

Research First Before Dividing Property!

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.) of the Land Development Code have been met.

Site Plan Approval

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

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. See Section 2.10.01 of the Land Development Code for exceptions. 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.

Santa Rosa County

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Santa Rosa County

GENERAL INDUSTRIAL (M2) ZONING DISTRICT

(EFFECTIVE APRIL 1, 2004
(MODIFIED OCTOBER 8, 2008)
(MODIFIED NOVEMBER 17, 2008)
(MODIFIED MARCH 19, 2013)

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

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

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

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 of the Land Development Code.

Permitted Use

In this district a building or premises may only be used for the following:

1. All uses permitted in the M-1 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.

Permitted Use (Con't)

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 uses, is permitted for security purposes.

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.

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 the Land Development Code 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.

Performance Standards (Con't)

- 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 be not 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 of the Land Development Code.
6. For development at Peter Prince Airport, existing trees are not required to be protected and new trees are not required to be planted.