	Speech	301
4.10.10	Content Neutrality as to Sign Message (Viewpoint)	302
4.10.11	Severability	302
<b>Chapter 5</b>	<b>Standards for Special Situations</b>	<b>303</b>
5.01.00	<i>GENERALLY</i>	303
5.02.00	<i>ACCESSORY USES AND STRUCTURES</i>	303
5.02.01	Generally	303
5.02.02	Fences and Walls	306
5.02.03	Dumpster/Solid Waste Containers	308
5.02.04	Docks, Piers and Mooring Devices	309
5.02.05	Swimming Pools	311
5.02.06	Guest Cottages	313
5.02.07	Home Occupations	313
5.02.08	Living Quarters in Barns in AG-RR, AG-1 and AG-2	314
5.03.00	<i>TEMPORARY USES AND STRUCTURES</i>	314
5.03.01	Generally	314
5.04.00	<i>TELECOMMUNICATONS TOWERS AND ANTENNAS</i>	315
5.04.01	Generally	315
5.04.02	Findings	316
5.04.03	Definitions	316
5.04.04	Applicability	316
5.04.05	Standards	316
5.04.06	Deviation from Standards	319
5.04.07	Communication Antennas Not Located on Communication Tower	319
5.04.08	Maintenance	320
5.04.09	Abandonment	320
5.04.10	Inspection	321

## Table of Contents

5.05.00	<i>SMALL WIND ENERGY SYSTEMS</i>	321
5.05.01	Generally	321
5.05.02	Findings	321
5.05.03	Definitions	322
5.05.04	Applicability	322
5.05.05	Standards	322
5.05.06	Maintenance	323
5.05.07	Abandonment	323
5.06.00	<i>SPECIAL EXCEPTIONS</i>	323
5.06.01	Generally	323
5.06.02	Special Exceptions	323
5.07.00	<i>CONDITIONAL USES</i>	329
5.07.01	Generally	329
5.07.02	General Provisions Regulating Conditional Uses	329
5.07.03	Criteria Regulating Conditional Uses	330
<b>Chapter 6</b>	<b>Concurrency Management and Infrastructure Improvements Requirements</b>	<b>351</b>
6.01.00	<i>GENERALLY</i>	351
6.01.01	Purpose and Intent	351
6.02.00	<i>CONCURRENCY MANAGEMENT SYSTEM</i>	351
6.02.01	General Requirements	351
6.02.02	Maintaining Levels of Service	353
6.02.03	Minimum Requirements	353
6.03.00	<i>QUANTITATIVE METHODS FOR SANITARY SEWER SOLID WASTE, DRAINAGE, POTABLE WATER, RECREATION AND OPEN SPACE</i>	354
6.03.01	Generally	354
6.03.02	Adding Capacity	354
6.03.03	Subtracting Capacity	354

## Table of Contents

6.03.04	Deficient Capacity	355
6.03.05	Determination of Concurrency	355
6.04.00	<i>STORMWATER MANAGEMENT</i>	356
<b>Chapter 7</b>	<b>Special Overlay Districts</b>	<b>357</b>
7.01.00	<i>GENERALLY</i>	357
7.02.00	<i>ESTABLISHMENT OF SPECIAL OVERLAY DISTRICTS</i>	357
7.02.01	Special Overlay Districts	357
7.03.00	<i>BAGDAD HISTORIC OVERLAY DISTRICT</i>	358
7.03.01	Generally	358
7.03.02	Bagdad Historic Overlay District	358
7.03.03	Bagdad Conservation Overlay District	358
7.03.04	Bagdad Architectural Advisory Board Review Required	359
7.03.05	Design Standards	359
7.04.00	<i>EAST MILTON AREA WELLFIELD PROTECTION OVERLAY DISTRICT</i>	360
7.04.01	Generally	360
7.04.02	Wellfield Protection Overlay District Boundaries	360
7.04.03	Definitions	360
7.04.04	Applicability	360
7.04.05	Permitted Uses	361
7.04.06	Prohibited Uses	361
7.04.07	Permitting Requirements	361
7.04.08	Development Standards	361
7.04.09	General Exceptions	364
7.04.10	Special Exceptions	363
7.04.11	Non-Conforming Uses, Sites or Facilities	364
7.04.12	Variances	364
7.04.13	Trade Secrets	364

## Table of Contents

7.05.00	<i>RURAL PROTECTION ZONE</i>	365
7.05.01	Generally	365
7.05.02	Definitions see section 1.07.02 365	
7.05.03	Development Standards	365
7.05.04	Benefits and Limitations of Zoning 366	
7.06.00	<i>GARCON POINT PROTECTION AREA</i>	367
7.06.01	Generally	367
7.06.02	Garcon Point Protection Area	367
7.07.00	<i>NAVARRE BEACH COMMERCIAL CORE AREA</i>	369
7.07.01	Generally	369
7.07.02	Commercial Core Area	369
7.08.00	<i>ROSEMARY SOUND OVERLAY</i>	370
7.08.01	Generally	370
7.08.02	Rosemary Sound Overlay	370
<b>Chapter 8</b>	<b>Airport Environs</b>	<b>373</b>
8.01.00	<i>GENERALLY</i>	373
8.01.01	Applicability	374
8.01.02	Conflicting Regulations	374
8.02.00	<i>PUBLIC AIRPORT ZONES AND SURFACES</i>	374
8.02.01	Airport Zones and Surfaces	374
8.02.02	Height Limitations within Public Airport Environs	376
8.02.03	New Public or Private Airports	377
8.02.04	Use Restrictions	378
8.02.05	Conditional Use Criteria	382
8.03.00	<i>MILITARY AIRPORT ZONES AND SURFACES</i>	382
8.03.01	Airport Zones and Surfaces	382
8.03.02	Height Limitations within Military Airport Environs	385

## Table of Contents

8.03.03	Use Restrictions	386
8.03.04	Conditional Use Criteria	391
8.03.05	Navy Outlying Field Spencer	391
8.03.06	Non-Conforming Uses	391
8.03.07	Permits	392
<b>8.04.00</b>	<b><i>DISCLOSURE</i></b>	<b>392</b>
8.04.01	Disclosure	392
<b>8.05.00</b>	<b><i>OUTDOOR LIGHTING STANDARDS AND GLARE CONTROL TO PROMOTE FLIGHT SAFETY</i></b>	<b>394</b>
8.05.01	Purpose and Intent	394
8.05.02	Definitions	394
8.05.03	Prohibited Lights or Sources of Glare	394
8.05.04	Lighting Standards Within Military Airport or Public Airport Zones	395
8.05.05	Advertising Signs	396
8.05.06	Outdoor Lighting Plan	396
8.05.07	Exemptions	396
8.05.08	Non-Conforming Uses	397
8.05.09	Temporary Lighting Permits	397
<b>8.06.00</b>	<b><i>APPEALS</i></b>	<b>398</b>
8.06.01	Appeals	398
<b>Chapter 9</b>	<b>Variation from Code Requirements</b>	<b>399</b>
<b>9.01.00</b>	<b><i>GENERALLY</i></b>	<b>399</b>
<b>9.02.00</b>	<b><i>EXISTING NON-CONFORMING DEVELOPMENT</i></b>	<b>399</b>
9.02.01	Non-Conforming Uses and Non-Complying Structures	399
9.02.02	Continuance of a Non-Conforming Use or Non-Complying Building or Structure	400
9.02.03	Increase of Non-Conforming Use Prohibited	400
9.02.04	Change of Non-Conforming Use	401

## Table of Contents

9.02.05	Alterations to Non-Conforming Uses or Non-Complying Buildings or Structures	402
9.02.06	Abandonment or Discontinuance of a Non-Conforming Use	406
9.02.07	Destruction of Non-Conforming Uses and Non-Complying Buildings and Structures	407
9.02.08	Non-Conforming Gravel, Dirt or Earth Material Excavation Operations	407
9.02.09	Non-Conforming Uses on Navarre Beach	408
9.03.00	<i>MODIFICATIONS AND ADJUSTMENTS OF DISTRICT REGULATIONS</i>	409
9.03.01	General Modifications	409
9.04.00	<i>VARIANCES</i>	411
9.04.01	Generally	411
9.04.02	Procedure	411
9.04.03	Required Findings	412
9.04.04	Limitation on Time of Use Variance	413
<b>Chapter 10</b>	<b>Decision Making and Administrative Bodies</b>	<b>415</b>
10.01.00	<i>GENERALLY</i>	415
10.02.00	<i>ALL BOARDS</i>	415
10.02.01	Attendance	415
10.02.02	By-Laws	415
10.02.03	Quorum	416
10.03.00	<i>ZONING BOARD</i>	416
10.03.01	Membership and Terms	416
10.03.02	Roles and Responsibilities	416
10.03.03	Appealing Decision of the Zoning Board	418
10.04.00	<i>BAGDAD ARCHITECTURAL ADVISORY BOARD</i>	418
10.04.01	Membership and Terms	418

## Table of Contents

10.04.02	Roles and Responsibilities	419
10.04.03	Bagdad Architectural Advisory Board (BAAB) Design Review and Approval Process	421
<b>Chapter 11</b>	<b>Application, Review and Decision-Making Procedures</b>	<b>427</b>
<i>11.01.00</i>	<i>GENERALLY</i>	<i>427</i>
11.01.01	Purpose and Intent	427
11.01.02	Applicability to Development and Exceptions	428
11.01.03	Applicability to a Change of Use and Exceptions	428
11.01.04	Fees Required	429
11.01.05	Certificate of Occupancy	429
11.01.06	Computation of Time	429
<i>11.02.00</i>	<i>APPLICATION REQUIREMENTS</i>	<i>429</i>
11.02.01	Submittal Requirements for All Applications	429
11.02.02	Basic Submittal Requirements for Access Management, Coastal Construction, Family Homestead and/or Parent Parcel, Itinerant Vendor, Major Land Clearing, Minor Land Clearing, Minor Subdivision, Off Premise Sign, PUD Master Plans, PBD Master Plans, PID Master Plans, Site Plan Applications, Tree Removal, Conditional Uses, Rezonings, Small Scale Future Land Use Amendments, Large Scale Future Land Use Amendments, Special Exceptions, and Variances	430
11.02.03	Additional Submittal Requirements for Access Management	430
11.02.04	Additional Submittal Requirements for Coastal Construction	431
11.02.05	Additional Submittal Requirements for and Parent Parcel	431
11.02.06	Additional Submittal Requirements for Itinerant Vendors	431
11.02.07	Additional Submittal Requirements for Major Land Clearing	432
11.02.08	Additional Submittal Requirements for Minor Land Clearing	432
11.02.09	Additional Submittal Requirements for Minor Subdivision	433
11.02.10	Additional Submittal Requirements for Off Premise Signs	433
11.02.11	Additional Submittal Requirements for Site Plans	433

## Table of Contents

11.02.12	Additional Submittal Requirements for Tree Removal	437
11.02.13	Additional Submittal Requirements for Conditional Uses	437
11.02.14	Additional Submittal Requirements for Rezoning	437
11.02.15	Additional Submittal Requirements for Rezoning with Small Scale Future Land Use Amendment	438
11.02.16	Additional Submittal Requirements for Rezoning with Large Scale Future Land Use Amendment	439
11.02.17	Additional Submittal Requirements for Special Exceptions	443
11.02.18	Additional Submittal Requirements for Variances	443
11.02.19	Additional Submittal Requirements for Bagdad Certificate of Appropriateness	444
<b>11.03.00</b>	<b><i>NOTICE REQUIREMENTS</i></b>	<b>444</b>
11.03.01	Generally	444
11.03.02	Neighborhood Notice	445
11.03.03	Posted Notice	445
11.03.04	Published Notice	446
<b>11.04.00</b>	<b><i>GENERAL PROCEDURES</i></b>	<b>446</b>
11.04.01	Determination of Completeness and Consistence with Regulations	446
11.04.02	Application Reviews	446
11.04.03	Enforcement, Violations and Penalties	449
11.04.04	Interpretation, Purpose and Conflict	449
<b>11.05.00</b>	<b><i>ZONING BOARD PROCEDURES</i></b>	<b>449</b>
11.05.01	Generally	449
11.05.02	Procedure for Filing Applications	449
11.05.03	Consideration by the Zoning Board	450
11.05.04	Consideration by the Board of County Commissioners	453
11.05.05	Time for Reapplying after Denial	453



## Table of Contents

11.05.06	Approvals for Conditional Uses, Special Exceptions and Variances	454
11.05.07	Comprehensive Plan Amendments	454
11.05.08	Land Development Code Amendments	454
11.05.08	Land Development Code Amendments	
11.05.099	Public Participation	455
<b>11.06.00</b>	<b><i>BAGDAD ARCHITECTURAL ADVISORY BOARD PROCEDURES</i></b>	<b>455</b>
11.06.01	Generally	455
11.06.02	Procedures for Filing an Application	455
11.06.03	Considerations by the Bagdad Architectural Advisory Board	455
<b>11.07.00</b>	<b><i>MODIFICATIONS, CONTINUANCES AND WITHDRAWAL OF PENDING APPLICATIONS</i></b>	<b>456</b>
11.07.01	Modification to Pending Applications	456
11.07.02	Request for Continuance of Public Hearing	456
11.07.03	Withdrawal of Pending Applications	456
<b>11.08.00</b>	<b><i>PROCEDURES TO AMEND DEVELOPMENT ORDERS</i></b>	<b>457</b>
11.08.01	Generally	457
11.08.02	Non-Substantial Deviations	457
11.08.03	Substantial Deviations	457

***(This Page  
Left  
Intentionally  
Blank)***