

Article 6 ZONING DISTRICTS

Article 6 ZONING DISTRICTS*

***Cross references:** Any ordinance rezoning specific property or establishing or amending a specific plan unit development saved from repeal, pt. I, § 1-10(a)(11).

- 6.00.00. General.
- 6.01.00. Districts established.
- 6.02.00. Boundaries established.
- 6.03.00. Home occupations and other accessory uses.
- 6.04.00. General provisions.
- 6.05.00. District regulations.
- 6.06.00. Planned unit development (PUD).
- 6.07.00. Overlay districts (general).
- 6.08.00. Conditional use review standards.

6.00.00. General.

This article implements the goals, objectives and policies set forth in the Comprehensive Plan relating to land use in Escambia County. Provisions set forth as to type of land use, density and intensity permitted are correlated with the districts shown on the future land use map and the zoning maps.

6.00.01. Legislative intent of residential districts. The residential districts established in this section (AG, RR, SDD, R-1, AMU-1, AMU-2, R-1PK, R-2, R-2PK, R-3, R-3PK, R-4, R-5, R-6, V-1, V-2, V-2A, V-3, V-4, V-5, VR-1, VR-2, VR-3, and residential portions of GMD, VM-1 and VM-2 and PUD/PUD-PK districts) are designed to promote and protect the health, safety, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

- A. To provide sufficient space in appropriate locations for residential development to adequately meet the housing needs of the present and expected future population of the county.
- B. To efficiently utilize existing public ways and to mitigate the effects of heavy traffic, especially through traffic, in residential areas.
- C. To protect residential areas against flood, fire, explosions, toxic and noxious matter, radiation, and other hazards, as well as offensive noise, vibration, smoke, dust and other particulate matter, glare and other objectionable influences.
- D. To protect residential areas against undue congestion, by regulating the density of population, the intensity of activity and the bulk of buildings in relation to the surrounding land and to one another and by providing for off-street parking.
- E. To require the provision of open space and landscaping in residential areas wherever practical in order to provide for air, light and wind dynamics, to provide open areas for recreation, to enhance scenic quality, to facilitate surface drainage, and thereby to provide a more desirable environment for residential areas.
- F. To provide for access of light and air to windows and provide for privacy by controls over the height of buildings or other structures.

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G. To provide appropriate space in accessible locations for public and private educational, religious, recreational and similar facilities and public utilities which serve the needs of nearby residents, generally function more effectively in a residential environment and do not create objectionable influence; and to coordinate the intensity of residential land use with community facilities which are appropriately located and designed.

H. To promote the most desirable use of land as well as the appropriate location and density of development, to promote stability of residential areas by providing for smooth transitions in residential density, to effectuate and maintain adequate levels of public services, to conserve the value of land and buildings, to protect the county's present and future tax revenues and to achieve the objectives of the Comprehensive Plan.

6.00.02. General legislative intent of commercial districts. The commercial districts established in this section (C-1, C-1PK, C-2, GBD, WMU, and commercial portions of GMD, VM-1, VM-2 and PUD/PUD-PK districts) are designed to promote and protect the health, safety, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

A. To provide sufficient space, in locations accessible to residential areas, for local retail services and trades catering specifically to the recurring shopping needs of the occupants of nearby residences.

B. To protect both retail and service developments and nearby residences against flood, fire, explosion, toxic and noxious matter, radiation and other hazards, and against offensive noise, vibration, smoke, dust and other particulate matter, odorous matter, glare, and other objectionable influences.

C. To protect both retail and service developments and nearby residences against congestion, by regulating the intensity of retail and service developments consistent with their marketing functions, preserving open space and access to light and air, by providing for adequate traffic circulation, by providing for off-street parking and loading facilities and regulating the height of buildings and other structures.

D. To provide sufficient and appropriate commercial space to meet the needs of the county's existing and future populations and to encourage planned commercial development concentrated in regional, community and local commercial centers with adequate areas for vehicular and pedestrian circulation, open space and landscaped areas and adequate surface drainage and enhance scenic quality.

E. To provide sufficient space in appropriate locations for commercial districts which satisfy specific needs of the county for medical services, offices, highway oriented goods and services, and other commercial trades and services.

F. To provide sufficient space in appropriate locations for the mixture of high density residential and restricted commercial developments with standards for development which provide protection to existing, compatible land uses.

G. To provide appropriate space for various commercial activities within a compatible environment in accordance with the Comprehensive Plan, to promote a viable economic base within the county, to protect the character of the districts and their suitability for particular uses so as to conserve the value of land and buildings and to protect the county's present and future tax revenues and to achieve the objectives of the Comprehensive Plan including, but not limited to, objective 7.A.4 and policies thereunder (i.e., 7.A.4.13) and Policy 8.A.1.13 and LDC section 7.20.00.

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6.00.03. *General legislative intent of industrial districts.* The industrial districts established in this section (ID-CP, ID-1, ID-2, and GID) are designed to promote and protect the health, safety, convenience, order, prosperity and other aspects of the general welfare. The general goals include:

- A. To provide sufficient space in appropriate locations to meet the needs of the area's economic and employment base, and the expansion thereof, and for all types of distributive, assembly, production and other industrial and related activities.
- B. To provide for compatibility between industrial uses and residential uses and other related activities by providing for the separation of these uses, and to ensure that appropriate space needs for industrial activities are available by discouraging the use of such space for residential purposes.
- C. To permit industrial development which is reasonably free from danger of fire, explosions, toxic and noxious matter, radiation, smoke, dust or other particulate matter, and other hazards from offensive noise, vibration, odorous matter, glare and other objectionable influences, by regulating the emission of such nuisances, through appropriate performance standards.
- D. To protect industrial activities and uses from undue congestion by limiting the bulk of buildings and by requiring off-street parking, open space, buffer strips and other appropriate site development standards.
- E. To promote the most desirable, efficient and appropriate use of land, to promote stability of industrial and related development, to strengthen the economic base of the county, to protect the character of these districts and their peculiar suitability for particular uses, to conserve the value of land and buildings, and to protect the interests of the county and its current and future residents and to achieve the objectives of the Comprehensive Plan including, but not limited to, objective 7.A.4 and policies thereunder (i.e., 7.A.4.13) and policy 8.A.1.13 and LDC section 7.20.00.

6.01.00. Districts established.

In order to regulate and limit the height and size of buildings, to regulate and limit the intensity of the use of lot areas, to regulate and determine the areas of open spaces within and surrounding buildings, to classify, regulate and restrict the location of trades and industries, and the location of buildings designed for specified industrial, business, residential and other uses, the county hereby establishes and is divided into the following zoning districts:

TABLE INSET:

<i>Cumulative Districts</i>	
AG	Agricultural District
RR	Rural Residential District, [Low Density]
AMU-2	Airfield Mixed Use District - 2
R-2	Single-Family District, Low-Medium Density
R-2PK	[Residential District] (Perdido Key) Medium Density
R-3	One- and Two-Family District, Medium Density
R-3PK	[Residential District] (Perdido Key) High Density
R-4	Multiple-Family District, Medium High Density

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R-5	Urban Residential/Limited Office District, High Density
R-6	Residential and Neighborhood Commercial District, High Density
C-1	Retail Commercial District
C-1PK	(Perdido Key) Commercial District
CCPK	(Perdido Key) Commercial Core District
CGPK	(Perdido Key) Commercial Gateway District
PRPK	Planned Resort District Perdido Key (Medium Density)
C-2	General Commercial District
ID-CP	Industrial Commerce Park District (no residential uses allowed)
ID-1	Industrial District (no residential uses allowed)
V-1	Villages Single-Family Residential, Low Density
V-2	Villages Single-Family Residential, Medium Density
V-2A	Villages Single-Family Residential, Low Density
V-3	Villages Single-Family Residential, High Density
V-4	Villages Multifamily Residential
VM-1	Villages Mixed Residential - 1
VM-2	Villages Mixed Residential - 2
<i>Noncumulative Districts</i>	
<i>R-1</i>	<i>Single-Family District, Low Density</i>
<i>AMU-1</i>	<i>Airfield Mixed Use District - 1</i>
<i>R-1PK</i>	<i>(Perdido Key) Single-Family [Residential] District, Low Density</i>
<i>SDD</i>	<i>Special Development District</i>
<i>ID-2</i>	<i>General Industrial District (no residential uses allowed)</i>
<i>S-1</i>	<i>Outdoor Recreational District (no residential uses allowed)</i>
<i>S-1PK</i>	<i>(Perdido Key) Outdoor Recreational District</i>
<i>P</i>	<i>Public</i>
<i>V-5</i>	<i>Villages Mixed Residential Clustered</i>
<i>GBD</i>	<i>Gateway Business District</i>
<i>GMD</i>	<i>Gateway Mixed Use District</i>
<i>GID</i>	<i>Gateway Industrial District</i>
<i>VAG-1</i>	<i>Villages Agriculture, Low Density</i>

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VAG-2	<i>Villages Agriculture</i>
VR-1	<i>Villages Rural Residential, Low Density</i>
VR-2	<i>Villages Rural Residential</i>
VR-3	<i>Villages Rural Residential, Medium Density</i>
WMU	<i>Waterfront Mixed Use</i>
<i>Santa Rosa Island Authority Zoning Districts</i>	
LDR-PB	Low Density Residential
MDR-PB	Medium Density Residential
MDR/C-PB	Medium Density Residential/Commercial*
HDR-PB	High Density Residential
HDR/C-PB	High Density Residential/Commercial*
GR-PB	General Retail
Rec/R-PB	Recreation Retail
CH-PB	Commercial Hotel
PR-PB	Preservation
Con/Rec-PB	Conservation/Recreation
G/C-PB	Government/Civic

District regulations for SRIA zoning districts are contained in article 13 of this Code.

*Hotel densities may be increased to 20 units per acre in MDR/C-PB and 50 units per acre in HDR/C-PB, by conditional use approval through the BOA.

[6.01.01. Reserved.]

6.01.02. Reversion of federal lands. Whenever unzoned federal properties revert to private ownership, such reversion shall be subject to the plan amendment process, and such process shall be initiated with the proposed future land use category being that which is requested by the applicant or the federal agency responsible for the land and/or its disposition. See section 6.01.03.B. regarding the imposition of a zoning district on the property.

6.01.03. Unzoned land.

- A. Unzoned land, which is not included in an existing future land use category on the future land use map, shall be subject to the plan amendment process. Until the effective date of such plan amendment, section 7.09 of the Comprehensive Plan shall be applied to the land to impose a future land use category on the property that is consistent with conforming uses surrounding or within 500 feet of the property.
- B. Following such amendment, the property shall undergo a legislative zoning process, except for projects which have been approved through the planned unit development process and are located in areas which the county has determined shall not be included in a specific zoning district.

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C. Where the plan amendment process is a small scale amendment, the plan amendment and the zoning process may process in tandem; provided, however, that the zoning ordinance shall be effective upon the effective date of the small scale amendment.

6.02.00. Boundaries established.

The boundaries of the districts are shown upon the official zoning map series, which depict the entirety of the county, which are hereby adopted by reference and made a part hereof. The official zoning map series and all the notations, references and other information shown thereon are a part of this Code and have the same force and effect as if such information set forth on the maps were all fully described and set forth herein. The official zoning maps are on file in the offices of the department. The director shall maintain the official zoning maps and future land use map, and insure that all amendments thereto are posted to the official map as soon as possible after adoption, but not later than five business days after the zoning amendment becomes legally effective. The official zoning maps, or portions thereof, shall be available to the general public for purchase within five days of such amendment becoming legally effective.

6.02.01. Determination of boundaries. Where uncertainty exists as to boundaries of any district shown on the official zoning map adopted herein, the following rules shall apply only to make determinations:

- A. Where such district boundaries are indicated as approximately following street lines, alley lines, lot lines, section lines or other natural or manmade features, such lines or features shall be construed to be such boundaries.
- B. On all properties the location of the district boundary, unless the same is indicated by dimensions, shall be determined as accurately as possible by the use of the scale appearing on the original official zoning map.
- C. Where any street or alley was heretofore or is hereafter officially vacated or abandoned, the zoning district regulations applicable to each parcel of abutting property shall apply to that portion of such street or alley added thereto by virtue of such vacation or abandonment.
- D. If a zoning district line divides a parcel, the district with the larger land area can apply to the entire parcel if the parcel is one acre or less in size and where the parcel is not part of a platted residential subdivision. Conditional use approval by the board of adjustment is required for this to apply. In all other instances, rezoning is required where the owner wishes to apply a single district to the whole parcel.

NOTE: Nothing in this subsection shall prohibit or inhibit the provision of more than one zoning district on a lot or parcel.

6.02.02. Setback requirements. The BOA may grant a variance pursuant to section 2.05.00 of this Code to setback requirements in the following cases:

- A. Additions to buildings or structures which upon construction would be in violation, and extend further into the setback area than the existing building.
- B. In considering the request pursuant to the above, the BOA may approve, deny or approve a part of an application for variance to the setback requirements. In order to approve the variance, the BOA shall find there is competent, substantial evidence to demonstrate that no adverse impacts will occur to any adjacent or nearby properties or to the use and convenience of public roads and streets. Of particular concern is the maintenance of public safety, site distances, obstacles or obstructions to vehicular or pedestrian movement, the necessity for adequate, unobstructed rights-of-way for utility purposes and other similar physical and aesthetic considerations.

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C. A variance to setback requirements shall be granted by the BOA to a structure when, at time of application, said structure otherwise conformed to the setback provisions of this Code. However, the applicant and BOA are bound by the provisions of articles 2 and 7 and relevant statutes when considering and acting upon such application.

6.02.03. Setback encroachments for construction/security. Nonconforming signs, lights, fences, and temporary power poles needed for construction or security activities may be permitted as temporary structures in the setback area. The owner shall be responsible for and shall remove any such items pursuant to a request of the board of county commissioners at no expense to the county. Setback approvals will not be required for septic tanks. All structures subject to this provision and located in the setback are considered temporary structures as defined in the Standard Building Code.

6.02.04. Modification and adjustments of zoning regulations. Regulations set forth in section 2.10.00 modify, adjust or supplement the district regulations appearing in this article.

6.03.00. Home occupations and other accessory uses.

The purpose of this section is to classify accessory uses or activities so as to distinguish such accessory uses from the primary or principal use associated with any lot or parcel. If there is a dispute regarding the classification of a use or activity as an accessory or principal use, or if there is an ambiguity such that it is not clear whether a proposed use or activity should be classified as an accessory use, the planning board (LPA) shall review the matter and determine the proper classification of such use or activity.

6.03.01. Accessory uses. Activities or uses customarily associated with and appropriately incidental and subordinate to the principal use when located on the same lot as such principal use shall be considered an accessory use and shall adhere to the conditions set forth in this section. Such accessory uses shall be controlled in the same manner as the principal use within the district where such uses are located, except as otherwise provided in section 2.10.06. Accessory uses include, but are not limited to, the following:

A. *Parking.* Off-street parking and loading serving a principal use, whether located on the same lot or on a different lot, but only if the facilities involved are reserved for the residents, employees, patrons or other persons participating in the principal use. Elevated, above grade parking facilities are considered an accessory building for the purpose of calculating the footprint on Perdido Key. (See sections 6.05.13.H.4.b; 6.05.13.01.F.4.e; 6.05.13.02.F.5.e.)

B. *Home occupations.* Occupations accessory to a residential use shall be conducted within a dwelling unit, or accessory building by one or more residents of the dwelling unit and shall not occupy more than 20 percent of the total floor area of such dwelling unit or more than 300 square feet of floor area, whichever is less. Prior to commencement of any home occupation, the owner shall obtain all appropriate/required business, professional or occupational license(s). Any home occupation shall meet the following standards:

1. *Exterior evidence of the operation.* There shall be no exterior displays or storage, or a display of goods or merchandise or stock-in-trade visible from the outside or exhibited on the premises by any method or device whatsoever, including signs which would indicate from the exterior that the dwelling unit, or accessory building is being utilized in whole or in part as a home occupation;
2. *Mechanical equipment impact.* Use, in connection with the home occupation, of any mechanical or electrical equipment which creates interference or causes adverse impacts on adjoining or nearby properties is prohibited. Those devices normally used in agricultural activities, for household purposes, or

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for other domestic purposes are not regulated by this section. (The use of personal computers, typewriters, calculators, etc., is not regulated by this Code);

3. *External structural alterations.* External structural alterations not customarily associated with residential buildings are prohibited;

4. *Noise or similar impacts.* Offensive noise, vibration, smoke, dust, or other particulate matter, odorous matter, heat, glare or other objectionable effects are prohibited;

5. *Employees.* Employment of persons other than a family member residing in the dwelling unit, is prohibited unless otherwise approved as part of a conditional use permit pursuant to section 2.05.00 of this Code;

6. *Customers.* No customers shall visit the house nor shall there be any other additional traffic or an increase in demand for parking due to trucks or other service vehicles coming to the house;

7. *Group instruction or assembly.* Group instruction or assembly; fortune telling; massage parlors, modeling studios, photography studios and similar services are prohibited;

8. *Mobile homes.* A home occupation or commercial activity is prohibited in a residential mobile home; and

9. *Auto repair.* The manufacturer or repair of motor vehicles or other transportation equipment is prohibited.

C. *Residential occupancy.* If occupancy/residential use is customarily associated with and appropriately incidental to a principal nonresidential activity on the same lot.

D. *Employee/visitor support.* Support services and functions/activities normally associated with the permitted principal use including, but not limited to, cafeterias, lunch/break rooms, health or fitness facilities.

E. *Accessory structures.* Accessory structures to a residence (excluding agricultural zoning and farms) shall not exceed 50 percent of the size of the primary structure or 500 square feet, whichever is larger, for parcels up to two acres in size. Parcels of two to five acres in size may have accessory structures up to 75 percent of the size of the primary structure and parcels greater than five acres may have accessory structures up to 100 percent of the size of the primary structure. Structures larger than the above allowed sizes shall require conditional use approval from the BOA. Accessory buildings or guest residences on waterfront lots shall require conditional use approval from the BOA to locate in a front yard of the principle dwelling and shall not be located within 60 feet of a front property line. If the parcel is zoned commercial, the accessory structure may be larger than the above standard but in such case, it shall require site plan approval as a commercial structure in accordance with article 4, part II.

F. *Docks, piers and mooring devices.* Noncommercial structures such as piers, docks, wharves, mooring devices, lifting and launching devices are permitted as accessory structures where allowed in residential districts.

Unwalled roof areas or boat shelters are permitted as accessory structures on conforming piers, docks, or wharves provided that no part of such superstructure extends further waterward from the property line than the permitted pier, dock or wharf.

G. *Carports.* All Carports attached and/or detached regardless of construction materials are allowed as accessory uses only when the following conditions are met:

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1. Carport is located in the side or backyard and meets the required side and/or rear yard setback.
2. Carport is located in the front yard and meets the following additional conditions:
 - a. It is not possible to locate the carport in the side or rear yard; and
 - b. Front yard carports are not prohibited by private deed restrictions; and
 - c. Carport must provide a minimum ten-foot front yard setback. The applicant must prove they cannot place the carport in the side or rear yard;
3. All carport owners must apply for and receive a land use certificate from the planning and zoning department, with the one-stop development planners.
4. All carports are required to meet local building code requirements.
5. Building permits will be required for all carports except portable carports under 400 square feet (see section 4.06.02).
6. Carports may be attached to the principle dwelling in a manner consistent with the building code provided that the principle dwelling is not a mobile home.
7. All new carports that are erected after July 20, 2006, are required to comply with these regulations which requires obtaining a land use certificate, meeting local building code requirements, and possibly a building permit depending on size (see subsection 5., above).

H. *Small wind energy systems.* A small wind energy system is an accessory use which shall meet the following standards:

1. System Height. The height of the system is the minimum necessary to reliably provide the required power.
2. Prohibited use. To protect the unique scenic view, the installation of systems is prohibited within the Scenic Highway Overlay District.
3. Airport and Navy review. The installation of a system or additional turbine within the Pensacola Gulf Coast Regional Airport Planning District (PNSPD) or any Navy Airfield Influence Planning District (AIPD) shall require applicant notification to and response from the respective airport/ airfield authority. If the authority has objections to the installation, the Planning Official shall consider them in a final determination and may impose approval conditions on the installation to address the objections.
4. Setback. The center of a system tower base shall be no closer to any part of a dwelling outside of the system installation parcel than the total height of the system. Additionally, no part of a system structure, including any guy wires or anchors, shall be closer than five feet to the property boundary of the installation parcel.
5. Appearance.
 - a. Design and Location. Towers shall be designed and located to minimize visual impacts. Colors and surface treatment of system components shall minimize visual distraction.

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b. Signs. Signs on system components shall be limited to the manufacturer's or installer's identification and appropriate warnings.

c. Lighting. System structures shall not be lighted, except to the extent required by the Federal Aviation Administration or other applicable authority.

6.04.00. General provisions.

6.04.01. Compliance with code. No principal or accessory building, structure or use shall be erected, reconstructed or structurally altered, extended or enlarged unless such building, structure or use complies with all applicable regulations established by this Code including parking, landscaping and all other performance standards for the district in which the building, structure or land is situated. Unless otherwise authorized as provided herein, land uses not listed or included as permitted uses in a given zoning classification shall be considered prohibited uses in such zoning classification. The conducting of prohibited uses shall be considered violations of this Code punishable as provided by law and ordinance. Specifically exempted from the prohibition shall be bona fide accessory uses that comply with section 6.03.01.

6.04.02. Encroachment of yard or open space. The minimum yards and other open space provisions contained in this Code for each and every building hereafter erected or structurally altered, shall not be encroached upon or considered as yard or open space requirements for any other building (Also, see section 2.10.01 et seq.).

6.04.03. Number of buildings per lot in single-family districts. In single-family districts every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than one dwelling unit and the customary accessory buildings on one lot except while constructing a new dwelling on said lot in which case the old dwelling must be removed within 90 days of issuance of a certificate of occupancy for the new dwelling.

6.04.04. Uses and parking of recreational vehicles. As of the adoption date of this Code, the use of recreational vehicles as living quarters for more than 14 days in any calendar year is prohibited, except in duly licensed campgrounds or mobile home parks. All recreational vehicles located in residential districts, except for those being stored and not occupied and located on the same lot with the principal structure, shall be removed within 60 days from notification.

6.04.05. Temporary construction or sales office. A temporary construction office or sales office such as is normally used by contractors on or near the premises while a building or other project is under construction, shall be allowed, provided such temporary building is removed no later than 90 days from the date of issuance of a certificate of occupancy. A temporary sales office can be authorized prior to the start of construction provided a preapplication review of the project has been completed by the development review committee. The office must be removed within 24 months of such preapplication if construction has not begun. One extension can be authorized by the board of adjustment.

6.04.06. Subdivision sales office. Nothing contained in this Code shall be construed to prevent the owner or sales agent of a subdivision from using or occupying any house that may be constructed in said subdivision in accordance with the building code and zoning regulations as an office for the sale and promotion of lots and houses within such subdivision. Such operations shall cease when sales in said subdivision have been completed.

6.04.07. Land area calculation involving land-locked water bodies. For the purpose of calculating land area in determining density, water bodies which are completely landlocked, which are not a part of federal or state designated navigable waterways, and which are contained within the tract of land may be used towards the overall

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land area calculation for the project parcel. Any part of any preserved wetlands or other preserved natural areas which are located on the project parcel may be used and calculated as part of the overall land area of the project parcel.

6.04.08. Previously existing lots. This Code shall not be construed to prevent the construction of a single-family dwelling on any lot that was a lot of record as of February 8, 1996, although such lot of record may have a lesser area or width than is required in the district in which said lot is located.

6.04.09. Commercial activity in public right-of-way. In accordance with Ordinance No. 88-3, commercial operations are prohibited in public rights-of-way including storage of vehicles for sale or rent. To assure compliance, a hedge or other barrier shall be installed to prevent vehicles, boats, mobile homes, storage shed, etc., (for sale or rent) from intruding on the right-of-way.

6.04.10. Temporary use of a mobile home as a guest residence due to medical hardship.

- A. A mobile home meeting the definition of guest residence, as defined in article 3, may be placed temporarily as a guest residence due to medical hardship in any zoning district on the mainland of Escambia County, except for the C-2, C-3, C-4, and the Villages commercial zoning districts, and the industrial zoning districts with approval of the board of adjustment and in accordance with the provisions of sections 2.05.01 and 2.05.06.
- B. Mobile homes approved by the board of county commissioners under the previous ordinance regarding such use of a mobile home shall be subject to the provisions of section 2.05.06 upon expiration of prior approvals.

6.04.11 Temporary residential, business, commercial and industrial use housing measures following a disaster.

- A. *During the rehabilitation or construction of a residence.* When a natural or human-caused disaster has rendered a single-family residence unfit for human habitation, the temporary use of a mobile home, manufactured home or recreational vehicle located on the single-family lot, or off-site subject to the conditions set forth in paragraph D.6. below, during rehabilitation of the original residence or construction of a new residence may be permitted by the building official, regardless of zoning district requirements. The maximum length of use will be 18 months or 540 days after the date of a disaster declaration by the President of the United States. The applicant must apply for such permit within six months of the date of the disaster declaration. The board of county commissioners must implement this provision with a finding that such temporary housing is in the public interest as to each such disaster. (See also, sections 6.04.04 and 7.09.00.A of this Code).
- B. *Use of recreational vehicle and mobile home parks for residential housing.* Rental recreational vehicle and mobile home parks having unoccupied pad sites reserved for seasonal visitor use may be asked to make such sites available to housing disaster victims having residences unfit for human habitation. Owners of recreational vehicle and mobile home parks will be compensated for use of each needed pad site based on fair market rental rates in effect for Escambia County at the time of the declared disaster. The board of county commissioners must implement this provision with a separate finding that such temporary housing measures are in the public interest as to each such disaster.
- C. *During the rehabilitation or construction of business, commercial or industrial use structures.* On a case-by-case basis, the building official may issue a permit to allow business, commercial or industrial uses that have been damaged by a disaster and in need of temporary nonresidential housing to use a department of community affairs approved manufactured home to carry out their activities during the rehabilitation of the original structure or construction of a new structure. Such temporary nonresidential structures may be permitted only for use on the site of the damaged structure. The maximum duration of the temporary use is

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nine months or 270 days from the date of the declaration of disaster by the President of the United States. The applicant must apply for such permit within six months of the date of the disaster declaration. This provision must be implemented by a finding by the board of county commissioners that these temporary use structures are in the public interest to allow for the rehabilitation of the area's economic base as to each such disaster.

D. *Conditions for use and limitation.* For all temporary uses allowed by this section, the following apply:

1. Required electrical, water and sanitary facilities must be provided.
2. The mobile home, recreational vehicle or manufactured home must be removed from the property within ten days after the certificate of occupancy is issued for the new or rehabilitated residence, business, commercial or industrial use or upon expiration of the temporary use permit, whichever occurs first. In order to receive a permit, the property owner must enter into a written contract with Escambia County that requires the property owner to remove the mobile home, manufactured home or recreational vehicle before the ten-day period expires. Failure to do so will enable the county to remove the structure without further notice and at the expense of the permit holder or property owner. the board of county commissioners delegates to the county administrator or his designee the authority to execute this contract on behalf of Escambia County.
3. Placement or setting of the mobile home, recreational vehicle or manufactured home must comply with article 10 of this Code, pertaining to floodplain management.
4. For any business, commercial or industrial uses, there must be a reasonable amount of parking, including handicapped parking, based on the square footage of the temporary structure.
5. In those instances where the site of the damaged residential structure is not suitable for placement of a mobile home, manufactured home or recreational vehicle, the permittee may designate an alternate site provided that such alternate site complies with existing setback requirements of this Code for a guest residence as defined in article 3 of this Code, except that recreational vehicles may also be utilized and further provided that the approval of the board of adjustment shall not be required for placement of mobile homes, manufactured homes or recreational vehicles under this section. When an alternate site is designated, both the person whose home has been rendered uninhabitable and the owner of the property on which the mobile home, manufactured home or recreational vehicle is to be located shall join in the application for the permit and the contract for removal.
6. In no instance shall more than one mobile home, manufactured home or recreational vehicle (in addition to the preexisting dwelling) be permitted per lot and said mobile home, manufactured home or recreational vehicle must be occupied by the uninhabitable residential structure owner.
7. When any temporary use structure, permitted under this section, is replaced due to damage from a subsequent declared disaster, the duration of the original temporary use permit shall not be extended unless the subsequent declared disaster caused sufficient damage to the original residential, business, commercial or industrial structure to require additional repairs that slow the rehabilitation process as determined by the building official.

6.04.12. Use of portable storage containers in residential zoning districts. In all residential zoning districts, a land use certificate is required for the placement of a portable storage container at the site for any period greater than thirty (30) days. For periods less than thirty (30) days, a county container notification is required, which is to be provided to the County by the portable storage container company. The Development Services Bureau Chief or designee, based on a reasonable need, may issue a land use certificate that allows placement of the portable storage

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container on a residentially zoned lot for ninety (90) days. For purposes of this section, reasonable need means temporary circumstances that warrant the need for additional on-site storage, to include but not be limited to, damage or destruction to the primary use, remodeling, renovating, construction, or relocating.

In all residential zoning districts, if a container is to remain at a site for a period greater than thirty (30) days, a property owner or occupant must obtain a land use certificate from the Development Services Bureau Chief or designee for the placement of a portable storage container. The Development Services Bureau shall track the number of such container notifications and land use certificates issued and those remaining active.

In order to issue a land use certificate, the following regulations must be met and applicable:

A. For a front, back, or side yard.

1. The applicant is limited to one portable storage container per primary use. In the case of a multifamily residential use, the limit shall be one portable storage container per unit. The use of multiple storage containers may be approved by the development services bureau chief or designee based on the amount of construction and the scope of work.
2. The container shall not exceed the exterior dimensions of nine feet in height; 20 feet in length and eight feet in width.
3. The container shall not obstruct the line of sight for approaching traffic or otherwise present a safety hazard. The placement zones of portable storage units in fire lanes, passenger loading zones or public rights-of-way shall be strictly prohibited unless approved by the development services bureau chief or designee.
4. Front yard placement will only be permitted where no alternative location on the parcel exists or if required placement of the container on an alternative location would create an unreasonable hardship on the owner(s) or occupant(s).
5. The portable storage company shall be responsible to ensure that the container is in good condition, free from evidence of deterioration, weathering, discoloration, graffiti, rust, ripping, tearing or other holes or breaks.
6. In the event of unforeseen circumstances, such as an act of God, the development services bureau chief or designee may grant not more than one 90-day extension for good cause shown, assuming the applicant made such a request prior to the expiration of the original land use certificate.

B. For a backyard only. The development services bureau chief or designee may issue a land use certificate for the indefinite use of a portable storage container in a residentially zoned backyard assuming criteria 1--3 of subsection A., above, are met in addition to the following:

1. Any signage complies with the regulations of Article 8 of this Code.
2. All the accessory use requirements, including but not limited to setbacks, are met.

6.04.13. Use of portable storage containers in other zoning districts. In the C-1 zoning district, portable storage containers shall be considered outdoor storage and are a conditional use requiring compliance with subsection 6.05.14.C.4 and section 6.08.01 of this Code except that portable storage containers need only be buffered, not covered and buffered. Conditional use approval by the BOA is sufficient and no land use certificate is required.

In the C-2 district and any other district in which outdoor storage is a permitted use, portable storage containers shall be a permitted use with no land use certificate required.

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In any other zoning district where outdoor storage is a prohibited use, portable storage containers shall be a prohibited use.

6.04.14. Retroactive. This section shall apply to existing portable storage containers. Where required by this ordinance, the owner or occupant of a lot that has a portable storage container placed on it shall either apply for a land use certificate or conditional use approval within 60 days of the effective date of this ordinance. Where no such land use certificate has been obtained or conditional use approval requested within 60 days of the effective date of this ordinance, the portable storage container shall be removed within the 60-day timeframe. Likewise, in any zoning district where portable storage containers are prohibited, the owner or occupant shall remove the portable storage container within 60 days of the effective date of this ordinance.

6.04.15. Fees. Application fees for a land use certificate or extension allowed for under this section will be set by resolution. There is no fee for a county container notification.

6.04.16. Temporary Structures. A temporary structure may be erected on any lot provided it complies with its applicable zoning district regulations, and is used for commercial, commercial amusement, or recreational purposes. Temporary structures may include, but are not limited to, tents, portable shelters, wheeled structures, amusement rides, inflatable amusement structures, and constructed amusement structures. A temporary structure may constitute the primary use on a site and a permanent structure is not required to be located on the same site as a temporary structure. However, any temporary structure erected on a site must be approved by the County as follows:

- A. *Temporary structure in use for up to 30 days.* A temporary structure shall be allowed provided it complies with its applicable zoning district regulations.
- B. *Temporary structure in use between 31 days and 180 days.* The applicant must obtain a land use certificate from the planning official or designee for placement of the temporary structure.
- C. *Temporary structure in use for or longer than 181 days.* The applicant must obtain approval from the Development Review Committee (DRC) and comply with all applicable DRC requirements.

Note: Nothing in this subsection shall be deemed to prohibit temporary structures associated with civic, community or religious events such as the annual Seafood Festival, arts and crafts festivals, social or religious activities associated with a principal structure housing a place of worship, or meeting hall, schools or activities at the fairgrounds.

6.04.17. Mobile vending units. Mobile vending units are permitted uses in the following zoning districts: R-6, C-1, C-2, ID-1, ID-2, C-1 PK, CC-PK, CG-PK, and PRPK, subject to the following restrictions:

- A. The owner of the mobile vending unit must obtain an occupational license from the Escambia County Tax Collector and affix a copy of the occupational license to the mobile vending unit in a conspicuous location.
- B. The mobile vending unit shall include a waste receptacle and shall be designed and operated so as to prevent and eliminate the scattering of vending, beverage containers, paper products, etc.
- C. The mobile vending unit shall not be placed within a County right-of-way, parking space, driveway, or sidewalk.

6.04.18. Single-family dwellings. In all primarily single-family zoning districts as designated by Section 6.01.00 (R-1, R-2, R-3, V-1, V-2, V-2A, and V-3), and also in the R-4 and R-5 zoning districts, but exclusive of those zoning districts established under Article 13 of the land development code, the occupancy of single-family dwellings is limited to

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one family as defined under Section 3.02.00 of this code. However, nothing in this section shall be construed to limit or restrict any occupancy otherwise authorized or licensed by state or federal law.”

6.04.19. *Outdoor Storage Classes and Standards.* In order to determine and regulate outdoor storage and the proper screening requirements for such storage, the County hereby establishes the following outdoor/outside storage categories and standards:

Table Inset:

Class	Description for Outdoor Storage
Class 1	<ul style="list-style-type: none"> • Construction materials on active construction sites.
Class 2	<ul style="list-style-type: none"> • Live plants not displayed for sale. • Goods incidental to agriculture or the provision of agricultural services.
Class 3	<ul style="list-style-type: none"> • Vehicles, including recreational, trailers, construction, and watercraft, at dealerships or a mini-warehouse. • Retail funerary sales.
Class 4	<ul style="list-style-type: none"> • Items outdoors during business hours.
Class 5	<ul style="list-style-type: none"> • Vehicles including recreational, trailers, construction, and watercraft excluding vehicles located at residences. • Hazardous or toxic substances • The storage, sale, dismantling, or other processing of used or waste goods or materials that are not intended for reuse in their original forms. • Materials or equipment. • Storage of vehicles or equipment for maintenance, repair, or servicing. • Raw or finished materials incidental to manufacture, processing, fabrication, assembly, treatment, and packaging of products. • The storage incidental to offices or administrative, clerical, or public contact services, together with incidental storage and maintenance of necessary vehicles.

(A) Standard	(B) Class 1	(C) Class 2	(D) Class 3	(E) Class 4	(F) Class 5
Yard or driveway.	<input checked="" type="checkbox"/>				
Rear yard unless the area is screened in accordance with LDC Section 7.01.06.E.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Standard A-2 buffer is required where abutting any residential district.		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Screened in accordance with LDC Section 7.01.06.E.				<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

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6.05.00. District regulations.

6.05.01. AG agricultural district, low density.

A. *Intent and purpose of district.* This district is intended to identify those areas used primarily for farming, and/or the raising of livestock, and silviculture. A primary purpose of this district is to provide for the continuation and expansion of viable agricultural activities within the county by providing for compatibility among permitted uses and by preserving open spaces through low district-wide residential densities. The maximum density is 1.5 acres per dwelling unit. Refer to article 11 for uses, heights and densities allowed in AG - agricultural areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Agricultural, farm animals and agricultural-related activities and customary accessory buildings.
2. Silviculture.
3. Mariculture and aquaculture.
4. Single-family residences.
5. Campground and recreational vehicle parks.
6. Public utility.
7. Stables, private and public.
8. Animal hospitals, clinics and kennels.
9. Display and sale of fruit, vegetables and similar agricultural products.
10. Mobile homes as a single-family dwelling, subject to the other relevant provisions of this Code.
11. Places of worship.
12. Educational facilities.
13. Clubs and lodges.
14. Guest residences.
15. Public utility and service structures not included in subparts C. or D., below.
16. Feed and farm equipment stores.
17. Other rural area related commercial uses meeting the locational requirements of Comprehensive Plan Policy 8.A.1.11.
18. Golf courses, tennis centers, swimming clubs, and customary attendant facilities and accessory buildings.
19. Commercial communication towers 150 feet or less in height.
20. Family day care homes and family foster homes.
21. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

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C. *Prohibited uses.*

1. Multifamily dwellings.
2. Landfills.

D. *Conditional uses.*

1. Hunting preserve, shooting ranges, gun and rifle clubs, etc.
2. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations.
3. Wastewater treatment facilities, electric power generation facilities or substations, and solid waste transfer stations or collection points and/or processing facilities.
4. Oil wells/mineral extraction and commercial antenna towers more than 150 feet in height.
5. Hospitals, nursing homes and similar uses, except in the Coastal High Hazard Area (CHHA) future land use categories.
6. The raising of exotic animals and birds.
7. Junkyards, salvage yards, and waste tire processing facilities.
8. Two-family dwellings.
9. Clinics.

E. *Site and building requirements.*

1. *Lot area, minimum.*

- a. Single-family residence. One and one-half acres (65,340 square feet), however, any deed or gift of any parcel of land given without valuable consideration to any member of the donor's immediate family shall be exempted from the minimum lot area requirements. The deeding option shall be limited to one time only for each immediate family member.
- b. Public utility uses, animal hospitals, churches and schools shall be exempted from the minimum lot area requirement.
- c. Animal clinics and kennels or other boarding facilities--Two acres minimum.

2. *Lot coverage.* At least 20 percent of each lot or parcel shall remain pervious (80 percent maximum impervious cover ratio).

3. *Lot width.* The minimum lot width for all permitted uses shall be 100 feet at the street right-of-way.

4. *Front yard.* There shall be a front yard having a depth of not less than 40 feet.

5. *Rear yard.* There shall be a rear yard having a depth of not less than 40 feet. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 40 feet, whichever is greater.

6. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less

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than five feet on each side. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 40 feet, whichever is greater.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

6.05.02. RR rural residential district (cumulative), low density.

A. *Intent and purpose of district.* This district is intended to be a single-family residential area of low density in a semi-rural or rural environment. This district is intended to provide a transition from urban to rural densities and agricultural uses. The maximum density is two dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in RR - rural residential areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
2. Any use permitted in the preceding district except as noted below.

C. *Conditional uses.*

1. Public riding stables.
2. Kennels.
3. Animal hospitals and veterinary clinics.
4. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations.
5. Home occupations with employees.
6. Shooting ranges, gun and rifle clubs, etc.
7. Country clubs, golf courses and tennis clubs.
8. Any conditional use permitted in the preceding district, except antenna towers.
9. Guest residence for medical care.
10. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
11. Solid waste transfer stations, collection points, and/or processing facilities.

D. *Prohibited uses.*

1. Any use prohibited in the AG district.
2. Commercial communication towers.
3. Junkyards, salvage yards, and waste tire processing facilities.

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E. *Site and building requirements.*

1. *Lot area, minimum.*

Single-family dwelling . . . 1/2 acre

Horses and private stables . . . 2 acres

Campgrounds . . . 5 acres

Place of worship . . . 1 acre

Educational facilities . . . 1 acre

Kennels . . . 2 acres

Keeping of farm animals . . . 2 acres

2. *Lot coverage.* At least 20 percent of each lot or parcel shall remain pervious (80 percent maximum impervious cover ratio).

3. *Lot width.* The minimum lot width at the front building line shall be 100 feet and 80 feet at the street right-of-way. Every cul-de-sac shall have a minimum of 40 feet at the street right-of-way.

4. *Front yard.* There shall be a front yard having a depth of not less than 40 feet.

5. *Rear yard.* The minimum rear yard shall not be less than 40 feet in depth. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision (article 7) of this Code or 40 feet, whichever is greater.

6. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision (article 7) of this Code or 40 feet, whichever is greater.

7. *Private stables or other structures for housing (sheltering) farm animals.* No stables may be located less than 50 feet from any property line, nor less than 130 feet from any adjacent principal residential dwelling unit.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

6.05.03. AMU-1 airfield mixed use-1 district (noncumulative).

A. *Intent and purpose of district.* The airfield mixed-use-1 district allows a compatible mix of certain types of commercial uses and single-family residential uses within the airfield influence planning district-1 (AIPD-1). The intent is to give a commercial option to property owners without the accompanying high residential densities allowed in the cumulative commercial districts. Buffering and landscaping/site requirements are more stringent than normal to protect residential uses from possible negative impacts if near commercial development. Additionally, the type of commercial use is limited to correspond to military recommendations and article 11 requirements.

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All commercial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and article 7.

While the intent is for this zoning district to apply primarily to the AIPD-1 overlay areas, it can also be utilized in other unincorporated areas of Escambia County in which it is compatible with the future land use category with a maximum density of three d.u./acre. Maximum density is commensurate with the density specified in the accident potential zone (APZ) or AIPD area in which the site is located. (See adopted maps.)

All lots of record as of August 21, 2001, are allowed one single-family residence regardless of density limitations.

The following densities shall apply in airfield mixed use-1:

1. *NAS Pensacola*

TABLE INSET:

a.	CZ (Clear Zone)	0 d.u./acre
b.	AIPD-1 Area "A"	0 d.u./acre
c.	APZ-1 (NASP)	0 d.u./acre (off the end of the runway)
d.	APZ-1 (All others)	1 d.u./2.5 acres
e.	APZ-2 (NASP)	2 d.u./acre (off the end of the runway)
f.	APZ-2 (All others)	3 d.u./acre
g.	AIPD-1 Area "B"	3 d.u./acre

2. *NOLF Saufley*

TABLE INSET:

a.	Clear Zones (CZ)	0 d.u./acre
b.	APZ-1	1 d.u./2.5 acres
c.	APZ-2	3 d.u./acre
d.	AIPD-1 Area "B"	3 d.u./acre

3. *NOLF Site 8*

TABLE INSET:

a.	AIPD-1 Area "B"	3 d.u./acre
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B. *Permitted uses.*

1. Single-family residential house.
2. Mobile homes are allowed as single-family dwellings, subject to the other relevant provisions of this Code. No mobile home parks allowed.

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3. The growing of vegetables or other food crops for personal consumption by the residents (in all APZ areas plus Area "A" and Area "B").
4. Automobile service stations (no outside storage, minor repair only) (floor area ratio (FAR) 0.14 in APZ-1 and 0.28 in APZ-2).
5. Bicycle sales and mechanical services (no outside storage) (FAR 0.11 in APZ-1 and 0.22 in APZ-2).
6. Appliance repair shops (no outside storage or work permitted) (FAR 0.11 in APZ-1 and 0.22 in APZ-2).
7. Contract construction services (FAR 0.11 in APZ-1 and 0.22 in APZ-2).
8. Public utility and service structures (APZ-1, APZ-2 and Area "B").
9. Professional offices as listed are allowed in APZ-2 and Area "B" only (FAR 0.22):
 - a. Architects, engineers, lawyers.
 - b. Tax consultants, accountants.
 - c. Real estate, insurance offices and finance.
10. Neighborhood retail sales and services listed below, in APZ-2. Gross floor area of building not to exceed 6,000 square feet. No permanent outside storage allowed (FAR 0.22).
 - a. Food and drugstores (FAR 0.24).
 - b. Personal service shops (FAR 0.22).
 - c. Clothing and dry goods store (FAR 0.28).
 - d. Specialty shops (FAR 0.22).
 - e. Bakeries whose products are made and sold at retail on the premises (FAR 0.24).
 - f. Florists shops provided that products are displayed and sold wholly within an enclosed building (FAR 0.22).
 - g. Small shopping centers 65,000 square feet or less (FAR 0.22).
11. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Conditional uses.*

1. Recreational activities, including golf courses, riding stables, water recreation, parks, and other cultural, entertainment and recreation. Accompanying accessory structures shall have a FAR 0.11 in APZ-1 and Area "A" and 0.22 in APZ-2 and Area "B". Facilities such as, meeting places, auditoriums, large classes, etc. are not allowed. Clubhouses are permitted if they meet the FAR above or house no more than 25 people per acre, whichever is less. This type of facility must meet the following criteria to be approved as a conditional use:
 - a. Enclosed structures shall have a capacity of not more than 25 people per acre.

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- b. Sites shall be located within the more highly accessible portions of residential districts or an access road shall be constructed specifically to serve the project, thereby discouraging additional traffic along residential streets.
- c. The proposed use shall not increase traffic on local residential streets in the impacted area in excess of established LOS standards.
- d. Development features shall be so located and related as to minimize the possibility of any adverse effects upon adjacent properties, including noise.
- e. The minimum number of off-street parking spaces to be provided shall be as required in section 7.02.00 of this Code.

2. Solid waste transfer stations, collection points, and/or processing facilities.

D. *Prohibited uses.*

1. Mobile home parks.
2. Any use that concentrates more than 25 people per acre in a structure is prohibited in all areas of AIPD-1. This includes, but is not limited to schools, churches, hospitals, meeting places, auditoriums, theaters, health clubs, large retail stores, hotels, motels and similar facilities. (See article 11, section 11.01.00.E.1.)
3. Day care facilities, for either children or adults.
4. Any use that results in the clustering of allowable residential units, except in AIPD-1 Area B.
5. Borrow pits, landfills, junkyards, salvage yards, and waste tire processing facilities.

E. *Off-street parking requirements.* See section 7.02.00.

F. *Residential site and building standards.*

1. *Lot size.* Lot size is absolute in AIPD-1 and AIPD-1, Area A. That is, the lot size is the inverse of the density allowed. For example, if two d.u./acre are allowed, the minimum lot size equals one-half acre; three d.u./acre equals one-third acre minimum lot size, etc. (See article 11, Density Limitations). There is no minimum lot size for new subdivisions in AIPD-1, Area B, but development must meet the overall density requirement of three d.u./acre.
2. *Lot width.* Minimum lot width for a single-family dwelling measured at the front building line shall be 70 feet and at the street right-of-way, 50 feet. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.
3. *Front yard.* There shall be a front yard having a depth of not less than 25 feet provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.
4. *Rear yard.* The minimum residential rear yard shall not be less than 25 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of the Code (article 7) or 30 feet, whichever is greater.

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5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of the Code (article 7) or 30 feet, whichever is greater.

6. *Structure height.* No structure shall exceed 35 feet above ground level.

G. *Commercial site and building standards.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio). There is no minimum lot size for commercial development.

2. *Setbacks.*

Front: 20 feet.

Rear: 15 feet.

Side yard: Ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side, in addition to buffering requirements. Site development is regulated by article 7, Performance Standards, with changes as noted below.

H. *Landscaping.* See section 7.01.00.

I. *Signs.* See article 8.

J. *Buffering and screening standards.* See section 7.01.06.

1. Buffering and screening are required between any commercial use and any residential or agricultural use.
2. Property owners requesting a rezoning to AMU-1 to allow commercial development shall be responsible for providing and maintaining the buffer. Buffers shall be constructed to the following standards:
 - a. Between residential and commercial: Minimum of 15 feet width with B-2 plant material standards (see section 7.01.06.F) and opaque fencing.
 - b. Between agricultural and commercial: Minimum ten foot width with A-1 plant material standards (see section 7.01.06.F).

K. *Buffers for exterior lighting.* Exterior lighting shall be buffered in a manner that prevents annoyance from brightness and glare. This may be in the form of a shield on the light, an opaque fence of sufficient height to block the light, or vegetation high and thick enough to prevent bright and glaring lights from intruding on adjacent residential areas.

L. *Structure height.* Refer to section 11.04.00, Airport/Airfield Height Limitations, for pertinent regulations.

M. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

6.05.04. *AMU-2 airfield mixed use-2 district (cumulative to AMU-1 only).*

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A. *Intent and purpose of district.* The airfield mixed use-2 district allows a combination of certain commercial uses and residential development within the airfield influence planning district-2 (AIPD-2). The intent and purpose of the AMU-2 district is two-fold: 1) to allow property owners with zoning that allows less density to up-zone to the three d.u./acre limit and 2) to give property owners a commercial-use option without the high cumulative residential density in the existing commercial districts. While the intent is for this zoning district to apply primarily to the AIPD-2 overlay areas, it can also be utilized in other unincorporated areas of Escambia County in which it is compatible with the future land use category, except AIPD-1. Density in the AMU-2 zoning district is limited to three dwelling units per acre.

All commercial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7.

B. *Permitted uses.*

1. All uses permitted in AMU-1.
2. Two-family or three-family structures, providing the overall density of three d.u./acre is not exceeded.
3. Medical and dental clinics, including those permitted in AMU-1.
4. Other professional offices of similar type and character as those listed in the previous district.
5. Neighborhood retail sales and services in addition to those listed in previous district.
 - a. Health clubs, spa and exercise centers.
 - b. Studios for the arts.
 - c. Martial arts studios.
 - d. Other retail/service uses of similar type and character of those listed herein.
6. Laundromats and dry cleaners.
7. Restaurants.
8. Recreational activities, including golf courses, riding stables, water recreation, parks and other cultural, entertainment and recreation.
9. Places of worship and educational facilities/institutions.
10. Child care centers.
11. Mini-warehouses, including RV and boat storage, with adequate buffering from residential uses (see buffering requirements below). No ancillary truck rental service or facility allowed without conditional use approval.
12. Automobile service stations (no outside storage, minor repair only).
13. Appliance repair shops (no outside storage or work permitted).
14. Public utility and service structures.
15. Family day care homes and family foster homes.

C. *Conditional uses.*

1. Mobile home parks.
2. Zero lot line development. Must meet overall density of three d.u./acre.

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3. Commercial communication towers. See article 11, Airport/Airfield Height Limitations and article 7, Commercial Communication Towers, for regulations concerning communication towers. No variance to height or to distance from residential zoning or residential buildings is permitted.

4. Solid waste transfer stations, collection points, and/or processing facilities.

D. *Prohibited uses.*

1. Uses expected to produce excessive noise, vibration, dust, fumes, smoke, pollution or glare.

2. Borrow pits, landfills, junkyards, salvage yards, and waste tire processing facilities.

E. *Off-street parking requirements.* See section 7.02.00.

F. *Residential site and building standards.*

1. *Lot size.* There is no minimum lot size in AMU-2, but development must meet the overall density requirement of three d.u./acre.

2. *Lot width.* Minimum lot width for a single-family dwelling measured at the front building line shall be 70 feet and at the street right-of-way, 50 feet. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.

3. *Front yard.* There shall be a front yard having a depth of not less than 25 feet provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.

4. *Rear yard.* The minimum residential rear yard shall not be less than 25 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of the Code (Article 7) or 30 feet, whichever is greater.

5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of the Code (Article 7) or 30 feet, whichever is greater.

6. *Structure height.* No structure shall exceed 35 feet above ground level.

G. *Commercial site and building standards.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio). There is no minimum lot size for commercial development.

2. *Setbacks.*

Front: 20 feet.

Rear: 15 feet.

Side yard: Ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side, in addition to buffering requirements. Site development is regulated by article 7, Performance Standards.

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H. *Landscaping*. See section 7.01.00.

I. *Signs*. See article 8.

J. *Buffering and screening standards*. See section 7.01.06.

1. Buffering and screening standards are required between any commercial use and any residential or agricultural use. Buffers shall be constructed to the following standards:

a. Between residential and commercial: Minimum 15-foot width with B-2 plant material standards (see section 7.01.06.F) and fences shall be opaque.

b. Between agricultural and commercial: Minimum ten-foot width with A-1 plant material standards (see section 7.01.06.F).

2. Property owners requesting a rezoning to AMU-1 to allow commercial development shall be responsible for providing and maintaining the buffer.

K. *Buffers for exterior lighting*. Exterior lighting shall be buffered in a manner that prevents annoyance from brightness and glare. This may be in the form of a shield on the light, an opaque fence of sufficient height to block the light, or vegetation high and thick enough to prevent bright and glaring lights from intruding on adjacent residential areas.

L. *Structure height*. Refer to section 11.04.00, Airport/Airfield Height Limitations, for pertinent regulations.

M. *Locational criteria*. See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

6.05.05. R-1 single-family district, low density.

A. *Intent and purpose of district*. This district is intended to be a single-family residential area with large lots and low population density. The maximum density is four dwelling units per acre. Refer to article 11 for uses and densities allowed in R-1, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-1 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

B. *Permitted uses*.

1. Single-family detached dwellings and their customary accessory structures and uses.

2. The growing of vegetables or other food crops is permitted as long as the primary purpose for such activity is to provide for personal consumption by the residents. The raising of crops or other plants for commercial purposes is prohibited.

3. Public utility.

4. Marina (private).

5. Residential dock or pier.

6. Family day care homes and family foster homes.

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7. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Conditional uses.*

1. Home occupations with employees.
2. Golf courses, tennis centers, swimming clubs with customary attendant facilities and accessory buildings.
3. Country clubs and their customary accessory uses.
4. Clubs, as defined.
5. Covered boathouses and covered boat docks as accessory uses.
6. Stables accessory to a principal structure for private, noncommercial use only. Minimum lot size 100,000 square feet.
7. Educational facilities, excluding child care centers and kindergartens.
8. Places of worship.
9. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations.
10. Public utility and service structures (see section 6.08.02).
11. Guest residence for medical care.
12. Public parks and recreation facilities.

D. *Prohibited uses.* Any use not listed in subparts A, B or C above.

E. *Off-street parking requirements.* See section 7.02.00.

F. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 30 percent of the total lot (70 percent maximum impervious cover ratio).
2. *Lot width.* The minimum lot width at the front building line shall be 80 feet and at the street right-of-way, 50 feet. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.
3. *Front yard.* There shall be a front yard having a depth of not less than 25 feet, provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.
4. *Rear yard.* The minimum rear yard shall not be less than 25 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.
5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

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6. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade.

G. *Landscaping.* See section 7.01.00.

H. *Signs.* See article 8.

6.05.06. R-1PK residential district (Perdido Key), low density.

A. *Intent and purpose of district.* This district is intended to be a low population density area. The maximum density is two dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in R-1PK areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Single-family, two-family (duplex), three-family (triplex), and multifamily dwellings.
2. Boathouses and boat docks as accessory uses, provided the roof of said boathouse does not exceed 20 feet above the elevation 0.0 (MSL) based upon USC&G datum plane.
3. Places of worship.
4. Public utility.
5. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations.
6. Marina (private).
7. Family day care homes and family foster homes.

C. *Conditional uses.*

1. Golf courses, tennis centers and swimming pools, with customary attendant facilities and accessory buildings.
2. Country clubs and their customary accessory uses.
3. Home occupations with employees.
4. Public utility and service structures (see section 6.08.02).
5. Public parks and recreation facilities.

D. *Off-street parking requirements.* See section 7.02.00.

E. *Site and buildings requirements.*

1. *Lot coverage.* The pervious area shall be at least 30 percent of the total lot (70 percent maximum impervious cover ratio.)
2. *Lot width.* The minimum lot widths shall be as follows:
 - a. *Single-family detached dwellings.* Forty feet at the front building line and 40 feet at the street right-of-way.

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- b. *Two-family (duplex) dwellings.* Eighty feet at the front building line and 50 feet at the street right-of-way line.
 - c. *Multifamily (condominiums, townhouses, boarding and lodging houses) dwellings.* One hundred feet at both the front building line and the street right-of-way line.
 - d. *Cul-de-sac lots.* A minimum of 20 feet at the street right-of-way.
3. *Front yard.* There shall be front yard having a depth of not less than 25 feet.
 4. *Rear yard.* The minimum rear yard shall not be less than ten percent of the depth of the lot but need not exceed 25 feet. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (Article 7) or 30 feet, whichever is greater.
 5. *Side yard(s).* The minimum side yard on each side shall be ten percent of the lot width, measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (Article 7) or 30 feet, whichever is greater.
 6. *Building height.* No building shall exceed 35 feet in height above the habitable first floor (see definition of height, article 3). Variances to height through board of adjustment approval or PUD approval are subject to compliance with the MU-4 Comprehensive Plan height limitations for residential zoning.
 7. *Open space.* There shall be an open space requirement of 35 percent of the total parcel area.
- F. *Landscaping.* Except for single-family houses and other exemptions, see section 12.05.01.
1. See section 7.01.00.
 2. When county landscaping or buffer regulations conflict with requirements of state or federal authorizations, including biological opinions, technical assistance letters or concurrence letters, the conditions in those state or federal documents shall prevail.
 3. For developments subject to section 7.01.00, standard B-1 of the buffer and roadway setback performance standards in section 7.01.06 shall be required on all roadway frontages. For every additional ten feet in width of the landscape area, the plant material required shall be doubled. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.
 4. Xeriscape principles. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles are to be incorporated into all landscape designs:
 - a. Proposed plant material shall be tolerant of beach conditions, including salt, wind, low nutrient levels, and drought.
 - b. Limit turf to locations where it provides functional benefits.
 - c. Provide efficient irrigation systems.

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d. Mulches and organic soil amendments to improve water-holding capacity of soil may only be applied north of Perdido Key Drive.

5. Irrigation system.

a. An irrigation system shall be installed for all landscaped areas of the site.

b. All irrigation materials used shall be ASTM approved.

c. All irrigation systems shall include rain sensors.

G. *Signs*. See article 8.

H. *Lighting*. Artificial beachfront lighting shall conform to section 7.03.00.

6.05.07. R-2 single-family district (cumulative), low-medium density.

A. *Intent and purpose of district*. This district is intended to be a single-family residential area with large lots and low population density. The maximum density is seven dwelling units per acre. Refer to article 11 for uses and densities allowed in R-2, single-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-2 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

B. *Permitted uses*. Any use permitted in the R-1 district.

C. *Conditional uses*. Any conditional use allowed in the R-1 district.

D. *Off-street parking requirements*. See section 7.02.00.

E. *Site and building requirements*.

1. *Lot coverage*. Same as R-1.

2. *Lot width*. The minimum lot width at the front building line shall be 70 feet and at the street right-of-way 50 feet. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.

3. *Front yard*. There shall be a front yard having a depth of not less than 20 feet, provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.

4. *Rear yard*. The minimum rear yard shall not be less than 20 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

5. *Side yard*. The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

6. *Building height*. Mean average roof height shall not exceed 45 feet above average finished grade.

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F. *Landscaping*. See section 7.01.00.

G. *Signs*. See article 8.

6.05.08. R-2PK residential district (Perdido Key), medium density.

A. *Intent and purpose of district*. This district is intended to be a medium population density residential area that recognizes the desirability of maintaining open space. The maximum density is 4.5 dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in R-1PK areas located in the Airport/Airfield Environs.

B. *Permitted uses*.

1. Any use permitted in the R-1PK district.
2. Kindergartens and child care centers.

C. *Conditional uses*. Any conditional uses allowed in the R-1PK district.

D. *Off-street parking requirements*. See section 7.02.00.

E. *Site and building requirements*.

1. *Lot coverage*. Same as the R-1PK district.
2. *Lot width*. Same as the R-1PK district.
3. *Front yard*. Same as the R-1PK district.
4. *Rear yard*. Same as the R-1PK district.
5. *Side yard*. Same as the R-1PK district.
6. *Building height*. No building shall exceed a height of four stories, or two stories less than an adjacent structure, if the adjacent structure is greater than four stories and existed on June 1, 1997 (see definition of height, article 3). Variances to height through board of adjustment approval or PUD approval are subject to compliance with the MU-4 Comprehensive Plan height limitations for residential zoning.
7. *Open space*. Same as the R-1PK district.

F. *Landscaping*.

1. See sections 7.01.00 and 12.05.01.
2. When county landscaping or buffer regulations conflict with requirements of state or federal authorizations, including biological opinions, technical assistance letters or concurrence letters, the conditions in those state or federal documents shall prevail.
3. All commercial and multifamily projects shall submit a landscape plan as part of the development review criteria. This plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan.

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4. Xeriscape principles. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles are to be incorporated into all landscape designs:

- a. Proposed plant material shall be tolerant of beach conditions, including salt, wind, low nutrient levels, and drought.
- b. Limit turf to locations where it provides functional benefits.
- c. Provide efficient irrigation systems.
- d. Mulches and organic soil amendments to improve water-holding capacity of soil may only be applied north of Perdido Key Drive.

5. For developments subject to section 7.01.00, standard B-1 of the buffer and roadway setback performance standards in section 7.01.06 shall be required on all roadway frontages. For every additional ten feet in width of the landscape area, the plant material required shall be doubled. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.

6. Vehicular use areas.

- a. Vehicular use areas, other than public rights-of-way, designed to be used for parking or movement of vehicular traffic, shall be separated by a five-foot landscaped strip for any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of shrubs or groundcovers with a minimum mature height of 24 inches and a maximum height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on their mature size.
- b. Interior parking areas shall have one landscape island containing at least one tree and shrubs or groundcovers as per the above specifications, for every eight continuous spaces.

7. Irrigation system.

- a. An irrigation system shall be installed for all landscaped areas of the site.
- b. All irrigation materials used shall be ASTM approved.
- c. All irrigation systems shall include rain sensors.

G. *Signs.* See article 8.

H. *Lighting.* Artificial beachfront lighting shall conform to section 7.03.00.

6.05.09. R-3 one-family and two-family district, (cumulative) medium density.

A. *Intent and purpose of district.* This district is intended to provide for a mixture of one-family and two-family dwellings, including townhouses, with a medium density level compatible with single-family residential development. The maximum density is ten dwelling units per acre. Refer to article 11 for uses and densities allowed in R-3, one-family and two-family areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11. Refer to the overlay districts within section 6.07.00 for

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additional regulations imposed on individual parcels with R-3 zoning located in the Scenic Highway Overlay District and RA-1(OL) Barrancas Redevelopment Area Overlay District.

B. *Permitted uses.*

1. Any use permitted in the R-2 district.
2. Single-family attached dwellings including duplexes and townhouses, building clusters and zero lot line developments, but not including multifamily dwellings or structures.

C. *Conditional uses.*

1. Any conditional use allowed in the R-2 district.
2. Mobile homes utilized as guest residences.
3. Nursing homes, retirement homes, convalescent homes, adult congregate living facilities, and similar uses, except in the Coastal High Hazard Area (CHHA) future land use categories.

D. *Off-street parking requirements.* See section 7.02.00.

E. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio).
2. *Lot width.* Minimum lot width for a single-family dwelling or cluster measured at the front building line shall be 40 feet and at the street right-of-way, 40 feet. The minimum lot width for a two-family dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way line. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.
3. *Front yard.* There shall be a front yard having a depth of not less than 20 feet provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.
4. *Rear yard.* The minimum rear yard shall not be less than 15 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.
5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. A minimum side yard of 15 feet shall be required between building clusters and townhouse groups. No side yards shall be required in attached clusters, townhouses, or zero lot line projects except at the ends of the projects where a minimum of 15 feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.
6. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade.
7. *Building clusters and townhouses.* Site and building requirements apply to the total building cluster with such being determined prior to issuance of a land use certificate.

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8. *Zero lot line developments.* See section 7.10.00.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

6.05.10. R-3PK residential district (Perdido Key), high density.

A. *Intent and purpose of district.* This district is intended to be primarily a high density residential area. Low intensity office use and service facilities are also permitted. The maximum density is 12 dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in R-3PK areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Any permitted uses in the R-2PK district.
2. Professional offices such as those of architects, engineers, lawyers, tax consultants, accountants, and medical and dental offices.
3. Real estate or insurance offices.

C. *Conditional uses.* Any conditional use allowed in the R-2PK district.

D. *Off-street parking requirements.* See section 7.02.00.

E. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 30 percent of the total area (a maximum of 70 percent impervious cover ratio).
2. *Lot width.* Same as the R-1PK district.
3. *Front yard.* There shall be a front yard having a depth of not less than 20 feet.
4. *Rear yard.* The rear yard shall be not less than ten percent of the depth of the lot but not to exceed 25 feet. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (article 7) or 30 feet, whichever is greater.
5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width, measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. No side yard shall be required in attached townhouse projects except at the ends of such projects where a minimum of ten feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (article 7) or 30 feet, whichever is greater.
6. *Building height.* No building shall exceed a height of eight stories, or two stories less than an adjacent structure, if the adjacent structure is greater than eight stories and existed on June 1, 1997 (see definition of height, article 3). Variances to height through Board of Adjustment approval or PUD approval are subject to compliance with the MU-4 Comprehensive Plan height limitations for residential zoning.
7. *Open space.* Same as the R-1PK district.

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F. *Landscaping.*

1. See sections 7.01.00 and 12.05.01.
2. When county landscaping or buffer regulations conflict with requirements of state or federal authorizations, including biological opinions, technical assistance letters or concurrence letters, the conditions in those state or federal documents shall prevail.
3. All commercial and multifamily projects shall submit a landscape plan as part of the development review criteria. This plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan.
4. Xeriscape principles. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles are to be incorporated into all landscape designs:
 - a. Proposed plant material shall be tolerant of beach conditions, including salt, wind, low nutrient levels, and drought.
 - b. Limit turf to locations where it provides functional benefits.
 - c. Provide efficient irrigation systems.
 - d. Mulches and organic soil amendments to improve water holding capacity of soil may only be applied north of Perdido Key Drive.
5. Buffers. For developments subject to section 7.01.00, a minimum ten-foot wide landscaped strip shall be required on all roadway frontages, and shall contain one tree and ten shrubs for every 35 linear feet of frontage. For every additional ten feet in width of the landscape area, the plant material required shall be doubled. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.
6. Vehicular use areas.
 - a. Vehicular use areas, other than public rights-of-way, designed to be used for parking or movement of vehicular traffic, shall be separated by a five-foot landscaped strip for any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of shrubs or groundcovers with a minimum mature height of 24 inches and a maximum height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on their mature size.
 - b. Interior parking areas shall have one landscape island containing at least one tree and shrubs or groundcovers as per the above specifications, for every eight continuous spaces.
7. Irrigation system.
 - a. An irrigation system shall be installed for all landscaped areas of the site.
 - b. All irrigation materials used shall be ASTM approved.
 - c. All irrigation systems shall include rain sensors.

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G. *Signs.* See article 8.

H. *Lighting.* Artificial beachfront lighting shall conform to section 7.03.00.

6.05.11. R-4 multiple-family district, (cumulative) medium high density.

A. *Intent and purpose of district.* This district is intended to provide for the development of medium high density residential uses and structures. This land use is designed to encourage the efficient use of land and maintain a buffer between lower density residential and business, commercial and industrial districts. The maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in R-4, multiple-family areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-3 zoning located in the RA-1(OL) Barrancas Redevelopment Area Overlay District.

B. *Permitted uses.*

1. Any use permitted in the R-3 district.
2. Multifamily dwellings. If in a Commercial Future Land Use Category, new residential uses are only permitted as part of a predominantly commercial development in accordance with Comprehensive Plan Policy 7.A.4.7.g.
3. Boarding and lodging houses.
4. Community residential home.
5. Kindergartens, child care centers and foster care centers.
6. Nursing homes, retirement homes, convalescent homes, adult congregate living facilities, and similar uses, except in the Coastal High Hazard Area (CHHA) future land use categories.

C. *Conditional uses.*

1. Any conditional use allowed in the R-3 districts.
2. Hospitals, except in the Coastal High Hazard Area (CHHA) future land use categories, and clinics, except animal hospitals and veterinary clinics.
3. Dormitories, fraternity and sorority houses.
4. Retail/office/service type commercial uses when such uses are part of a multistory structure and is accessory to the predominant residential use of such structure.

D. *Off-street parking requirements.* See section 7.02.00.

E. *Site and building requirements.*

1. *Lot coverage.* Same as R-3 district.
2. *Lot width.* Minimum lot width for a single-family detached dwelling measured at the front building line shall be 40 feet and at the street right-of-way, 40 feet. The minimum lot width for a duplex dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way line. The minimum lot width for a multiple-family dwelling, townhouse, or a boarding or lodging house shall be 100 feet at the front building line. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.

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3. *Front yard.* There shall be a front yard having a depth of not less than 20 feet. In the case of multifamily projects, there shall be a project front yard having a depth of not less than 20 feet.

4. *Rear yard.* There shall be a rear yard having a depth of not less than 15 feet. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 25 feet, whichever is greater.

5. *Side yard.* The yard required on each side of buildings not exceeding three stories in height shall be ten percent of the lot width measured at the front building line or 10 feet, whichever is less; however, required side yards shall not be less than five feet on each side. For buildings exceeding three stories, each side yard shall be increased by two feet for each additional story or each additional ten feet in height. However, no side yard in excess of 15 feet is required on Pensacola Bay-front lots. No side yards are required for attached townhouse or zero lot line projects except at the end of each building within a project where a minimum of ten feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 25 feet, whichever is greater. In the case of multifamily projects, there shall be a project side yard having a depth of not less than five feet.

6. *Building height.* No building may exceed 95 feet.

7. *Townhouses.* Site and building requirements apply to total structure rather than individual units with such being determined prior to issuance of a land use certificate.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

6.05.12. R-5 urban residential/limited office district, (cumulative) high density.

A. *Intent and purpose of district.* This district is intended to provide for high density urban residential uses and compatible professional office development, and designed to encourage the establishment and maintenance of a suitable higher density residential environment and low intensity services. These uses form a transition area between lower density residential and commercial development. Maximum density is 20 dwelling units per acre except in the low density residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in R-5, urban residential/limited office areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Any permitted uses in the R-4 district.
2. Professional offices including, but not limited to, those of architects, engineers, lawyers, tax consultants, accountants and medical and dental clinics, real estate and insurance offices.
3. Mobile homes as single-family residences.
4. Public utility and service structures.
5. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

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C. *Prohibited uses.* Any business which displays merchandise to be sold on the premises unless such business is part of a multistory, or multiunit, predominately residential project or accessory to the office use.

D. *Conditional uses.*

1. Any conditional uses allowed in the preceding districts.
2. Cemeteries, mausoleums and crematoriums.
3. Enclosed animal hospitals and veterinary clinics.
4. Mobile home subdivisions and parks.
5. Private clubs and lodges.

E. *Off-street parking regulation.* See section 7.02.00

F. *Site and building requirements.*

1. *Lot coverage.* Same as R-4 district.
2. *Lot width.* Same as R-4 district.
3. *Front yard.* Same as R-4 district.
4. *Rear yard.* Same as R-4 district.
5. *Side yard.* Same as R-4 district.
6. *Building height.* No building may exceed 12 stories or 120 feet in height. See article 11 for additional height restrictions within four miles of the Pensacola Naval Air Station.

G. *Landscaping.* See section 7.01.00.

H. *Signs.* See article 8.

6.05.13. R-6 neighborhood commercial and residential district, (cumulative) high density.

A. *Intent and purpose of district.* This district is intended to provide for a mixed use area of residential, office and professional, and certain types of neighborhood convenience shopping, retail sales and services which permit a reasonable use of property while preventing the development of blight or slum conditions. This district shall be established in areas where the intermixing of such uses has been the custom, where the future uses are uncertain and some redevelopment is probable. The maximum density is 25 dwelling units per acre, except in the low density residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in R-6, neighborhood commercial and residential areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with R-6 zoning located in the Scenic Highway Overlay District, C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District, or RA-1(OL) Barrancas Redevelopment Area Overlay District.

All neighborhood commercial (R-6) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7.

B. *Permitted uses.*

1. Any use permitted in the R-5 district.

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2. Retail sales and services (gross floor area of building not to exceed 6,000 square feet). No permanent outside storage allowed.
 - a. Food and drugstore, including convenience stores without gasoline sales.
 - b. Personal service shop.
 - c. Clothing and dry goods store.
 - d. Hardware, home furnishings and appliances.
 - e. Specialty shops.
 - f. Banks and financial institutions.
 - g. Bakeries, whose products are made and sold at retail on the premises.
 - h. Florists shops provided that products are displayed and sold wholly within an enclosed building.
 - i. Health clubs, spa and exercise centers.
 - j. Studio for the arts.
 - k. Martial arts studios.
 - l. Bicycle sales and mechanical services.
 - m. Other retail/service uses of similar type and character of those listed herein above.
3. Laundromats and dry cleaners (gross floor area not to exceed 4,000 square feet).
4. Restaurants.
5. Automobile service stations (no outside storage, minor repair only).
6. Appliance repair shops (no outside storage or work permitted).
7. Places of worship and educational facilities/institutions.
8. Fortune tellers, palm readers, psychics, etc.
9. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).
10. Mobile home subdivision or park.

C. *Conditional uses.*

1. Any conditional use allowed in the R-5 district.
2. Drive-through restaurants (fast food or drive-in, by whatever name known).
3. Any building exceeding 120 feet height.
4. Neighborhood commercial uses that do not exceed 35,000 square feet of floor area.

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5. Automobile service operations, including indoor repair and restoration (not including painting), and sale of gasoline (and related service station products), gross floor area not to exceed 6,000 square feet. Outside repair and/or storage and automotive painting is prohibited.

6. Mini-warehouses meeting the following standards:

a. One acre or less in size (building and accessory paved area);

b. Three-foot hedge along any right-of-way line;

c. Dead storage use only (outside storage of operable vehicles including cars, light trucks, RVs, boats, and similar items).

d. No truck, utility trailer, and RV rental service or facility allowed, see C-2.

7. Radio broadcasting and telecasting stations, studios, and offices with satellite dishes and antennas. On-site towers are prohibited. (See section 6.08.02.L.)

8. Temporary structures. (See section 6.04.16)

9. Arcade amusement centers and bingo facilities.

D. *Off-street parking regulations.* See section 7.02.00.

E. *Site and building requirements.* Lot coverage, lot width, yard requirements and building height limitations (unless modified pursuant to subpart C above) are the same as the R-5 district.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

H. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

6.05.14. C-1 retail commercial district (cumulative).

A. *Intent and purpose of district.* This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The district provides for various commercial operations where all such operations are within the confines of the building and do not produce undesirable effects on nearby property. New residential uses located in a commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Policy 7.A.4.7.g of the Comprehensive Plan. The maximum density for residential uses is 25 dwelling units per acre, except in the Low Density Residential (LDR) future land use category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in C-1, retail commercial areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with C-1 zoning located in the C-3(OL) Warrington Commercial Overlay District, Scenic Highway Overlay District, C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District, or RA-1(OL) Barrancas Redevelopment Area Overlay District.

All retail commercial (C-1) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7.

B. *Permitted uses.*

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1. Any use permitted in the R-6 district.
2. Places of worship, educational institutions or facilities.
3. Personal service establishments such as, but not limited to, banks, beauty parlors, medical and dental clinics, restaurants including on-premises consumption of alcohol, financial institutions, professional and other offices, parking garages and lots, laundry and dry cleaning pickup stations, self-service coin-operated laundry and dry cleaning establishments, shoe repair, tailoring, watch and clock repair, locksmiths and data processing.
4. Retail business including, but not limited to: drug, package, hardware stores, book, stationery, china and luggage shops, newsstands, florists, photographic supplies and studios, wearing apparel shops, paint and wallpaper; accessory storage for retail uses.
5. Restaurants. Drive-in or drive-thru restaurants provided that the boundaries of the tract of land on which they are located are in excess of 200 feet from any R-1 or R-2 districts unless separated from such district by a three lane road (or larger) or a minimum 60-foot right-of-way.
6. Automobile repair shops for ignition, fuel, brake and suspension systems or similar uses.
7. Automobile service stations including minor auto repairs.
8. Automobile washing facility.
9. Hotels and motels.
10. Off-premises signs, billboards and other sign structures erected, located and maintained as provided for in article 8 of this Code.
11. Grocery, produce, meat and convenience stores, including the incidental sale of gasoline.
12. Health and fitness clubs.
13. Hospitals.
14. Printing, bookbinding, lithography and publishing companies.
15. Interior decorating, home furnishing, and furniture stores.
16. Music conservatory, dancing schools and art studios.
17. Music, radio and television shops.
18. Mortuary and funeral homes.
19. Dry cleaning establishments provided that equipment used emits no smoke or escaping steam and uses nonflammable synthetic cleaning agents (perchloroethylene, trichloroethylene, etc.)
20. Indoor movie theaters.
21. Enclosed animal hospitals and veterinary clinics.
22. Campgrounds.
23. Secondhand stores and used clothing deposit box when such boxes are operated (placed) by charitable organizations.
24. Wholesale warehousing (if less than 10,000 square feet).
25. Mini-warehouses. No ancillary truck rental service or facility allowed without conditional use approval.

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26. Bowling alleys, skating rinks and billiard parlors providing such activities and facilities are enclosed within a soundproof building.
27. Recreational and commercial marinas.
28. Garden shops or nurseries displaying plants, shrubs, trees, etc., outdoors adjacent to the garden shop or nursery.
29. Antique shops, pawn shops.
30. Commercial communication towers 150 feet or less in height.
31. Arcade amusement centers and bingo facilities.
32. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

C. *Conditional uses.* (See section 6.08.00.)

1. Any conditional use allowed in the R-6 district.
2. Drive-in or drive-thru restaurants within 200 feet of any R-1 or R-2 district and not conforming to the locational criteria in section 6.05.12B.5., above.
3. Any structure, except commercial communication towers, exceeding 120 feet in height.
4. Any permitted use that requires minor outside storage only in the rear yard and only if covered and adequate screening is provided.
5. Used automobile sales. In addition to other conditional use criteria, parcel must be one acre or less in size; there must be a three-foot tall hedge along the right-of-way line; no intrusions are permitted on the public right-of-way (see section 6.04.09); and it cannot be a C-1 parcel fronting on "gateway" arterial streets which are specified as Sorrento Road/Gulf Beach Highway/Barrancas Avenue (SR292), Blue Angel Parkway (SR173) and Pine Forest Road from I-10 to SR173, Navy Boulevard (SR295 and US98), and Scenic Highway (SR10A).
6. Automobile rental agencies. In addition to other conditional use criteria, parcel must be one acre or less in size; there must be a three-foot tall hedge along the right-of-way line; no intrusions are permitted on the public right-of-way (see section 6.04.09); and it cannot be a C-1 parcel fronting on "gateway" arterial streets which are specified as Sorrento Road/Gulf Beach Highway/Barrancas Avenue (SR292), Blue Angel Parkway (SR173) and Pine Forest Road from I-10 to SR173, Navy Boulevard (SR295 and US98), and Scenic Highway (SR10A).
7. Truck, utility trailer, and RV rental service or facility. In addition to other conditional use criteria, parcel must be one acre or less in size; there must be a three-foot tall hedge along the right-of-way line; no intrusions are permitted on the public right-of-way (see section 6.04.09); and it cannot be a C-1 parcel fronting on "gateway" arterial streets which are specified as Sorrento Road/Gulf Beach Highway/Barrancas Avenue (SR292), Blue Angel Parkway (SR173) and Pine Forest Road from I-10 to SR173, Navy Boulevard (SR295 and US98), and Scenic Highway (SR10A).
8. Bars and nightclubs.
9. Boat sales.

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10. Boat and recreational vehicle storage. In addition to other conditional use criteria, screening from residential uses and residential zoning districts must be installed and maintained according to section 7.01.06.E., except that the screening must be eight feet in height and of a material that is consistent with the character of the abutting and surrounding residential uses. No inoperable RVs, untrailer boats, repair, overhaul or salvage activity permitted. Storage facility must be maintained to avoid nuisance conditions as defined in section 7.07.06.

11. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

12. Temporary structures. (See section 6.04.16)

13. Outdoor sales; however, garden shops or nurseries displaying plants, shrubs, trees, etc., outdoors adjacent to the garden shop or nursery are a permitted use.

D. *Off-street parking and loading regulations.* See section 7.02.00.

E. *Traffic requirements.* See section 7.11.09.

F. *Landscaping.* See section 7.01.00.

G. *Site and building requirements.* Residential site and building requirements shall be the same as for the R-6, Neighborhood Commercial and Residential District, High Density. For hotels and motels, there are no maximum density limits; however, all applicable open space (yard) provisions and all other applicable regulations that apply to such developments must be complied with. For other principal uses, the following shall apply:

1. *Lot area.* There shall be no minimum lot area, except for recreational camping facilities that shall require a minimum lot size of five acres.

2. *Lot coverage.* At least 15 percent of each lot or parcel shall remain pervious (85 percent maximum impervious cover ratio).

3. *Lot width.* There shall be no minimum lot width.

4. *Yard.* There shall be a front and rear yard of at least 15 feet. There shall be a minimum side yard of ten feet on each side which shall be increased by two feet on each side for each story (floor) above the third story or for each ten feet in height above the first 35 feet of the structure as measured from the finished grade. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 20 feet, whichever is greater.

H. *Signs.* See article 8.

I. *Buffers adjacent to residential areas and screening of outdoor storage.* See section 7.01.06.

J. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

6.05.15. C-1PK (Perdido Key) commercial district.

A. *Intent and purpose of district.* This district is composed of lands and structures used primarily to provide for the retailing of commodities and the furnishing of selected services. The regulations are intended to permit and

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encourage a full development of essential neighborhood commercial uses, at the same time, however, protecting nearby residential properties from adverse effects of commercial activity. The maximum density is three dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in C-1PK areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Any use permitted in the R-3PK district.
2. Any retail business, provided that the products are displayed and sold only inside a building.
3. Personal service establishments, such as, but not limited to, financial institutions, beauty and barber shops, tailors, shoe repairs, watches and similar services.
4. Service stations and auto repair shops, provided that such repairs are carried on within the confines of a building. Does not include body repair shops.
5. Restaurants, including the sale of beer, wines and liquor for on-premise consumption, provided that the boundaries of the building are located in excess of 100 feet from any residential district.
6. Bars, nightclubs, and package stores, provided that the boundaries of the building are located in excess of 100 feet from the nearest residential district, and are in accordance with section 7.14.00.
7. Recreational and commercial marinas.
8. Educational facilities.
9. Any uses which are similar or compatible to the uses permitted herein that promote the intent and purpose of this district. Determination shall be made by the planning board (LPA).
10. Bed and breakfast inns that conform to the residential character of Perdido Key in terms of bulk, scale, height, and architectural style, as determined by the development review committee.

C. *Conditional uses.*

1. Commercial amusement and commercial recreational facilities, including miniature golf courses.
2. Arcade amusement centers and bingo facilities.

D. *Prohibited uses.*

1. Hotels and motels, excluding bed and breakfast inns.

E. *Off-street parking and loading regulations.* See section 7.02.00.

F. *Traffic requirements.* See section 7.11.09.

G. *Screening adjacent to residential district.* See section 7.01.06.E.

H. *Site and building requirements.*

1. *Lot coverage.*

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- a. At least 25 percent of each lot or parcel shall remain pervious (75 percent maximum impervious cover ratio) (see section 12.01.01.B.).
 - b. The maximum combined area occupied by all principal and accessory buildings shall not exceed the percentage (%) allowed under the "footprint" regulations for the number of stories proposed.
2. *Lot width.* The minimum lot width for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings shall be the same as for the R-1PK district. Multifamily dwelling and commercial buildings shall have no minimum lot width.
 3. *Yards.* The front yard for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings, the front yard shall be the same as for the R-3PK district. For multifamily dwelling and commercial buildings, the front yard shall be at least 15 feet. For both residential and commercial projects, there shall be a rear yard of at least 15 feet. Required side yard setbacks shall not be less than five feet on each side, except where a commercial district is contiguous to a residential district, there shall be a minimum side yard of ten feet on the side abutting the residential district, unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer, in which case no side yard is required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (Article 7) or 30 feet, whichever is greater.
 4. *Building heights.* No building shall exceed a height of four stories (see definition of height, article 3).
 5. *Footprint.*
 - a. If the lot or parcel is proposed to be improved with, or contains an existing building of two and one-half or more stories, up to and including four stories, the footprint of both proposed and existing buildings shall not exceed 25 percent of lot coverage.
 - b. The lot or parcel used in computing the area required to satisfy footprint restrictions on buildings two and one-half stories or greater, may not be crossed, intersected or divided by any public road or right-of-way. If a lot or parcel is divided, crossed, intersected or divided by any public road or right-of-way, footprint restrictions shall be applied to each portion of the divided lot or parcel as if the divided lot or parcel were two separate lots or parcels. In the event a public road or right-of-way splits a lot or parcel and creates public access to a waterway, then the lot coverage for both divisions of the lot or parcel shall be used to determine whether footprint restrictions have been satisfied.
- I. *Landscaping.*
 1. See section 7.01.00.
 2. When county landscaping or buffer regulations conflict with requirements of state or federal authorizations, including biological opinions, technical assistance letters or concurrence letters, the conditions in those state or federal documents shall prevail.
 3. Landscape plan. All commercial and multifamily projects shall submit a landscape plan as part of the development review criteria. This plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan.

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4. Xeriscape principals. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles are to be incorporated into all landscape designs:

- a. Proposed plant material shall be tolerant of beach conditions, including salt, wind, low nutrient levels, and drought.
- b. Limit turf to locations where it provides functional benefits.
- c. Provide efficient irrigation systems.
- d. Mulches and organic soil amendments to improve water-holding capacity of soil may only be applied north of Perdido Key Drive.

5. Buffer. For developments subject to section 7.01.00, a minimum ten-foot wide landscaped strip shall be required on all roadway frontages, and shall contain one tree and ten shrubs for every 35 linear feet of frontage. For every additional ten feet in width of the landscape area the plant material required shall be doubled. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.

6. Vehicular use areas.

- a. Vehicular use areas, other than public rights-of-way, designed to be used for parking or movement of vehicular traffic, shall be separated by a five-foot landscaped strip for any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of shrubs or groundcovers with a minimum mature height of 24 inches and a maximum height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on their mature size.
- b. Interior parking areas shall have one landscape island containing at least one tree and shrubs or groundcovers as per the above specifications, for every eight continuous spaces.

7. Irrigation system.

- a. An irrigation system shall be installed for all landscaped areas of the site.
- b. All irrigation materials used shall be ASTM approved.
- c. All irrigation systems shall include rain sensors.

J. *Signs*. See article 8.

K. *Lighting*. Artificial beachfront lighting shall conform to section 7.03.00.

L. *Density transfer*. Densities may not be transferred to parcels south of Perdido Key Drive. Densities may be transferred across public roadways and commercial zoning district lines, identified as areas zoned C-1PK, CCPK, CGPK and PRPK, provided that the proposed development is on contiguous land (exclusive of public roadways), under unified control of an individual, partnership, corporation, or a grouping thereof. Height maximums cannot be so transferred except through the PUD process.

6.05.15.01. CCPK (Perdido Key) commercial core district.

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A. *Intent and purpose of district.* This district is composed of lands and structures used primarily for intense residential development and retailing of resort-related commodities and services. The regulations are intended to permit and encourage mixed use development, including high density residential, hotels and motels, and commercial uses associated with resort areas. The maximum density is 13 dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in CCPK areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Any use permitted in the C-1PK district.
2. Hotels and motels. Maximum density shall be 25 units per acre.
3. Commercial amusement and commercial recreational facilities, including miniature golf courses.
4. Arcade amusement centers and bingo facilities.
5. Any uses which are similar or compatible to the uses permitted herein that promote the intent and purpose of this district. Determination shall be made by the planning board (LPA).

C. *Off-street parking and loading requirements.* See section 7.02.00.

D. *Traffic requirements.* See section 7.11.09.

E. *Screening adjacent to residential districts.* See section 7.01.06.E.

F. *Site and building requirements.*

1. *Lot coverage.*

a. The lot coverage for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings shall be the same as for the R-1PK district. At least 20 percent of each lot or parcel shall remain pervious (80 percent maximum impervious cover ratio) for multifamily dwelling and commercial buildings. (See section 12.01.01.B.)

b. The maximum combined area occupied by all principal and accessory buildings shall not exceed the percentage (%) allowed under the "footprint" regulations for the number of stories proposed.

2. *Lot width.* The minimum lot width for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings shall be the same as for the R-1PK district. Multifamily dwelling and commercial buildings shall have no minimum lot width.

3. *Yards.* The front and yard shall be the same as the R-3PK district. The rear yard shall be the same as the C-1PK district. The side yards shall be the same as the R-3PK district. Required side yard setbacks shall not be less than five feet on each side, except where a commercial district is contiguous to a residential district there shall be a minimum side yard of ten feet on the side abutting the residential district, unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer, in which case no side yard is required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (Article 7) or 30 feet, whichever is greater.

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4. *Building heights.* Building heights shall not exceed 18 stories plus two additional stories for parking and/or storage. See article 11 for additional height restrictions within four miles of the Pensacola Naval Air Station.

5. *Footprint.*

a. If the lot or parcel is proposed to be improved with, or contains an existing building of two and one-half or more stories, but less than five stories, the footprint of both proposed and existing buildings shall not exceed 25 percent of lot coverage.

b. If the lot or parcel is proposed to be improved with, or contains an existing building of five or more stories, but less than seven stories, the footprint of both proposed and existing buildings shall not exceed 23 percent of lot coverage.

c. If the lot or parcel is proposed to be improved with, or contains an existing building of seven or more stories, but less than nine stories, the footprint of both proposed and existing buildings shall not exceed 21 percent of lot coverage.

d. If the lot or parcel is proposed to be improved with, or contains an existing building of nine or more stories up to and including 18 stories, the footprint of both proposed and existing buildings shall not exceed 19 percent of lot coverage.

e. The lot or parcel used in computing the area required to satisfy footprint restrictions on buildings two and one-half stories or greater may not be crossed, intersected or divided by any public road or right-of-way. If a lot or parcel is divided, crossed, intersected or divided by any public road or right-of-way, footprint restrictions shall be applied to each portion of the divided lot or parcel as if the divided lot or parcel were two separate lots or parcels. In the event a public road or right-of-way splits a lot or parcel and creates public access to a waterway, then the lot coverage for both divisions of the lot or parcel shall be used to determine whether footprint restrictions have been satisfied.

G. *Landscaping.*

1. See section 7.01.00.

2. When county landscaping or buffer regulations conflict with requirements of state or federal authorizations, including biological opinions, technical assistance letters or concurrence letters, the conditions in those state or federal documents shall prevail.

3. Landscape plan. All commercial and multifamily projects shall submit a landscape plan as part of the development review criteria. This plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan.

4. Xeriscape principles. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles are to be incorporated into all landscape designs:

a. Proposed plant material shall be tolerant of beach conditions, including salt, wind, low nutrient levels, and drought.

b. Limit turf to locations where it provides functional benefits.

c. Provide efficient irrigation systems.

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d. Mulches and organic soil amendments to improve water-holding capacity of soil may only be applied north of Perdido Key Drive.

5. Buffers. For developments subject to section 7.01.00, a minimum ten-foot wide landscaped strip shall be required on all roadway frontages, and shall contain one tree and ten shrubs for every 35 linear feet of frontage. For every additional ten feet in width of the landscape area, the plant material required shall be doubled. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.

6. Vehicular use areas.

a. Vehicular use areas, other than public rights-of-way, designed to be used for parking or movement of vehicular traffic, shall be separated by a five-foot landscaped strip for any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of shrubs or groundcovers with a minimum mature height of 24 inches and a maximum height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on their mature size.

b. Interior parking areas shall have one landscape island containing at least one tree and shrubs or groundcovers as per the above specifications, for every eight continuous spaces.

7. Irrigation system.

a. An irrigation system shall be installed for all landscaped areas of the site.

b. All irrigation materials used shall be ASTM approved.

c. All irrigation systems shall include rain sensors.

H. *Signs.* See article 8.

I. *Lighting.* Artificial beachfront lighting shall conform to section 7.03.00.

J. *Density transfers.* Same as preceding district.

6.05.15.02. CGPK (Perdido Key) commercial gateway district.

A. *Intent and purpose of district.* This district is intended to provide gateways (entryways) into Perdido Key, providing an identity for Perdido Key as a visually attractive, family style, resort community. The district is characterized by resort-related commercial uses, including hotels and motels, as well as high density residential development. The maximum density is 12.5 dwelling units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in CCPK areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Any use permitted in the CCPK district.

2. Hotels and motels. Maximum density shall be 25 units per acre.

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3. Any uses which are similar or compatible to the uses permitted herein that promote the intent and purpose of this district. Determination shall be made by the planning board (LPA).

C. *Off-street parking and loading requirements.* See section 7.02.00.

D. *Traffic requirements.* See section 7.11.09.

E. *Screening adjacent to residential districts.* See section 7.01.06E.

F. *Site and building requirements.*

1. *Lot coverage.* The lot coverage for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings shall be the same as for the R-1PK district. At least 15 percent of each lot or parcel shall remain pervious (85 percent maximum impervious cover ratio) for multifamily dwelling and commercial buildings.

2. *Lot width.* The minimum lot width for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings shall be the same as for the R-1PK district. Multifamily dwelling and commercial buildings shall have no minimum lot width.

3. *Yards.* The front yard shall be the same as the R-3PK district. The rear yard shall be the same as the C-1PK district. Required side yard setbacks shall not be less than five feet on each side, except where a commercial district is contiguous to a residential district, there shall be a minimum side yard of ten feet on the side abutting the residential district, unless the two districts are separated by a public street, body of water, or similar manmade or natural buffer, in which case no side yard is required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (Article 7) or 30 feet, whichever is greater.

4. *Building heights.* No building shall exceed a height of ten stories. See article 11 for additional height restrictions within four miles of the Pensacola Naval Air Station.

5. *Footprint.*

a. If the lot or parcel is proposed to be improved with, or contains an existing building of two and one-half or more stories, but less than five stories, the footprint of both proposed and existing buildings shall not exceed 25 percent of lot coverage.

b. If the lot or parcel is proposed to be improved with, or contains an existing building of five or more stories, but less than seven stories, the footprint of both proposed and existing buildings shall not exceed 23 percent of lot coverage.

c. If the lot or parcel is proposed to be improved with, or contains an existing building of seven or more stories, but less than nine stories, the footprint of both proposed and existing buildings shall not exceed 21 percent of lot coverage.

d. If the lot or parcel is proposed to be improved with, or contains an existing building of nine or more stories, up to and including ten stories, the footprint of both proposed and existing buildings shall not exceed 19 percent of lot coverage.

e. The lot or parcel used in computing the area required to satisfy footprint restrictions on buildings two and one-half stories or greater, may not be crossed, intersected or divided by any public road or right-of-way. If a lot or parcel is divided, crossed, intersected or divided by any public road or right-of-

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way, footprint restrictions shall be applied to each portion of the divided lot or parcel as if the divided lot or parcel were two separate lots or parcels. In the event a public road or right-of-way splits a lot or parcel and creates public access to a waterway, then the lot coverage for both divisions of the lot or parcel shall be used to determine whether footprint restrictions have been satisfied.

G. *Landscaping.*

1. See section 7.01.00.
2. When county landscaping or buffer regulations conflict with requirements of state or federal authorizations, including biological opinions, technical assistance letters or concurrence letters, the conditions in those state or federal documents shall prevail.
3. Landscape plan. All commercial and multifamily projects shall submit a landscape plan as part of the development review criteria. This plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan.
4. Xeriscape principles. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles are to be incorporated into all landscape designs:
 - a. Proposed plant material shall be tolerant of beach conditions, including salt, wind, low nutrient levels, and drought.
 - b. Limit turf to locations where it provides functional benefits.
 - c. Provide efficient irrigation systems.
 - d. Mulches and organic soil amendments to improve water-holding capacity of soil may only be applied north of Perdido Key Drive.
5. Buffer. For developments subject to section 7.01.00, a minimum ten-foot wide landscaped strip shall be required on all roadway frontages, and shall contain one tree and ten shrubs for every 35 linear feet of frontage. For every additional ten feet in width of the landscape area, the plant material required shall be doubled. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.
6. Vehicular use area. Other than public rights-of-way, those vehicular use areas designed to be used for parking or movement of vehicular traffic shall be separated by a five-foot landscaped strip for any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of shrubs or groundcovers with a minimum mature height of 24 inches and a maximum mature height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on their mature size.
 7. Irrigation system.
 - a. An irrigation system shall be installed for all landscaped areas of the site.
 - b. All irrigation materials used shall be ASTM approved.
 - c. All irrigation systems shall include rain sensors.

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H. *Signs*. See article 8.

I. *Lighting*. Artificial beachfront lighting shall conform to section 7.03.00.

J. *Density transfers*. Same as preceding district.

6.05.15.03. PRPK planned resort district (Perdido Key) medium density.

A. *Intent and purpose of district*. This district is intended to be a large-scale planned resort district, allowing for destination-type mixed uses that include residential and hotel development and the supporting recreational and commercial facilities, all developed within a master planned setting that includes extensive open space, adequate internal pedestrian/bicycle circulation, creative design, resort-related amenities, and adequate buffer areas. Parcels in this district shall have a gross site area of no less than ten acres. A master plan submittal of the overall proposed development is required. The maximum area-wide density is five units per acre. Refer to the Escambia, County Comprehensive Plan and latest amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key. Refer to article 11 for uses, heights and densities allowed in PRPK areas located in the Airport/Airfield Environs.

B. *Density transfers*. Same as preceding district, but includes building allocation, provision of open spaces, and preservation areas which may be permitted among and between the planned resort district, commercial core district, commercial gateway district and the commercial district, provided the proposed development is a master planned development.

C. *Site plan approval*. Requests for site plan approval shall include competent evidence of unified control of the entire area proposed for development.

1. The development will be in accordance with an overall master site plan of the entire area under unified control;
2. Development successors in title shall be bound by the approved site plan. Such site plan shall include but not be limited to maximum project density, overall requirements for open spaces and preservation areas, building coverage allocation, and allocation for incidental commercial uses;
3. Revision to the approved site plan is permitted; however, all portions of the project shall be in strict accord with the revised master site plan.

D. *Permitted uses*.

1. Any use permitted in the CGPK district.
2. Hotels and motels. Maximum density shall be 25 units per acre.
3. Storage areas for personal use only by residents and guests of the planned resort. Such areas shall be screened by opaque fencing and landscape material a minimum of six feet in height.
4. Zero lot line development. See section 7.10.00.
5. Any uses which are similar or compatible to the uses permitted herein that promote the intent and purpose of this district. Determination shall be made by the planning board (LPA).

E. *Off-street parking and loading requirements*. See section 7.02.00.

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F. *Traffic and street requirements.* See section 7.11.09.

G. *Screening adjacent to residential districts.* See section 7.01.06E.

H. *Site and building requirements.*

1. *Lot coverage.* The lot coverage for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings shall be the same as for the R-1PK district. Maximum area land coverage by all structures shall not exceed 40 percent of the gross site area for multifamily dwelling and commercial buildings.
2. *Lot width.* The minimum lot width for residential single-family, two-family (duplex), three-family (triplex), four-family (quadruplex), and townhouse buildings shall be the same as for the R-1PK district. Multifamily dwelling and commercial buildings shall have no minimum lot width.
3. *Yards.* The front yard shall be the same as the R-3PK district. The rear yard shall be the same as the C-1PK district. Required side yards shall not be less than ten feet. All structures shall be located a minimum of 50 feet from any publicly dedicated right-of-way. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provisions of this Code (Article 7) or 30 feet, whichever is greater.
4. *Building heights.* No building shall exceed a height of ten stories (see definition of height, article 3).
5. *Open space.*
 - a. Open space shall not be less than 30 percent of the total site area.
 - b. Fifty percent of the front yard shall remain as open space.
6. *Building separation.*
 - a. The minimum distance between structures shall be 15 feet, excluding zero lot-line development.
 - b. A multifamily structure, including hotels and motels, shall be located at least 100 feet from any area on the site plan designated for single-family dwellings.
 - c. For structures over 35 feet in height, for every two feet in height over 35 feet, there shall be an additional one foot of setback at the ground level.
7. *Sidewalks.* Sidewalks shall be required and shall provide pedestrian linkages to residential areas, recreational areas, commercial areas, and any locations where there is the potential conflict between pedestrian and vehicular traffic. These conflict areas shall be marked with appropriate pavement markings to clearly indicate pedestrian crossings.
8. *Landscaping.*
 - a. See section 7.01.00.
 - b. When county landscaping or buffer regulations conflict with requirements of state or federal authorizations, including biological opinions, technical assistance letters or concurrence letters, the conditions in those state or federal documents shall prevail.

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- c. Landscape plan. All commercial and multifamily projects shall submit a landscape plan as part of the development review criteria. This plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan.
- d. Xeriscape principles. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. The following xeriscape principles are to be incorporated into all landscape designs:
- (1) Proposed plant material shall be tolerant of beach conditions, including salt, wind, low nutrient levels, and drought.
 - (2) Limit turf to locations where it provides functional benefits.
 - (3) Provide efficient irrigation systems.
 - (4) Mulches and organic soil amendments to improve water-holding capacity of soil may only be applied north of Perdido Key Drive.
- e. Buffer. For developments subject to section 7.01.00, a minimum ten-foot wide landscaped strip shall be required on all roadway frontages, and shall contain one tree and ten shrubs for every 35 linear feet of frontage. For every additional ten feet in width of the landscape area, the plant material required shall be doubled. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.
- f. Vehicular use areas.
- (1) Vehicular use areas, other than public rights-of-way, designed to be used for parking or movement of vehicular traffic, shall be separated by a five-foot landscaped strip for any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of shrubs or groundcovers with a minimum mature height of 24 inches and a maximum height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on their mature size.
 - (2) Interior parking areas shall have one landscape island containing at least one tree and shrubs or groundcovers; as per the above specifications, for every eight continuous spaces.
- g. Irrigation system.
- (1) An irrigation system shall be installed for all landscaped areas of the site.
 - (2) All irrigation materials used shall be ASTM approved.
 - (3) All irrigation systems shall include rain sensors.
- h. Protection from adverse effects. Orientation of commercial buildings shall be away from residential development within or adjacent to the district. Layout of parking and service areas, access, landscaping yards, courts, walls, signs, lighting and control of noise and other potentially adverse influences shall be such as to promote protection of such residential development, and will include adequate buffering.
- I. *Signs.* See article 8.
- J. *Lighting.* Artificial beachfront lighting shall conform to section 7.03.00.

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K. *Hotels and motels (as defined in article 3) and timeshares.* Maximum density for hotels, motels, and lodging unit timeshares shall be 25 units per acre.

6.05.16. C-2 General commercial and light manufacturing district (cumulative).

A. *Intent and purpose of district.* This district is composed of certain land and structures used to provide for the wholesaling and retailing of commodities and the furnishing of several major services and selected trade shops. The district also provides for operations entailing manufacturing, fabrication and assembly operations where all such operations are within the confines of the building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare. Outside storage is allowed with adequate screening being provided (see section 7.01.06.E.). Characteristically, this type of district occupies an area larger than that of the C-1 retail commercial district, is intended to serve a considerably greater population, and offers a wider range of services. New residential uses located in a Commercial FLU category are only permitted as part of a predominantly commercial development in accordance with Comprehensive Plan Policy 7.A.4.7.g. The maximum density for residential uses is 25 dwelling units per acre, except in the Low Density Residential FLU category where the maximum density is 18 dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in C-2, general commercial and light manufacturing areas located in the Airport/Airfield Environs. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with C-2 zoning located in the C-3(OL) Warrington Commercial Overlay District or C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District.

All general commercial and light manufacturing (C-2) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7.

B. *Permitted uses.*

1. Any use permitted in the C-1 district.
2. Amusement and commercial recreational facilities such as, but not limited to, amusements parks, shooting galleries, miniature golf courses, golf driving ranges, baseball batting ranges and trampoline centers.
3. Carnival-type amusements when located more than 500 feet from any residential district.
4. Distribution warehousing, and mini-warehouses with ancillary truck rental services.
5. New and used car sales, mobile home and motorcycle sales and mechanical services. No intrusions are permitted on the public right-of-way (see section 6.04.09).
6. Automobile rental agencies. No intrusions are permitted on the public right-of-way (see section 6.04.09).
7. Truck, utility trailer, and RV rental service or facility. No intrusions are permitted on the public right-of-way (see section 6.04.09).
8. Automobile repairs, including body work and painting services.
9. Radio broadcasting and telecasting stations, studios and offices with on-site towers 150 feet or less in height. See section 7.18.00 for performance standards.
10. Commercial food freezers and commercial bakeries.
11. Building trades or construction office and warehouses with outside on-site storage.
12. Marinas, all types including industrial.
13. Cabinet shop.

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14. Manufacturing, fabrication and assembly type operations which are contained and enclosed within the confines of a building and do not produce excessive noise, vibration, dust, smoke, fumes or excessive glare.
15. Commercial communication towers 150 feet or less in height.
16. Taxicab companies.
17. Bars and nightclubs.
18. Boat sales and service facilities.
19. Boat and recreational vehicle storage. (No inoperable RVs, untrailerred boats, repair, overhaul or salvage activity permitted. Storage facility must be maintained to avoid nuisance conditions as defined in section 7.07.06.)
20. Adult entertainment uses subject to the locational criteria listed below (See Escambia County, Code of Ordinances sections 18-381 through 18-392 for definitions and enforcement; additionally refer to Chapter 6, article IV, Division 2, titled "Nudity and Indecency"). However, these C-2 type uses are not permitted in the Gateway Business Districts.
 - a. Adult entertainment uses must meet the minimum distances as specified in the following locational criteria:
 - (1) One thousand feet from a preexisting adult entertainment establishment;
 - (2) Three hundred feet from a preexisting commercial establishment that in any manner sells or dispenses alcohol for on-premises consumption;
 - (3) One thousand feet from a preexisting place of worship;
 - (4) One thousand feet from a preexisting educational institution;
 - (5) One thousand feet from parks and/or playgrounds;
 - (6) Five hundred feet from residential uses and areas zoned residential within the county.
21. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
22. Temporary structures. (See section 6.04.16)
23. Arcade amusement centers and bingo facilities.
24. Outdoor sales.
25. Other uses similar to those permitted herein. Determination on other permitted uses shall be made by the planning board (LPA).

C. *Conditional uses.*

1. Kennels.
2. Heliports.
3. Automobile race track.
4. Solid waste transfer stations, collection points, and/or processing facilities.

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- 5. Junkyards, salvage yards, and waste tire processing facilities.
- D. *Off-street parking and loading regulation.* See section 7.02.00.
- E. *Traffic requirements.* See section 7.11.09.
- F. *Screening adjacent to residential areas.* See section 7.01.00.
- G. *Landscaping.* See section 7.01.00.
- H. *Site and building requirements.* Same as C-1 district.
- I. *Signs.* See article 8.
- J. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

6.05.17. ID-CP commerce park, district (cumulative).

A. *Intent and purpose.* This district is intended to provide for relatively large scale light industrial commerce and business park areas. Uses located in this district are protected from adverse impacts of incompatible industrial and commercial uses. A high level of site design standards are required for review during the development review process. Refer to article 11 for uses, heights and densities allowed in ID-CP, commercial park areas located in the Airport/Airfield Environs.

All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7.

B. *Permitted uses.*

1. Any use permitted in the preceding C-2 district, except as may be provided in subsection D., below.

C. *Conditional uses.*

1. Automobile service stations, (except gasoline sales accessory to a convenience store is authorized as a permitted use) and automobile or truck repair shops.
2. Any conditional use allowed in the C-2 general commercial district except automobile race tracks.

D. *Prohibited uses.*

1. Residential uses.
2. Prisons.
3. Carnival-type amusements and amusements arcades.
4. Bars and night clubs.
5. New and used car, truck, boat, mobile home, shed and motorcycle sales and rentals.
6. Adult entertainment uses.
7. Off-premises signs.
8. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
9. Landfills.

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E. *Site and building requirements.*

1. *Building height limit.* No building shall exceed 65 feet in height except as otherwise provided in this district, and except for commercial communication towers which shall not exceed 150 feet in height. An additional five feet of nonoccupied space may be permitted subject to county administrator approval.
2. *Minimum lot size.* There shall be no minimum lot size.
3. *Lot coverage.* The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total area. Also, the amount of impervious surface shall not exceed 85 percent of the lot.
4. *Lot width.* There shall be no minimum lot width.
5. *Yard requirements.* There shall be a front yard having a depth of not less than 25 feet. There shall be a rear yard having a depth of not less than 20 feet. There shall be side yards of not less than 15 feet. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 20 feet whichever is greater.

F. *Roadway access.* Direct access must be provided from a collector or arterial roadway and such access may be provided by curb cuts on the collector or arterial roadway or a private or public commercial access road linking the use with the collector or arterial roadway provided that such private or public road does not traverse a predominately residential neighborhood or subdivision between the use and the collector or arterial roadway. No permit shall be issued or any proposed use which requires access through a residential neighborhood or subdivision.

G. *Landscaping buffering and screening.* See section 7.01.00. Buffer standard B-1 contained in section 7.01.06.F. shall apply. Outdoor storage shall be screened from the public right-of-way in accordance with section 7.01.06.E.

H. *Signs.* No on-premises sign shall exceed 35 feet in height in the ID-CP. For other sign provisions see article 8.

I. *Performance standards.*

1. *Smoke.* Any process that creates smoke shall meet all standards as required by the Florida Department of Environmental Protection Agency.
2. *Odor.* No process shall emit an offensive odor detectable beyond the lot parcel. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the occupant of the premises.
3. *Noise and dust.* Operations creating noise, vibration, dust, smoke or fumes shall be subject to provisions of section 7.07.01 of this Code.
4. *Glare.* Operations creating glare shall be shielded so that the glare cannot be seen from off the lot or parcel.
5. *Waste.* Disposal of industrial or other wastes, gaseous, liquid or solid, must be approved by any applicable federal or state regulatory entities.
6. *Other industrial performance standards.* Also, all applicable performance standards in sections 7.06.00 and 7.07.00 shall be adhered to.

J. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

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6.05.18. ID-1 light industrial district (cumulative) (no residential uses allowed).

A. *Intent and purpose.* This district is intended primarily for research-oriented activities, light manufacturing and processing not involving the use of materials, processes or machinery likely to cause undesirable effects upon nearby industrial establishments of this type. The uses shall be within completely enclosed buildings wherever practical and provide a buffer between commercial districts and other higher intensive industrial uses. 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 manufacturing activities meeting performance standards are intended to be accommodated in this district. Finally, commercial trade and service activities not compatible with activities adapted to more restrictive districts, but which satisfy site plan criteria and performance criteria of this Code, should be accommodated in this district. Residential development is excluded from this district, both to protect residences from undesirable influences and to ensure the preservation of adequate areas for industrial development. Refer to the overlay districts within section 6.07.00 for additional regulations imposed on individual parcels with ID-1 zoning located in the Scenic Highway Overlay District or C-4(OL) Brownsville-Mobile Highway and "T" Street Commercial Overlay District.

All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7. Refer to article 11 for uses, heights and densities allowed in ID-1, light industrial areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Any nonresidential use permitted in the preceding district.
2. Research and development operations, commercial communication towers 150 feet or less in height, light manufacturing, processing or fabricating uses, enclosed storage structures and accessory structures and activities subject to the performance standards in sections 7.03.00 and 7.06.00.
3. Commercial businesses with outside storage when such storage is adequately screened and/or buffered in accordance with section 7.01.06.E.
4. Other uses similar to those permitted herein. Determination on other permitted uses shall be made by the planning board.
5. Semiconductor or microchip fabrication.
6. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Conditional uses.*

1. Any conditional use allowed in preceding districts.
2. Junkyards, salvage yards, and waste tire processing facilities.
3. Solid waste transfer stations, collection points, and/or processing facilities.

D. *Performance standards.*

1. All work and/or operations must be conducted within buildings except temporary outside storage may be allowed if adequately buffered and screened from adjacent uses. All waste material must be stored while on the property in a screened enclosure.

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2. Any process that creates smoke shall meet all standards as required by the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency.
3. No process shall emit an offensive odor detectable beyond the lot or parcel. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the occupant of the premises.
4. Operations creating excessive noise, vibration, dust, smoke or fumes which are a nuisance to persons off of the lot or parcel are not permitted.
5. Operations creating glare shall be shielded so that the glare cannot be seen from off the lot or parcel.
6. Disposal of industrial or other wastes, gaseous, liquid or solid, must be approved by any applicable federal or state regulatory entities.

E. *Site and building requirements.*

1. *Building height limit.* No building shall exceed 90 feet in height except as otherwise provided in article 7.
2. *Minimum lot size.* There shall be no minimum lot size.
3. *Lot coverage.* The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total area, except as provided for in article 4 of this Code (see "Stormwater management and conservation"). Also, the amount of impervious surface shall not exceed 85 percent of the lot.
4. *Lot width.* There shall be no minimum lot width.
5. *Yard requirements.* There shall be a front yard having a depth of not less than 15 feet. There shall be a rear yard having a depth of not less than 20 feet. There shall be side yards of not less than ten feet. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 20 feet, whichever is greater. The BOA may waive the yard requirements, in response to an application therefor, if a finding of fact is made based on competent, substantial evidence demonstrates that such waiver would not adversely impact public safety, sensitive environmental resources, or compatibility with adjacent uses. Also, such waiver may be granted only if the development plans for the subject property reflect conformance with a floor area ratio which does not exceed 1.1 and a maximum impervious cover limit of 85 percent.
6. *Screening adjacent to residential areas.* See section 7.01.06.

F. *Roadway access.* South of Well Line Road, direct access must be provided from a collector or arterial roadway and such access may be provided by curb cuts on the collector or arterial roadway or a private or public road linking the use with a collector or arterial roadway provided that such private or public road does not traverse a predominately residential neighborhood or subdivision between the use and the collector or arterial roadway. No permit shall be issued for any proposed use which requires access through a residential neighborhood or subdivision.

G. *Nonconforming uses (existing uses).* Any previously conforming use (including, but not limited to, asphalt and concrete plants) lawfully and legally existing in this district on December 6, 1993, which conforms to the access requirements and provisions in paragraph F., above, may be considered a "conforming use" for the purposes of this Code. To qualify as a conforming use under this provision, the owner of property impacted by

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this Code shall request a "certificate of conformance" from the department within 180 days of receipt of a notice from the department that such certificate is available and that such may be appropriate for the subject property and use. Failure to request the certificate within the prescribed period may result in the use being considered and/or classified as a "nonconforming use."

H. *Landscaping.* See section 7.01.00.

I. *Signs.* See article 8.

J. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

6.05.19. ID-2 general industrial district (noncumulative).

A. *Intent and purpose.* This district is intended to accommodate industrial uses which cannot satisfy the highest level of performance standards. It is designed to accommodate manufacturing, processing, fabrication, and other activities which can only comply with minimal performance standards. No residential development is permitted in this district, thereby insuring adequate area for industrial activities. Community facilities and trade establishments that provide needed services to industrial development also may be accommodated in this district.

All industrial development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7. Refer to article 11 for uses allowed in ID-1, light industrial areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Manufacturing or industrial uses permitted in the ID-1 light industrial district.
2. Asphalt plants.
3. Concrete plants.
4. Iron works.
5. Landfills.
6. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
7. Paper mills.
8. Refineries.
9. Rendering plants and slaughter houses.
10. Steel mills.
11. Solid waste transfer stations, collection points, and/or processing facilities.
12. Public utility and service structures.
13. Junkyards, salvage yards, and waste tire processing facilities.
14. Other uses similar to those listed herein. Recommendations on other permitted uses shall be made by the planning board (LPA) and based on an application for such other use. Final determination shall be made by the BCC upon receipt of the planning board's (LPA's) recommendation.

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C. *Prohibited uses.* Single-, two- and multifamily dwelling units.

D. *Site and building requirements.*

1. *Building height requirement.* No building shall exceed 120 feet in height except as otherwise provided in this Code, and except for commercial communication towers which may not exceed 150 feet or less in height without board of adjustment approval. See article 11 for additional height restrictions within four miles of the Pensacola Naval Air Station.

2. *Compatibility.* Buffering shall be provided consistent with the provisions of section 7.01.06 and the proposed use must be consistent with the compatibility requirements of the Comprehensive Plan so that the proposed use and its impacts are compatible with existing adjacent or nearby uses (see Policy 7.A.4.13).

3. *Lot coverage.* The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total lot area except as provided for in article 4 of this Code ("stormwater management and conservation"). The amount of impervious surface shall not exceed 85 percent.

4. *Lot width.* The minimum lot width at the street right-of-way shall be 100 feet.

5. *Yard requirements.* There shall be a front yard having a depth of not less than 25 feet. There shall be a rear yard having a depth of not less than 25 feet. There shall be side yards of not less than 15 feet. The BOA may waive the yard requirements, in response to an application therefor, if a finding of fact is made that such waiver would not adversely impact public safety, sensitive environmental resources or compatibility with adjacent uses. Also, such waiver may be granted only if the development plans for the subject property reflect conformance with a floor area ratio which does not exceed 1.1 and a maximum impervious cover limit of 85 percent.

E. *Landscaping.* See section 7.01.00.

F. *Screening adjacent to residential areas.* See section 7.01.06.

G. *Roadway access.* South of Well Line Road, direct access must be provided from a collector or arterial roadway and such access may be provided by curb cuts on the collector or arterial roadway or a private or public road linking the use with a collector or arterial roadway provided that such private or public road does not traverse a predominately residential neighborhood or subdivision between the use and the collector or arterial roadway. No permit shall be issued for any proposed use which requires access through a residential neighborhood or subdivision.

H. *Signs.* See article 8.

I. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

6.05.20. S-1 and S-1PK outdoor recreational district (noncumulative).

A. *Intent and purpose of district.* This district is intended to preserve and maintain the land for outdoor recreational uses and open space. Refer to article 11 for uses, heights and densities allowed in S-1, outdoor-recreational areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Golf courses.

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2. Country clubs and their customary accessory uses.
3. Bird and wildlife sanctuaries.
4. Parks and greenbelt areas.
5. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Conditional uses.*

1. Public utility and service structures (see section 6.08.02).

D. *Lot coverage.* The amount of impervious surface shall not exceed 20 percent of the total area.

E. *Signs.* See article 8.

6.05.21. *SDD special development district, (noncumulative) low density.*

A. *Intent and purpose.* This district is intended to conserve and protect environmentally sensitive areas that have natural limitations to development. These areas have certain ecological functions which require performance standards for development. SDD is to be phased out over time and no property not now zoned SDD will be zoned SDD in the future. The maximum density of this district is three dwelling units per acre. Refer to article 11 for uses, heights and densities allowed in SDD, special development areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Single-family dwelling units and their customary accessory structures (including single-family detached, duplex and triplex structures and mobile homes).
2. Home occupations.
3. Horticulture, floriculture and greenhouses.
4. Mariculture and aquaculture.
5. Areas for display and sale of fruit, vegetables and similar agricultural products.
6. The growing of crops and plants.
7. The keeping of horses and private stables.
8. Silviculture.
9. Public utility.
10. Public facilities provided that the construction of such facilities meets the following conditions:
 - a. They are consistent with the county's Comprehensive Plan.
 - b. It is determined that the proposed project will not adversely affect the environment, through review by all federal and state regulatory agencies with jurisdiction over the project.
 - c. Construction is undertaken and completed in a manner and to a specification which protects, conserves or preserves the natural resources in the area to the maximum reasonable extent.

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11. Family day care homes and family foster homes.

12. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

13. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

C. *Conditional uses.*

1. Public riding stables.

2. Public utility and service structures (see section 6.08.02).

D. *Site and building requirements.* (Requirements apply to the total area of the lot or parcel.)

1. *Lot area, minimum.*

Horses and private stables . . . 2 acres

Public stables . . . 10 acres

Keeping of domestic farm animals . . . 2 acres

(not including household pets)

2. *Lot coverage.* As permitted in the R-1 district.

3. *Lot width.* The minimum lot width at the front building line shall be 80 feet.

4. *Front yard.* The minimum front yard shall not be less than 25 feet in depth.

5. *Rear yard.* The minimum rear yard shall not be less than 25 feet in depth. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision (Article 7) of this Code.

6. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision (Article 7) of this Code.

7. *Private stables.* No stables may be located less than 50 feet from any property line.

8. *Density transfer.* Transfer density up to three d.u./ac.

E. *Landscaping.* See section 7.01.00.

F. *Signs.* See article 8.

G. *Permits required prior to construction.* All appropriate federal, state and local government permits must be acquired prior to the commencement of any type of construction or lot clearing. However, the county may allow construction if no environmental permits are required or pending and it may allow construction when such activities are not impacted, regulated or controlled by any permit yet to be issued by any federal or state regulatory agency. Subject to any special provisions set forth above, all permitted uses may receive a land use certificate, only if all of the following conditions are met:

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1. Said land is not determined to be under the jurisdiction of the Corps of Engineers (COE) or the department of environmental protection (DEP), as a wetland area (either in whole or in part).
2. Said project meets all other applicable regulations or requirements. Any projects not meeting the standards set forth in this Code shall complete the PUD process as outlined in section 6.06.00.

6.05.22. VAG villages agriculture districts.

VAG 1-- Gross density (five dwelling units per 100 acres on one-acre parcels).

VAG 2-- Gross density (one dwelling unit per five acres).

Minimum lot size = five acres unless clustered.

If clustered, minimum lot size = one acre.

The villages agricultural districts are typically characterized by agriculturally-assessed parcels held for agricultural production and very low density residential development in agricultural communities. Single-family residential and rural community uses that directly support agricultural activities are allowed. Home occupations are considered permitted uses. Mobile homes are allowed as single-family dwellings. Residential density bonuses are available for clustering residential lots outside areas of prime farmland. When residential lots are created, small lot sizes are encouraged in order to protect viable farm production activities and curb premature conversion of prime farmland acreage to nonagriculture uses. Refer to article 11 for uses, heights and densities allowed in VAG, villages agricultural areas located in the Airport/Airfield Environs.

Density bonuses, transfer, and smaller lot sizes are offered for clustering development outside prime farmland and wetlands as an incentive to protect these resources from development pressures (see section 7.17.00 for calculation of density bonus points).

A. *Intent and purpose.*

1. *Intent and purpose of VAG 1 district.* This district is characterized by land resources necessary or used to support large farming operations. The objective of this district is to keep large parcels of land from being broken into smaller tracts of multiple ownership making it difficult to assemble enough acreage for efficient agricultural operations.
2. *Intent and purpose of VAG 2 district.* This district is characterized by the following types of agricultural lands:
 - (a) Small rural land areas of highly productive agricultural soils that may not be economically viable in a mainstream farming operation due to their size, and changes being undertaken in the surrounding area; or
 - (b) Rural land areas with a mix of small farm operations and a typical rural residential density of one unit per four acres. The soils of these areas are least valuable for agricultural production and most suitable for future conversion out of the rural land market; or
 - (c) Rural land areas which are not being used to support large farming operations, and that are characterized by a mix of natural resources and soils typically unsuitable for urban residential densities or other urban uses unless sewered.

B. *Permitted uses.*

1. Agricultural, farm animals and agricultural-related activities and customary accessory buildings.

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2. Silviculture.
3. Mariculture and aquaculture.
4. Single-family residences.
5. Campground and recreational vehicle parks.
6. Public utility.
7. Stables, private and public (minimum lot size two acres).
8. Animal hospitals, clinics and kennels (minimum lot size two acres).
9. Display and sale of fruit, vegetables and similar agricultural products.
10. Mobile homes as single-family dwellings, subject to the other relevant provisions of this Code.
11. Places of worship.
12. Educational facilities.
13. Clubs and lodges.
14. Guest residences.
15. Public utility and service structures not included in subparts C. or D., below.
16. Feed and farm equipment stores.
17. Other rural area related commercial uses meeting the locational requirements of Comprehensive Plan Policy 8.A.11.
18. Commercial communication towers less than 150 feet or less in height.
19. Home-based "cottage businesses" such as crafts, florists, woodworking, sewing, and similar uses.
20. Home occupations.
21. Family day care homes and family foster homes.
22. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
23. Motorized commercial recreation uses (minimum lot size 20 acres).
24. Golf courses, tennis centers, swimming clubs and customary attendant facilities and accessory buildings.

C. *Prohibited uses.* Landfills or hazardous waste storage facilities, (permanent), but not including solid waste transfer stations, collection points, and/or processing facilities.

D. *Conditional uses.*

1. Hunting preserves, shooting ranges, gun and rifle clubs, etc.
2. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations (see section 6.08.02).

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3. Wastewater treatment facilities, electric power generation facilities or substations, and solid waste transfer stations, collection points and/or processing facilities.
4. Oil wells/mineral extraction and commercial antenna towers more than 150 feet in height.
5. Hospitals, clinics, nursing homes and similar uses.
6. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
7. Junkyards, salvage yards, and waste tire processing facilities.

E. *Site and building requirements.*

1. Any deed or gift of any parcel of land given without valuable consideration to any member of the donor's immediate family shall be exempted from the minimum lot area requirements. The deeding option shall be limited to one time only for each immediate family member.
2. Public utility uses, animal hospitals, churches and schools shall be exempted from the minimum lot area requirement.
3. Animal clinics and kennels or other boarding facilities--two acre minimum.
4. Lot coverage. At least 30 percent of each lot or parcel shall remain pervious (70 percent maximum impervious cover ratio).
5. Lot width. The minimum lot width for all permitted uses shall be 100 feet at the street right-of-way.
6. Front yard. There shall be a front yard having a depth of not less than 40 feet.
7. Rear yard. There shall be a rear yard having a depth of not less than 40 feet. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 40 feet, whichever is greater.
8. Side yard. The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 40 feet, whichever is greater.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

6.05.23. *VR villages rural residential districts.*

VR-1-- Gross density: One unit per four acres.

VR-2-- Gross density: One unit per 0.75 acre.

VR-3-- Gross density: One unit per two acres.

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A. *Intent and purpose of districts.* Single-family residential district characterized by rural land development patterns. Rural community nonresidential uses are allowed. Home occupations are considered permitted uses. Mobile homes are allowed as single-family dwellings. Mobile home subdivisions are allowed. Mobile home parks are allowed as conditional uses. Parcels designated as VR are generally not assessed as agriculturally productive parcels. VR-1 densities reflect large lot rural land development patterns, while VR-2 densities reflect the need for more affordable lot sizes for single family and mobile home development. Refer to article 11 for uses, heights and densities allowed in VR, villages rural residential areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. Single-family residences.
2. Agricultural, farm animals and agricultural-related activities and customary accessory buildings.
3. Silviculture.
4. Mariculture and aquaculture.
5. Campground and recreational vehicle parks.
6. Public utility.
7. Stables, private and public (minimum lot size two acres).
8. Animal hospitals, clinics and kennels (minimum lot size two acres).
9. Display and sale of fruit, vegetables and similar agricultural products.
10. Mobile homes as single-family dwelling, subject to the other relevant provisions of this Code.
11. Places of worship.
12. Educational facilities.
13. Clubs and lodges.
14. Guest residences.
15. Public utility and service structures not included in subpart C. or D., below.
16. Feed and farm equipment stores.
17. Home-based "cottage businesses" such as crafts, florists, woodworking, sewing, and other similar uses.
18. Other rural area related commercial uses meeting the locational requirements of Comprehensive Plan Policy 8.A.11.
19. Golf courses, tennis centers, swimming clubs, and customary attendant facilities and accessory buildings.
20. Home occupations.
21. Existing auto salvage business.
22. Family day care homes and family foster homes.
23. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Conditional uses.*

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1. Mobile home parks, duplexes, triplexes, and quadraplexes.
2. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations (see section 6.08.02).
3. Shooting ranges, gun and rifle clubs, etc.
4. Hunting preserve, shooting ranges, gun and rifle clubs, etc.
5. Wastewater treatment facilities, electric power generation facilities or substations, and solid waste transfer stations, collection points and/or processing facilities.
6. Hospitals, clinics, nursing homes and similar uses.
7. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
8. Junkyards, salvage yards, and waste tire processing facilities.
9. Any conditional use permitted in the preceding villages districts.

D. *Prohibited uses.*

1. Landfills or hazardous waste storage facilities (permanent), but not including solid waste transfer stations, collection points and/or processing facilities.
2. Commercial communication towers.

E. *Site and building requirements.*

1. *Lot area, minimum.*

VR-1 single-family dwellings . . . 4 acres

VR-2 single-family dwellings . . . 0.75 acre

VR-3 single-family dwellings . . . 2 acres

Horses and private stables . . . 2 acres

Campgrounds . . . 5 acres

Places of worship . . . 1 acre

Educational facilities . . . 1 acre

Kennels . . . 2 acres

Keeping of farm animals . . . 2 acres

2. *Lot coverage.* At least 30 percent of each lot or parcel shall remain pervious (70 percent maximum impervious cover ratio).

3. *Lot width.* The minimum lot width at the front building line shall be 100 feet and 80 feet at the street right-of-way. Every cul-de-sac shall have a minimum of 40 feet at the street right-of-way.

4. *Front yard.* There shall be a front yard having a depth of not less than 40 feet.

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5. *Rear yard.* The minimum rear yard shall not be less than 40 feet in depth. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision (Article 7) of this Code or 40 feet, whichever is greater.

6. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision (Article 7) of this Code or 40 feet, whichever is greater.

7. *Private stables or other structures for housing (sheltering) farm animals.* No stables may be located less than 50 feet from any property line, nor less than 130 feet from any adjacent principal residential dwelling unit.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

6.05.24. *V villages single-family residential district.*

V-1-- Villages single-family residential--Gross density (one unit per acre).

V-2-- Villages single-family residential--Gross density (two units per acre).

V-2A-- Villages single-family residential--Gross density (three units per acre).

V-3-- Villages single-family residential--Gross density (five units per acre).

These maximum densities may or may not be attainable based on other code provisions and site-specific conditions.

A. *Intent and purpose of V-1 through V-3 districts.* Single-family detached residential district characterized by urban land development patterns with residential subdivision densities varying from one unit per acre to five units per acre. Mobile homes are not allowed. No minimum lot size is required for new subdivisions, but development must meet overall maximum density requirements. V-2A may be used in any AIPD overlay area with a compatible future land use designation. Density will be determined by the accident potential zone density allowed for their property, not to exceed three d.u./acre. In AIPD-2, density is limited to three d.u./acre. Refer to article 11 for uses and densities allowed in V, villages single-family residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. *Permitted uses.*

1. Single-family detached dwellings and their customary accessory structures and uses.
2. The growing of vegetables or other food crops is permitted as long as the primary propose for such activity is to provide for personal consumption by the residents. The raising of crops or other plants for commercial purposes is prohibited.
3. Public utility.
4. Marina (private).
5. Residential dock or pier.

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6. Family day care homes and family foster homes.
7. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Conditional uses.*

1. Home occupations.
2. Golf courses, tennis centers, swimming clubs with customary attendant facilities and accessory buildings.
3. Country clubs and their customary accessory uses.
4. Clubs, as defined.
5. Covered boathouses and covered boat docks as accessory uses.
6. Stables accessory to a principal structure for private, noncommercial use only. Minimum lot size two acres.
7. Educational facilities, excluding child care centers and kindergartens.
8. Places of worship.
9. Public buildings for general administrative, executive or studio functions, or for general warehousing or maintenance operations (see section 6.08.02).
10. Public utility and service structures (see section 6.08.02).

D. *Prohibited uses.* Any use not listed above.

E. *Off-street parking requirements.* See section 7.02.00.F.

F. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio).
2. *Lot width.* The minimum lot width at the front building line shall be 40 feet and at the street right-of-way, 40 feet. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.
3. *Front yard.* There shall be a front yard having a depth of not less than 25 feet, provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.
4. *Rear yard.* The minimum rear yard shall not be less than 25 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 30 feet, whichever is greater.
5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 30 feet, whichever is greater.

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6. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade.

G. *Landscaping.* See section 7.01.00.

H. *Signs.* See article 8.

6.05.25. V-4 villages multifamily residential district.

Gross density (seven units per acre).

A. *Intent and purpose of district.* Multifamily residential district characterized by a mix of duplexes, apartments, townhouses, patio homes, and mobile home subdivisions. Single-family detached residences are also allowed in this district. There is a maximum height limitation of two stories. No minimum lot size for new subdivisions, but development must meet overall maximum density requirements. Refer to article 11 for uses and densities allowed in V-4, villages multifamily residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. *Permitted uses.*

1. Any use permitted in V-1, V-2 or V-3.
2. Multiple-family dwellings and structures, including single-family attached dwellings, duplexes, quadraplexes, townhouses, building clusters and zero lot line developments.
3. Boarding and lodging houses.
4. Community residential homes.
5. Nursing homes, retirement homes, convalescent homes, adult congregate living facilities, kindergartens, child care centers and foster care centers.
6. Mobile home subdivisions.

C. *Conditional uses.*

1. Any conditional use allowed in V-1, V-2 or V-3.
2. Hospitals and clinics (except animal hospitals and veterinary clinics).
3. Dormitories, fraternity and sorority houses.

D. *Off-street parking requirements.* See section 7.02.00.

E. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio).
2. *Lot width.* Minimum lot width for a single-family dwelling or cluster measured at the front building line shall be 40 feet and at the street right-of-way, 40 feet. The minimum lot width for a two-family dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way line. Every cul-de-sac lot shall be a minimum of 20 feet at the street. (The minimum lot width for a multiple-family dwelling, townhouse, or a boarding or lodging house shall be 100 feet at the front building line.)

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3. *Front yard.* There shall be a front yard having a depth of not less than 20 feet provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed. In the case of multifamily projects, there shall be a project front yard having a depth of not less than 20 feet.

4. *Rear yard.* The minimum rear yard shall not be less than 15 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. A minimum side yard of 15 feet shall be required between building clusters and townhouse groups. No side yards shall be required in attached clusters, townhouses, or zero lot line projects except at the ends of the projects where a minimum of 15 feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

6. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade.

7. *Building clusters and townhouses.* Site and building requirements apply to the total building cluster with such being determined prior to issuance of a land use certificate.

8. *Zero lot line developments.* See section 7.10.00.

F. *Landscaping.* See section 7.01.00.

G. *Signs.* See article 8.

6.05.26. V-5 villages clustered residential district.

Gross density (four units per acre, if sewerred and clustered).

Gross density (one unit per acre, if unsewered).

A. *Intent and purpose of district.* This low density mixed residential district is designed to create a density-based incentive for sewerred in proximity to environmentally sensitive lands, and to promote locating of development on nonenvironmentally sensitive portions of parcels which are otherwise suitable for low density development. The density allowances are structured to allow increases in density, when development is connected to public sewer. Single-family detached and attached structures, duplexes, quadraplexes, townhouses, and patio homes are allowed. Other apartment structures are not allowed. No minimum lot size for new subdivisions, but development must meet overall density requirements. Refer to article 11 for uses and densities allowed in V-5, villages clustered residential areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. *Permitted uses.*

1. Any use permitted in V-1, V-2 or V-3.

2. Duplexes, quadraplexes, townhouses, building clusters and zero lot line developments, but not other multiple-family structures.

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C. *Conditional uses.* Any conditional use permitted in V-1, V-2 or V-3.

D. *Off-street parking requirements.* See section 7.02.00.

E. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio).

2. *Lot width.* Minimum lot width for a single-family dwelling or cluster measured at the front building line shall be 40 feet and at the street right-of-way, 40 feet. The minimum lot width for a two-family dwelling shall be 80 feet at the front building line, and 50 feet at the street right-of-way line. Every cul-de-sac shall have a minimum of 20 feet at the street right-of-way.

3. *Front yard.* There shall be a front yard having a depth of not less than 20 feet provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwelling already constructed.

4. *Rear yard.* The minimum rear yard shall not be less than 15 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. A minimum side yard of 15 feet shall be required between building clusters and townhouse groups. No side yards shall be required in attached clusters, townhouses, or zero lot line projects except at the ends of the projects where a minimum of 15 feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 30 feet, whichever is greater.

6. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade.

7. *Buildings, clusters and townhouses.* Site and building requirements apply to the total building cluster and such being determined prior to issuance of a land use certificate.

8. *Zero lot line developments.* See section 7.10.00.

F. [*Gross density transfers.*] Gross density transfers from jurisdictional areas to upland portions of a parcel shall be in accordance with Comprehensive Plan Policy 11.A.2.6. Density bonuses are offered for clustering development outside wetlands and an incentive to protect those resources from development pressures (see section 7.17.00 for calculation of density bonus points).

G. *Landscaping.* See section 7.01.00.

H. *Signs.* See article 8.

6.05.27. VM-1 villages mixed residential/commercial district.

Gross density for residential uses (four units per acre).

Maximum area for commercial uses (6,000 square feet for retail/service unless a planned neighborhood center).

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A. *Intent and purpose of district.* Mixed residential/neighborhood commercial district allowing neighborhood commercial uses within single-family and multifamily residential areas. "Planned neighborhood commercial centers" which meet specific development criteria are permitted. Multifamily uses include duplexes, quadraplexes, townhouses, and patio homes, but do not include other apartment structures. No minimum lot size for new subdivisions, but development must meet overall density requirements.

All neighborhood commercial (VM-1) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7. Refer to article 11 for uses and densities allowed in VM-1, villages mixed residential/neighborhood commercial areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. *Permitted uses.*

1. Single- and multiple-family uses permitted in V-1, V-2, V-3 or V-4 districts, except as noted above.
2. Professional offices including but not limited to those of architects, engineers, lawyers, tax consultants, accountants and medical and dental clinics, real estate and insurance offices.
3. Planned neighborhood centers containing neighborhood retail sales and services with maximum square footage of 35,000.
4. Neighborhood retail sales and services listed below (gross floor area of building not to exceed 6,000 square feet unless in a planned neighborhood center). No permanent outside storage allowed.
 - a. Food and drugstores.
 - b. Personal service shops.
 - c. Clothing and dry goods store.
 - d. Specialty shops.
 - e. Banks and financial institutions.
 - f. Bakeries, whose products are made and sold at retail on the premises.
 - g. Florists shops provided that products are displayed and sold wholly within an enclosed building.
 - h. Health clubs, spa and exercise centers.
 - i. Studio for the arts.
 - j. Martial arts studios.
 - k. Bicycle sales and mechanical services.
 - l. Other retail/service uses of similar type and character of those listed herein.
5. Laundromats and dry cleaners (gross floor area not to exceed 4,000 square feet).
6. Restaurants.

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7. Automobile service stations (no outside storage, minor repair only).
8. Appliance repair shops (no outside storage or work permitted).
9. Public utility and service structures.
10. Places of worship and educational facilities/institutions.
11. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).
12. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

C. *Off-street parking requirements.* See section 7.02.00.

D. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio).
2. *Lot width.* Minimum lot width for a single-family dwelling or cluster measured at the front building line shall be 40 feet and at the street right-of-way, 40 feet. The minimum lot width for a two-family dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way line. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.
3. *Front yard.* There shall be a front yard having a depth of not less than 20 feet provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.
4. *Rear yard.* The minimum rear yard shall not be less than 15 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of the Code (article 7) or 30 feet, whichever is greater.
5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. A minimum side yard of 15 feet shall be required between building clusters, and townhouse groups. No side yards shall be required in attached clusters, townhouses, or zero lot line projects except at the ends of the projects where a minimum of 15 feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of the Code (article 7) or 30 feet, whichever is greater.
6. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade.
7. *Building clusters and townhouses.* Site and building requirements apply to the total building cluster with such being determined prior to issuance of a land use certificate.

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8. *Zero lot line development.* See section 7.10.00.

E. *Landscaping.* See section 7.01.00.

F. *Signs.* See article 8.

G. *Buffering, screening, and setback standards.* See section 7.01.00.

H. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

(Ord. No. 2008-39, § 2, 6-5-2008)

6.05.28. VM-2 villages mixed residential/commercial district.

Gross density for residential uses (seven units per acre).

Maximum area for commercial uses (30,000 square feet unless a planned business development).

A. *Intent and purpose of district.* Mixed residential/commercial district allowing community-serving commercial uses and single-family and multifamily residential areas. "Planned business developments" which meet specific development criteria are permitted. Neighborhood commercial and C-1 uses, and mobile home parks and subdivisions are allowed. C-2 uses may be approved as a conditional use when located in a planned business development. No minimum lot size for new subdivisions, but development must meet overall density requirements.

All commercial (VM-2) development, redevelopment, or expansion must be consistent with the locational criteria in the Comprehensive Plan (Policies 7.A.4.13 and 8.A.1.13) and in article 7. Refer to article 11 for uses and densities allowed in VM-2, villages mixed residential/commercial areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. *Permitted uses.*

1. Single- and multiple-family uses permitted in V-1, V-2, V-3 or V-4 districts, except as noted above.
2. Any use permitted in the VM-1 district not to exceed a gross floor area of 30,000 square feet unless a planned business development.
3. Any use permitted in the C-1 district not to exceed a gross floor area of 30,000 square feet unless a planned business development.
4. Planned business developments containing neighborhood commercial, and C-1 uses with a maximum square footage of 30,000.
5. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).
6. Mobile home parks and subdivisions are permitted.

C. *Conditional uses.* Specified C-2 uses when located within a planned business development.

D. *Off-street parking requirements.* See section 7.02.00.

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E. *Site and building requirements.*

1. *Lot coverage.* The pervious area shall be at least 25 percent of the total lot (75 percent maximum impervious cover ratio).
2. *Lot width.* Minimum lot width for a single-family dwelling or cluster measured at the front building line shall be 40 feet and at the street right-of-way, 40 feet. The minimum lot width for a two-family dwelling shall be 80 feet at the front building line and 50 feet at the street right-of-way. Every cul-de-sac lot shall have a minimum of 20 feet at the street right-of-way.
3. *Front yard.* There shall be a front yard having a depth of not less than 20 feet provided that in blocks where 50 percent or more of the lots are developed, the front yard required shall be the average setback of the dwellings already constructed.
4. *Rear yard.* The minimum rear yard shall not be less than 15 feet in depth. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 30 feet, whichever is greater.
5. *Side yard.* The minimum side yard on each side shall be ten percent of the lot width measured at the front building line but need not exceed 15 feet on each side; however, required side yards shall not be less than five feet on each side. A minimum side yard of 15 feet shall be required between building clusters and townhouse groups. No side yards shall be required in attached clusters, townhouses, or zero lot line projects except at the ends of the projects where a minimum of 15 feet shall be required. On property abutting estuarine, riverine or creek systems, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 30 feet, whichever is greater.
6. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade.
7. *Building clusters and townhouses.* Site and building requirements apply to the total building cluster with such being determined prior to issuance of a land use certificate.
8. *Zero lot line developments.* See section 7.10.00.

F. *Landscaping standards.* See section 7.01.00.

G. *Signs.* See article 8.

H. *Buffering, screening, and setback standards.* See section 7.01.00.

I. *Locational criteria.* See article 7 and Comprehensive Plan Policies 7.A.4.13 and 8.A.1.13.

(Ord. No. 2008-39, § 2, 6-5-2008)

6.05.29. GBD--Gateway business district.

A. *Intent and purpose of district.* The district is intended to enhance specific segments of the US 29 and SR 97 corridor as a visually attractive, well planned business communities. To accomplish this purpose, stringent site development standards established adequate setbacks, landscaping, and buffering.

These districts are characterized by community-serving commercial uses located adjacent to or in immediate proximity to the US 29 corridor and in immediate proximity to SR 97 at the Alabama-Florida state line.

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C-2 type distribution, manufacturing, fabrication and assembly-type operations which are completely enclosed within the confines of a building are permitted when located within a planned business development. Outside storage is permitted when screened. Such treatment is appropriate to protect nearby residential areas from the incompatible impacts of more intense uses such as noise, odors, truck traffic, glare, and visual blight. Refer to article 11 for uses and densities allowed in GBD, gateway business district areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. *Permitted uses.*

1. C-1 and C-2 type uses with conditions noted above.
2. Planned business developments.
3. Reclamation of borrow pits that existed prior to September 16, 2004 (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Off-street parking and loading regulations.* See section 7.02.00.

D. *Traffic requirements.* See section 7.11.09.

E. *Landscaping.* See section 7.01.00.

F. *Site and building requirements.* For hotels and motels there are no maximum density limits; however, all applicable open space (yard) provisions and all other applicable regulations which apply to such developments must be complied with. For other principal uses, the following shall apply:

1. *Lot area.* There shall be no minimum lot area, except for recreational camping facilities which shall require a minimum lot size of five acres.
2. *Lot coverage.* At least 15 percent of each lot or parcel shall remain pervious (85 percent maximum impervious cover ratio).
3. *Lot width.* There shall be no minimum lot width.
4. *Yard.* There shall be a front and rear yard of at least 15 feet. There shall be a minimum side yard of ten feet on each side. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 20 feet, whichever is greater.
5. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade, except for commercial communication towers which shall not exceed 150 feet in height.

G. *Signs.* No sign shall exceed 35 feet in height in the GBD. For other sign provisions see article 8.

H. *Buffering, screening, and roadway setbacks.* See section 7.01.00.

(Ord. No. 2008-39, § 2, 6-5-2008)

6.05.30. *GID--Gateway industrial district.*

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A. *Intent and purpose of district.* This district is intended to be a light to moderate industrial area which will enhance portions of the US 29 and US 95A corridors as visually attractive, well-planned industrial areas which are screened and buffered to assure compatibility with adjacent nonindustrial districts and uses. The district is intended to accommodate uses requiring access to rail and principal arterial roadways, when other objectives of the district are met. To accomplish this purpose and promote compatibility with neighboring areas, stringent site development standards establish adequate setbacks, landscaping, screening and buffering. Refer to article 11 for uses, heights and densities allowed in GID, gateway industrial district areas located in the Airport/Airfield Environs.

B. *Permitted uses.*

1. C-2 and ID-1 type uses except mobile home sales and service.
2. Planned business developments.
3. Borrow pits and reclamation activities thereof (subject to local permit and development review requirements per Escambia County Code of Ordinances, Part I, Chapter 42, article VIII, and performance standards in Part III, the Land Development Code, article 7).

C. *Conditional uses.*

1. Industrial processes which require a building or equipment height greater than 35 feet. The required side and rear yards shall be increased two feet for every ten feet in height above the first 35 feet of the structure as measured from finished grade.
2. Asphalt plants.
3. Concrete plants.
4. New and used car sales, mobile homes and motorcycle sales. No intrusions are permitted on the public right-of-way (see section 6.04.09).
5. Solid waste transfer stations, collection points, and/or processing facilities.
6. Junkyards, salvage yards, and waste tire processing facilities.

D. *Prohibited uses.*

1. Residential uses.
2. Landfills.
3. Prisons.
4. Carnival-type amusements and amusement arcades.
5. Taverns, cocktail lounges, bars, and night clubs.

E. *Site and building requirements.*

1. *Building height limit.* No building shall exceed 35 feet in height except as otherwise provided in this district, and except for commercial communication towers which shall not exceed 150 feet in height.
2. *Minimum lot size.* There shall be no minimum lot size.
3. *Lot coverage.* The maximum combined area occupied by all principal and accessory buildings shall not exceed 50 percent of the total area, except as provided for in article 4 of this Code (see "stormwater

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management and conservation"). Also, the amount of impervious surface shall not exceed 85 percent of the lot.

4. *Lot width.* There shall be no minimum lot width.

5. *Yard requirements.* There shall be a front yard having a depth of not less than 25 feet. There shall be a rear yard having a depth of not less than 20 feet. There shall be side yards of not less than 15 feet. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (Article 7) or 20 feet whichever is greater.

The BOA may waive the yard requirements, in response to an application therefore, if a finding of fact is made based on competent, substantial evidence demonstrates that such waiver would not adversely impact public safety, sensitive environmental resources, or compatibility with adjacent uses. Also, such waiver may be granted only if the development plans for the subject property reflect conformance with a floor area ratio which does not exceed 1.1 and a maximum impervious cover limit of 85 percent.

F. *Roadway access.* Direct access must be provided from a collector or arterial roadway and such access may be provided by curb cuts on the collector or arterial roadway or a private or public road linking the use with the collector or arterial roadway provided that such private or public road does not traverse a predominately residential neighborhood or subdivision between the use and the collector or arterial roadway. No permit shall be issued for any proposed use which requires access through a residential neighborhood or subdivision.

G. *Landscaping.* See section 7.01.00.

H. *Signs.* No sign shall exceed 35 feet in height in the GID. For other sign provisions see article 8.

I. *Buffering, screening, and roadway setbacks.* See section 7.01.00.

J. *Performance standards.*

1. Any process that creates smoke shall meet all standards as required by the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency.
2. No process shall emit an offensive odor detectable beyond the lot parcel. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the occupant of the premises.
3. Operations creating noise, vibration, dust, smoke or fumes shall be subject to provisions of section 7.07.01 of this Code.
4. Operations creating glare shall be shielded so that the glare cannot be seen from off the lot or parcel.
5. Disposal of industrial or other wastes, gaseous, liquid or solid, must be approved by any applicable federal or state regulatory entities.
6. Also, all applicable performance standards in sections 7.06.00 and 7.07.00 shall be adhered to.

6.05.31. *GMD--Gateway mixed use district.*

Gross density for residential uses (seven units per acre).

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A. *Intent and purpose of district.* Mixed residential/commercial district allowing community-serving commercial uses and single-family and multifamily residential area. "Planned business developments" which meet development criteria are permitted. Neighborhood commercial, C-1 and specified C-2 uses. Refer to article 11 for uses and densities allowed in GMD, gateway mixed use district areas located in the Airport/Airfield Environs. Structures within Airport/Airfield Environs, Zones, and Surfaces remain subject to the height definitions, height restrictions, and methods of height calculation set forth in article 11.

B. *Permitted uses.*

1. Single-family and multiple-family uses permitted in V-1, V-2, V-3 or V-4 districts, except as noted above.
2. Any use permitted in the VM-1 or VM-2 district.
3. Any use permitted in the C-1 district.
4. Specific C-2 uses when located within a planned business development.
5. Other uses which are similar to or compatible with the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

C. *Off-street parking and loading regulations.* See section 7.02.00.

D. *Traffic requirements.* See section 7.11.09.

E. *Buffering, screening, and roadway setbacks.* See section 7.01.00 of this Code.

F. *Landscaping.* See section 7.01.00.

G. *Site and building requirements.* For hotels and motels, there are no maximum density limits; however, all applicable open space (yard) provisions and all other applicable regulations which apply to such developments must be complied with. For other principal uses, the following shall apply:

1. *Lot area.* There shall be no minimum lot area, except for recreational camping facilities which shall require a minimum lot size of five acres.
2. *Lot coverage.* At least 15 percent of each lot or parcel shall remain pervious (85 percent maximum impervious cover ratio).
3. *Lot width.* There shall be no minimum lot width.
4. *Yard.* There shall be a front and rear yard of at least 15 feet. There shall be a minimum side yard of ten feet on each side. On property abutting an estuarine, riverine or creek system, the setback shall be in accordance with the marine/estuarine/riverine setback (MERS) provision of this Code (article 7) or 20 feet, whichever is greater.
5. *Building height.* Mean average roof height shall not exceed 45 feet above average finished grade, except for commercial communication towers which shall not exceed 150 feet in height.

H. *Signs.* No sign shall exceed 35 feet in height in the GMD. For other sign provisions see article 8.

(Ord. No. 2008-39, § 2, 6-5-2008)

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6.05.32. P--Public district.

A. *Intent and purpose of district.* Publicly owned parcels for educational and correctional facilities and purposes, other public institutional uses, borrow pits and associated reclamation activities, collection and/or processing of solid waste, and sanitary landfills. Conversion of suitable public lands for business or industrial park development is allowed. Refer to article 11 for uses, heights and densities allowed in P, public districts located in the Airport/Airfield Environs.

B. *Site development standards.* Site development standards contained in the C-1 district shall be applicable to this zoning district. Refer to article 7 for specific performance standards relating to borrow pits and associated reclamation activities.

6.05.33. WMU--Waterfront mixed use district (noncumulative).

A. *Intent and purpose of district.* This district is located in the RA-1(OL) Barrancas Redevelopment Area Overlay District. In an effort to take advantage of the deep water characteristics of Bayou Chico and preserve commercial and recreational waterfront, this district is designed to foster more sensitive, consistent, and uniform development and redevelopment activity along the shoreline; minimize the impacts of development on the water quality, air quality, noise, and natural or established habitats; and improve the visual aesthetics of the area for the benefit of current and future generations. It is created to protect and conserve the natural resources along and adjacent to the bayou as well as to nurture water-dependent and water-related support uses that do not cause any water quality degradation or prevent the beneficial restoration of water or environmental quality in Bayou Chico. See section 3.00.01 of this Code for the definition of "water dependent facility or use". The following priority of uses is recognized:

1. The first priority is to protect conservation and recreation related uses.
2. The second priority is to protect and nurture existing and potential water-dependent commercial and industrial uses that do not degrade the water or environmental quality of Bayou Chico.
3. The third priority is to encourage residential uses in and around the waterfront.
4. The fourth priority is to encourage marine and water-related commercial and industrial support uses that do not degrade the water or environmental quality of Bayou Chico.
5. Other specified uses are encouraged only if they are compatible with the priority uses described in 1.--4., above.

Refer to the overlay districts within section 6.07.00 of this Code for additional regulations imposed on individual parcels with WMU zoning located in the RA-1(OL) Barrances Redevelopment Area Overlay District.

B. *Applicability.* The waterfront mixed use district generally includes all waterfront parcels on the county side of Bayou Chico from a few parcels north of Lotus Circle to the south side of old Barrancas Avenue and some parcels adjacent to Mahogany Mill Road and Weis Lane between new and old Barrancas Avenues. The district is indicated on "Exhibit 2: Waterfront Mixed Use District" zoning map, as incorporated by reference in Ordinance No. 2006-16, and is reflected in the official zoning maps.

C. *Permitted uses.* The following uses are permitted consistent with proper design, construction, and operation that prevent unsatisfactory and unpleasant noise, odors, air and water pollution, and aesthetics as defined in section 6.05.33.H. and I. [sic], below.

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1. *Water-dependent uses:*

- a. Boat brokerage or sales.
- b. Boat maintenance and repair yards. Boat yards must adhere to the best management practices of the Clean Boatyard Program as cited on the Florida Department of Environmental Protection web site under Best Management Practices for Boatyards, Clean Boatyard Manual, as amended.
- c. Bulk product facilities and terminal facilities as defined in F.S. § 376.031, if the facility was in operation on the date of the enactment of this ordinance. Expansion of this type facility cannot be made any closer than 300 feet of any residential land use and will require additional noise and visual buffering from adjacent parcels and public rights-of-way.
- d. Commercial boat storage. Storage facility must be maintained to avoid nuisance conditions as defined in section 7.07.06 of this Code.
- e. Commercial marine transport and excursion services, including ferries, captained charter services, sport fishing and water taxis.
- f. Harbor and marine supplies and services, chandleries, and ship supply such as fueling of vessels.
- g. Marinas, particularly those berthing tugboats, fireboats, pilot boats and similar services. Marinas must adhere to the best management practices of the Clean Marina Program as cited on Florida Department of Environmental Protection web site under Clean Marina Program and Clean Marina Program Measures, Marina Environmental Measures, as amended.
- h. Public landings.
- i. Marine research, education, and laboratory facilities.
- j. Seafood packaging, loading, distribution and wholesaling for retail sale as long as proper design, construction, and operation prevent unpleasant noise, odors, air and water pollution, and development is aesthetically consistent with the design criteria of this district.

2. *Water-related support uses:*

- a. Cabinet and carpentry shops and accessory retail sales of only those products that are produced on the premises.
- b. Fabrication of marine-related goods.
- c. Fabrication, storage and repair of fishing equipment.
- d. Marine products, wholesaling, distribution and retailing.
- e. Marine repair services and machine shops.
- f. Professional, business and general offices related to marine-dependent or marine-related uses.
- g. Residential use. The primary owner (person who legally owns 50 percent or more) of a marine-related business may occupy space within the primary building or within an accessory structure. Live/work housing shall be allowed as well live aboard housing/houseboats. Mixed uses, defined as a combination of residential and nonresidential uses, shall be encouraged.

3. *Other uses, along with permitted accessory uses or structures:*

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- a. Bars and nightclubs.
- b. Hotels and motels.
- c. Bed and breakfast inns as licensed under F.S. ch. 509.
- d. Landscaped pedestrian parks, plazas and other similar outdoor pedestrian spaces, including pedestrian and bicycle facilities.
- e. Museums and art galleries.
- f. Parking lots.
- g. Professional, business, and general offices.
- h. Restaurants.
- i. Retail and service establishments, including craft and specialty shops.
- j. Single-family and multifamily residential.
- k. Wholesale and/or distribution warehousing.
- l. Other uses which are similar or compatible to the uses permitted herein that would promote the intent and purposes of this district. Determination on other permitted uses shall be made by the planning board (LPA).

D. Prohibited uses.

1. Asphalt plants.
2. Bulk product facilities and terminal facilities, as defined in F.S. § 376.031.
3. Cement plants.
4. Chemical plants.
5. Facilities for marine pollution control, oil spill cleanup, and servicing of marine sanitation devices.
6. Landfills.
7. Open storage facility for any bulk solid or semi-solid material that is a toxic or hazardous substance or nutrient or that becomes one when left to stand or exposed to water. The phrase "toxic or hazardous substance" does not include petroleum and petroleum related products regulated by the Florida Pollutant Discharge Prevention and Control Act (F.S. §§ 376.011--376.17 and §§ 376.19--376.21).
8. Paper mills.
9. Refineries.
10. Rendering plants and slaughterhouses.
11. Sand extraction operations.
12. Sewage treatment plants.
13. Solid or hazardous waste transfer stations collection or disposal facilities.
14. Storage facilities for toxic or hazardous substances or nutrients (that is, elements or compounds essential as raw material for organic growth and development, for example: carbon, nitrogen and phosphorus).
15. Solid waste transfer stations.

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E. Off-street parking regulations. See section 7.02.00 of this Code.

F. Site and building requirements.

1. *Lot area.* There shall be no minimum lot area.
2. *Lot width.* There shall be no minimum lot width.
3. *Density.* A maximum of 25 dwelling units per acre are allowed.
4. *Building height.* No building or structure shall exceed 100 feet in height as defined in section 3.00.01 of this Code. Heights for buildings and structures with pitched roofs shall be measured to the bottom of the eaves. In addition:
 - a. "Mixed use" shall be defined to include two or more residential and nonresidential uses. Work/live spaces are encouraged. Nonresidential uses are encouraged on first and second floors. Parking structures are not considered a separate use.
 - b. Parking structures and nonliving areas may comprise the first two floors of a mixed use structure. Entrance to parking structures shall be from the side or rear of the building or buildings. Street facades shall consist of liner buildings or shall be properly screened so as to provide the appearance of being an occupied use, i.e. articulated building fronts, windows, etc.
 - c. Buildings and structures are street oriented and consistent with the requirements of the Barrancas Redevelopment Area Overlay District.
5. *Setbacks.* Front and side setback lines should be consistent with adjacent structures. Front porches, stoops and balconies that extend beyond the primary building plane may encroach to within five feet of the property line. Where setback lines are not clearly established, buildings shall be built to within ten feet of property lines. Steps leading up to the front porch or stop may encroach further, but in no event shall steps extend beyond the property line or on to public sidewalks. There shall be minimum side setback of ten feet on each side which shall be increased by five feet on each side for each story (floor) above the third story or for each ten feet in height above the first 35 feet of the structure as measured from the finished grade.
6. *Waterfront setback.* See section 7.08.00 of this Code, marine/estuarine/riverine setback.
7. *Screening.* All service and loading areas shall be entirely screened from view.
8. *Docks.* In an effort to improve water and sediment quality and to protect the marine environment, it is recommended that all new docks, bulkheads and seawalls constructed of treated wood products after the adoption of this ordinance be built using treated wood products registered for marine use by the U.S. Environmental Protection Agency or the Florida Department of Agriculture and Consumer Services. Other recommended materials include concrete, coated steel, recycled plastic, PVC, vinyl, and fiberglass.
9. *Garages.* For residential uses, there shall be no front facing garages unless they are setback an additional ten feet from the primary front facade and do not exceed 25 percent of the street facing building facade. If the lot width is 40 feet or less, the 25 percent requirement shall not apply. All other garages must face the side or rear of the parcel.
10. *Front entry.* Buildings shall be oriented so that the principal facade is parallel or nearly parallel to the streets they face. On corner sites, buildings shall occupy the corner.

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11. *Walkways.* Walkways that lead to front doors, separate from the driveway are encouraged.

G. *Performance standards.* The waterfront district is designed to take advantage of the deep water characteristics of Bayou Chico while fostering more sensitive and uniform development along the shoreline. The improvement efforts include minimizing the impacts of development on the water quality, air quality, noise, and natural or established habitats so that projects do not cause any water quality degradation or prevent the beneficial restoration of water or environmental quality in Bayou Chico. The goal of this district also is to improve the visual aesthetics of the area. In addition to controls contained in sections 7.06.00 and 7.07.00 of this Code and controls contained in the county's Code of Ordinances, the below listed items are focused on achieving the redevelopment goals for the area.

1. *Environmental impacts.*

- a. All work and/or operations must be conducted within buildings except temporary outside storage may be allowed if adequately buffered and screened from adjacent uses. All waste material must be stored while on the property in a screened enclosure.
- b. Any process that creates smoke shall meet all standards as required by the Florida Department of Environmental Protection and the U.S. Environmental Protection Agency.
- c. No process shall emit an offensive odor detectable beyond the lot or parcel. Where odors are produced and provisions for eradication within a building are provided, the burden of successful elimination of the odors shall rest on the occupant of the premises.
- d. Operations creating excessive noise, vibration, dust, smoke or fumes, which are a nuisance to persons off of the lot or parcel, are not permitted.
- e. Operations creating glare shall be shielded so that the glare cannot be seen from off the lot or parcel.
- f. Disposal of industrial or other wastes, gaseous, liquid or solid, must be approved by any applicable federal or state regulatory entities.

2. *Shoreline protection.* See section 7.08.00.D.1., D.2., D.3. and E. of this Code. Where there exists a high likelihood of success and effectiveness, natural vegetated erosion control solutions shall be implemented. Escambia County Neighborhood and Environmental Services Department/Marine Resources Division staff will evaluate each application for shoreline protection and shall consider bathymetry, wave climate, sediment quality, and adjacent and surrounding shorelines.

3. *Marina siting.* Marina siting shall be consistent with regulations in section 7.05.00 of this Code.

4. *Septic tanks.* See section 7.19.00 of this Code. Additionally if septic tanks are permitted they shall be located at least 100 feet from the mean high water line (MHWL).

6.05.34. *Planned development in the "Villages" zoning districts.*

PNC--Planned neighborhood center (minimum parcel size two acres).

PBD--Planned business development (minimum parcel size two acres).

A. *Intent and purpose of villages planned developments.* The intent of these developments is to assure excellence in site planning and design in order to accomplish the objectives of the district in which the development is being located and to assure that incompatibilities between adjacent uses are adequately addressed. The PNC or PBD must:

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1. Be compatible with the adjacent land uses, by the use of screening and buffering;
2. Provide for adequate vehicular and pedestrian circulation systems;
3. Provide for adequate off-street parking;
4. Provide for adequate open space;
5. Provide for adequate water, electric, sewerage and fire protection services;
6. Demonstrate through the preliminary development plans that the development is a sound, well planned development.

These developments are intended to encourage the development of land as planned business communities or neighborhood centers, 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 than would be possible through the strict application of the minimum requirements of these regulations.

Because of the increase amount and/or intensity of development allowed in a PBD or PNC, greater scrutiny in the development review process is necessary to assure compatibility with adjacent uses and shall include the requirements established below. A concept plan may be submitted at the option of the applicant. Preliminary and final development plans must be submitted for review and approval by the DRC.

B. *Permitted uses.*

1. Planned neighborhood center (PNC). Neighborhood commercial and C-1 uses allowed up to a maximum of 35,000 square feet.
2. Planned business development (PBD). Neighborhood commercial, C-1 and specified C-2 uses allowed up to a maximum of 30,000 square feet.

C. *Buffering.* See section 7.01.06 of this Code.

D. *Screening.* See section 7.01.06 of this Code.

E. *Landscaping standards.* See section 7.01.00 of this Code.

F. *Processing planned developments in the "Villages" zoning districts.* The department shall forward copies of the preliminary development plan to the members of the development review committee. The development review committee shall consider:

1. Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.
2. The nature of the proposed development, including land use types and densities; the approximate total ground coverage of paved areas and structures and types of water and sewer treatment systems.
3. Conformity of the proposed development with the Comprehensive Plan, this Code and other applicable ordinances of the county.
4. Other applicable factors and standards prescribed by the Comprehensive Plan and this Code.

The DRC shall review the application and submit its comments and recommendations to the applicant within 20 working days of the receipt of the completed application.

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The submission requirements for the planned development includes more general criteria at the concept development plan phase, which is optional, and more detailed criteria submitted for review at the preliminary and final development plan phases. An application check list shall be provided by the department.

1. *Concept development plan (optional)*. Submittal requirements for the concept development plan shall be those listed under PUD section 6.06.F.2.
2. *Preliminary development plan*. Submittal requirements for the preliminary development plan shall be those listed under PUD section 6.06.F.2.
3. *Final development plan*. The final development plan shall reflect any modifications or changes required in the preliminary development plan, plus any additional information required as a result of the preliminary development plan review. Based upon this review the development proposals must be refined and submitted as a final development plan which shall be acted upon by the DRC within 20 working days of submittal.

G. [*Planned unit developments*.] Planned unit developments (PUDs) may be approved in the "Villages" zoning districts in accordance with PUD requirements contained in section 6.06.00 of this Code.

(Ord. No. 96-22, § 1, 7-25-1996; Ord. No. 97-18, § 1, 6-5-1997; Ord. No. 97-39, § 1, 8-7-1997; Ord. No. 97-51, § 1, 10-2-1997; Ord. No. 97-59, § 1, 12-4-1997; Ord. No. 98-41, § 1, 9-9-1998; Ord. No. 98-42, § 2, 9-9-1998; Ord. No. 98-43, 9-9-1998; Ord. No. 98-49, § 1, 11-5-1998; Ord. No. 98-53, § 1, 12-3-1998; Ord. No. 99-12, § 1, 3-4-1999; Ord. No. 99-13, § 1, 3-4-1999; Ord. No. 99-14, § 1, 3-4-1999; Ord. No. 99-20, § 1, 4-18-1999; Ord. No. 99-38, § 2, 9-5-1999; Ord. No. 99-42, § 1, 9-2-1999; Ord. No. 99-60, § 1, 12-2-1999; Ord. No. 2000-4, § 2, 2-10-2000; Ord. No. 2000-8, § 1, 3-2-2000; Ord. No. 2000-28, § 4, 7-6-2000; Ord. No. 2000-45, § 1, 10-5-2000; Ord. No. 2000-46, § 2, 10-19-2000; Ord. No. 2000-50, §§ 2--4, 11-2-2000; Ord. No. 2000-59, § 1, 12-11-2000; Ord. No. 2001-58, §§ 1--4, 10-18-2001; Ord. No. 2001-64, §§ 1--8, 11-15-2001; Ord. No. 2002-18, § 1, 4-4-2002; Ord. No. 2002-30, §§ 3--6, 7-2-2002; Ord. No. 2003-4, § 2, 2-6-2003; Ord. No. 2003-5, §§ 1, 2, 2-6-2003; Ord. No. 2003-11, §§ 1, 2, 6-5-2003; Ord. No. 2003-33, § 1, 7-24-2003; Ord. No. 2003-38, § 2, 8-7-2003; Ord. No. 2003-39, § 2, 8-7-2003; Ord. No. 2004-33, § 3, 6-3-2004; Ord. No. 2004-41, § 1, 8-5-2004; Ord. No. 2005-2, § 1, 1-6-2005; Ord. No. 2005-12, §§ 2--5, 5-5-2005; Ord. No. 2005-22, § 2, 7-7-2005; Ord. No. 2005-23, §§ 2, 3, 7-7-2005; Ord. No. 2006-16, §§ 1, 2, 3-2-2006; Ord. No. 2006-22, § 2, 3-2-2006; Ord. No. 2006-28, § 1, 4-6-2006; Ord. No. 2006-70, § 2, 9-7-2006; Ord. No. 2006-80, § 1, 10-5-2006; Ord. No. 2007-48, § 1, 9-6-2007; Ord. No. 2009-34, §§ 4-6, 10-1-2009)

6.06.00. Planned unit development (PUD).

A. *Intent and purpose*. It is the purpose of this article to permit PUDs 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 than would 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.

B. *Permitted uses*. The uses permitted within a PUD shall include the following:

1. Residential units, including single-family attached and detached dwelling, two-family dwellings, and multiple-family dwellings.
2. Places of worship, educational institutions, clubs and similar public and semipublic facilities.

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3. Nonresidential uses, including commercial, service or retail use, and offices.
4. Other uses compatible with uses in the general area. Final determination on other permitted uses shall be made by the LPA.

C. *Effect on height, area and bulk requirements and on yards, lot sizes and mix of uses.* Use of the PUD process can result in the applicant establishing specific height, area, bulk, yard, size, use and mix provisions which may be different from the requirements contained in the several zoning districts within this article, in any or all respects. That is, the minimum requirements are rendered moot upon final approval of a PUD. Further, PUDs may be placed in any land use category and/or zoning district provided that the public hearings and notification requirements associated with the process are observed.

D. *Definitions.* In addition to the definitions contained in article 3 of this Code, 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. *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.
3. *Plan.* Plans for development of land approved for PUDs shall be processed in accordance with procedures established in the Escambia County Subdivision Regulations. The preliminary development plan is to be submitted to the department of growth management and public works department 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 PUDs 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 Code or failure to comply with any requirement, condition or safeguard shall constitute a violation of these zoning regulations.

E. *Processing the planned unit development (PUD).*

1. *Concept development plan (optional).*

a. *Meeting.* After meeting with the department and prior to submitting a final application for review, the owner of the land, or his authorized agent, at his option, may file an application for a nonbinding concept development plan review with the department along with the appropriate fee.

b. *Application.* The applicant shall submit the required number of application packages to the department. Within ten working days from the established deadline date by which the application was submitted, the department shall:

- (1) Determine that the application is complete and proceed with the following procedure; or

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(2) Determine that the application is incomplete and notify the applicant in writing as to the deficiencies. To avoid a reapplication fee, the applicant must submit an amended application within 30 days of the date of deficiency notification.

c. *Development review committee criteria.* The department shall forward the completed application to the members of the development review committee. The development review committee shall consider:

(1) Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.

(2) The nature of the proposed development, including land use types and densities; the approximate total ground coverage of paved areas and structures; and, types of water and sewer treatment systems.

(3) Conformity of the proposed development, including the phasing, with the Comprehensive Plan, this Code, and other applicable regulations of the county.

(4) The creativity of the site plan particularly as it relates to the street layout.

(5) The preservation of natural or open space amenities.

(6) Other applicable factors and standards prescribed by the Comprehensive Plan, these regulations, or other regulations established in this Code.

d. *Development review committee transmittal.* The development review committee shall review the application and submit its comments and recommendations to the planning board (LPA) within 20 working days of the receipt of the complete application.

e. *The planning board (LPA).* The planning board (LPA) shall schedule a review of the concept development plan at its earliest available meeting date. The LPA shall consider the recommendations of the development review committee including the review criteria in c. above and shall issue its comments and recommendations.

2. *Development plan.*

a. *Meeting.* After meeting with the department at the preapplication conference or upon the planning board's approval of the concept development plan, if this option is selected, the applicant shall file an application for a preliminary development plan along with the appropriate fee as adopted by the BCC.

b. *Staff review.* Within ten working days of the established deadline date by which the application was submitted, the department shall:

(1) Determine that the application is complete and proceed with the following procedure; or

(2) Determine that the application is incomplete and notify the applicant in writing as to the deficiencies. To avoid a reapplication fee, the applicant must submit an amended application within 60 calendar days of the date of deficiency notification.

c. *Development review committee criteria.* The department shall forward copies of the preliminary development plan to the members of the development review committee. The development review committee shall consider:

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- (1) Characteristics of the site and surrounding area, including important natural and manmade features, the size and accessibility of the site, and surrounding land uses.
- (2) The nature of the proposed development, including land use types and densities; the approximate total ground coverage of paved areas and structures; and, types of water and sewer treatment systems.
- (3) Conformity of the proposed development with the Comprehensive Plan, this Code and other applicable ordinances of the county.
- (4) The creation of the site plan particularly as it relates to the street layout and preservation of natural or open space amenities.
- (5) Other applicable factors and standards prescribed by the Comprehensive Plan and this Code.

d. *Development review committee transmittal.* The development review committee shall review the application and submit its comments and recommendations to the planning board (LPA) within 20 working days of the receipt of the complete application.

e. *Planning board (LPA).* The planning board shall hold a public hearing and shall prepare a record of its proceedings on each case. The record shall be filed in the office of the LPA and shall be a public record. A copy of the record, together with the planning board's recommendation and the grounds therefor, including findings relative to the criteria in c. above, shall be transmitted to the board of county commissioners. The department shall forward a copy of the LPA's recommendation to the applicant within ten working days from the date of the public hearing.

f. *Board of county commissioners (BCC).* The BCC shall schedule a review of the preliminary development plan at its earliest available time and shall consider the recommendation of the planning board. The BCC may consider the preliminary development plan at more than one meeting, if necessary, to complete review of the proposed preliminary development plan; and, shall issue comments and recommendations on the preliminary development plan. Two copies of the approved preliminary development plan shall be endorsed by the BCC with one copy returned to the applicant. Approval by the BCC shall authorize the applicant to proceed with the final development plan. If the preliminary development plan was approved conditionally, subject to certain modifications, the applicant shall revise the preliminary development plan and resubmit two copies of the same to the department for the BCC endorsement within ten days from the date of the board's action on the preliminary development plan. If the preliminary development plan was disapproved by the BCC, a copy of the disapproved preliminary development plan shall be returned to the applicant with reasons supporting the action of the BCC within ten working days from the date of the last meeting at which the preliminary development plan was reviewed. The applicant shall have the option of revising the preliminary development plan and/or submitting a new preliminary development plan for review.

3. *Final subdivision plat.* Any PUD involving a subdivision plat in accordance with article 4 part I shall follow the final plat requirements of sections 4.02.07 and 4.02.08.

F. *Submission requirements.* The submission requirements for the planned unit development includes more general criteria at the concept development plan phase, which is optional, and more detailed criteria submitted for review at the preliminary and final development plan phases. The PUD application check list shall be provided by the department.

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1. *Concept development plan.* In addition to the basic information required for a rezoning application, the concept development plan shall include the following:
 - a. Topographic data available from the U.S.G.S. and/or the Northwest Florida Water Management District.
 - b. Land use designations and boundaries, zoning, and development characteristics surrounding the site.
 - c. A master plan for the entire development area.
 - d. A development phasing schedule including the sequence for each phase; approximate size of the area in each phase; and proposed phasing of construction of public recreation and common open space areas and facilities.
 - e. Total acreage in each phase and gross intensity (nonresidential) and gross density (residential) of each phase.
 - f. Number, height and type of residential units.
 - g. Total land area, and approximate location and amount of open space included in each residential, office, commercial, and industrial area.
 - h. Approximate location of proposed and existing streets and pedestrian and bicycle routes, including points of ingress and egress.
 - i. Approximate location and acreage of any proposed public use such as parks, school sites, and similar public or semipublic uses.
 - j. Other documentation reasonably necessary to permit satisfactory review under the requirements of this Code and other applicable ordinances as required by special circumstances in the determination of the department.

2. *Development plan.* The preliminary development plan shall include the following:

- a. Title and date of plan.
- b. Name, address and telephone number of the owner/developer, surveyor, engineer and other consultants.
- c. Scale of plan (preferably 1" = 100') and north arrow; aerial photographs of development and immediate area.
- d. Location map showing the site in relation to existing roads and developments.
- e. Legal description of the tract to be developed and the approximate acreage.
- f. All contiguous property under ownership or control of the applicant shall be shown, described or noted on the preliminary development plan. Evidence of unified control of the entire area within the PUD shall be required.
- g. Boundary of the tract shown by a heavy line.
- h. The existing zoning, the proposed minimum lot size, the proposed residential, commercial and industrial land use type(s) and the residential density; zoning and development characteristics surrounding the site.
- i. An agreement by all owners within the PUD which includes their commitment to:

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- (1) Proceed with the proposed development in accordance with the approved PUD and any conditions and safeguards as may be set by the BCC; and
 - (2) A written statement of a proposal for completion of the development according to plans approved by the ordinance, and for continuing operation and maintenance to those areas, functions, and facilities that are not to be provided, operated, or maintained by the county pursuant to written agreement; and
 - (3) To bind their successors in title to any commitments made in their application.
- j. A drainage statement including: documentation on positive legal stormwater outfall; description of the conceptual on-site retainage requirements for water quality; and any other requirements of the Northwest Florida Water Management District or DEP and pertinent sections of this Code pertaining to management and storage of surface water.
- k. A traffic impact analysis of the project on the external street network serving the site.
- l. A statement on anticipated impacts on any public services as deemed necessary by the department. A concurrency determination will suffice.
- m. Preliminary statements indicating how the problems of maintenance and ownership of common facilities will be resolved.
- n. The master plan for the entire development area and preliminary schedules of development, including the staging and phasing of:
- (1) Areas to be developed, in order of priority;
 - (2) The construction of streets, utilities, and other improvements necessary to serve the proposed development;
 - (3) The dedication of land to public use, if any; and
 - (4) Physical recreation facilities, if any.
- o. A plan at an appropriate scale supporting the above statement illustrating:
- (1) The preliminary location, grouping, distance dimensions, and height of all uses and facilities.
 - (2) In the case of residential development, the number of residential units proposed, their general location, number of stories, indicating those areas to be owner-occupied and those to be renter-occupied.
 - (3) A preliminary vehicular and pedestrian circulation system including driveways, walkways, parking areas, and streets to be dedicated, if any.
 - (4) A system of open space and recreational uses, with estimates of acreage and improvements to be dedicated and areas that are to be retained in common ownership, if any.
 - (5) Physical/environmental conditions.
 - (a) Existing contours at one foot intervals based on field surveys or photogrammetric surveys and extending a minimum 100 feet beyond the tract boundary.

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- (b) Identification of on-site soils using the most recent Escambia County Soils Survey and vegetation according to the Florida Land Use, Cover and Forms Classification System.
- (c) Identification of all conservation areas and/or other areas of state and/or federal jurisdiction, if any.
- (d) One-hundred-year flood elevation data indicated on the Escambia County Flood Insurance Rate Map, as amended and prepared by the Federal Emergency Management Agency.
- (e) A detailed description of proposed alterations and existing conditions showing changes in topography by grading, filling or excavating; areas where vegetation will be cleared or trimmed; and areas where a pervious surface will be constructed.
- (f) A proposed landscaping plan as required by these regulations.
- (g) Existing and proposed streets, including the following information for proposed streets:
 - (1) The name or temporary designation and right-of-way width;
 - (2) A typical design cross section indicating pavement type, width, drainage features and sidewalks/bikeways.
- (h) A proposed method and source of water supply and sewage disposal.
- (i) A stormwater management plan with a schematic diagram of the proposed stormwater collection system, method of pollution control and stormwater retention/detention.
- (j) The location of all landscaping buffers or screening walls. The method of maintenance shall be indicated, but in no case will it be the responsibility of the county.
- (k) Any proposed shoreline vegetation alteration.
- (l) The location, width, purpose and maintenance responsibilities for all proposed easements, facilities, or rights-of-way other than for streets.

(Ord. No. 97-51, § 1, 10-2-1997; Ord. No. 98-53, § 1, 12-3-1998)

6.07.00. Overlay districts (general).

Intent and purpose of district. This special overlay section is intended to provide an enhanced level of protection for land areas which provide primary access (gateways) to (1) major military installations, (2) redevelopment area commercial corridors, and (3) the unique scenic vista and environmental resources of the county.

6.07.01. C-3(OL) Warrington commercial overlay district.

A. Intent and purpose of district. This special performance district is intended to provide an enhanced level of protection for land uses in those commercial corridors which (1) are located within the Warrington Redevelopment Area, and (2) provide primary access (gateways) to the two major military installations. This is an overlay district and the regulations herein expand upon the existing C-1 and/or C-2 zoning district regulations otherwise imposed on individual parcels within the commercial corridor.

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B. *Applicability.* This overlay district applies to all C-1 or C-2 zoned properties indicated on the zoning map as C-3OL. A generalized map of the C-4(OL) District is depicted in Figure 1; however, it is not the official zoning map and should be used only for preliminary determination of the application of the overlay zone.

GRAPHIC LINK:C-3(OL) Warrington Commercial Overlay District

C. *Relationship to underlying zoning.* All of the use listings and site design requirements of the underlying C-1 and C-2 commercial districts shall continue to apply. This C-3(OL) district adds one prohibited use and adds to the list of uses that shall require conditional use review and approval by the board of adjustment. The conditional use review shall require a finding of fact on both those performance standards listed in section 2.05.03 of this Code and the additional performance standards listed in F., G., and H. below.

D. *Prohibited uses.* Portable food vendors.

E. *Use requiring special conditional use review.*

1. Convenience stores.
2. Retail sale of alcohol for off-premises consumption.
3. Bars and nightclubs.
4. Tattoo parlors.
5. Pawn shops and check cashing services.
6. Commercial amusement arcades, including billiard parlors and game machine arcades.
7. Automotive uses (including car sales, automobile rental agencies, car washes, auto repair facilities, tire sales, etc.).
8. Truck, utility trailer, and RV rental service or facility.

F. *Performance standards.*

1. *Building and sign design.* The choice of building materials, colors and building signage shall be compatible with the intent of this district and shall not have an adverse visual impact on surrounding properties of the two nearby Navy installations.
2. *Color and materials.* Colors shall be compatible with the general pattern existing on the commercial corridors within the Warrington area.

G. *Conditional use performance standards.* The department of growth management urban design planner or community redevelopment agency redevelopment specialist shall provide a staff assessment for the board of adjustment (BOA) based upon the following criteria, and the BOA shall make findings-of-fact relative to the following conditional use standards in addition to those in F.1. above and article 2 of this Code:

1. *Distance.* At least 500 feet shall separate any two uses of the same kind or, for automotive uses, of a similar kind as listed in E. above. For example, a car wash shall be separated from any other car wash by a distance of at least 500 feet. This shall be measured from the closest point of the building facade of the use.
2. *Freestanding on-premises signs.* There shall be only one such sign per parcel and it shall not exceed 100 square feet per sign face and 25 feet in height; in the case of multiuse parcels, the sign shall not exceed 200 square feet. The sign face shall have colors, materials and lighting that are compatible with the general pattern existing on the commercial corridors within the Warrington area.

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3. *Management plan.* The applicant shall submit a management plan that addresses the following:

- a. Proposed hours of operations.
- b. Other similar properties managed by the applicant, now or in the past.
- c. Explanation of any franchise agreement.

H. *C-2 performance standards.* Any project within this overlay district which is zoned C-2 General Commercial shall be subject to the following special design standards.

1. *Landscaping.* For developments subject to section 7.01.00 a minimum ten-foot wide landscaped strip shall be required on all roadway frontages, and shall contain one tree and ten shrubs for every 35 linear feet of frontage. Preservation of existing plant communities within the required landscaped areas can be used to satisfy this requirement. Buffers required adjacent to residential districts shall include a minimum of two trees and 15 shrubs for every 35 linear feet of required buffer area.

2. *Vehicular use areas.* Areas other than public rights-of-way, designed to be used for parking, storage of vehicles for rent or sales, or movement of vehicular traffic, shall be separated by a five-foot landscaped strip from any boundary of the property on which the vehicular use area is located. This landscaped strip shall consist of shrubs or ground covers with a minimum mature height of 24 inches and a maximum height of 30 inches. Plant material shall be spaced 18 inches to 24 inches apart, depending on their mature size.

3. *Parking lots.* Interior parking areas shall have one landscape island containing at least one tree and shrubs or ground covers as per the above specifications, for every eight continuous spaces.

4. *Irrigation system.*

- a. An irrigation system shall be installed for all landscaped areas of the site.
- b. All irrigation materials used shall be ASTM approved.
- c. All irrigation systems shall include rain sensors.

5. *Existing development.* Notwithstanding section 7.00.01.B., any C-2 change of use that applies for approval within this overlay district must meet the above standards as well as those of section 7.01.05.

6.07.02. *Scenic highway overlay district.*

A. *Intent, boundaries and purpose of the district.* This district is intended to protect the unique scenic vista and environmental resources of the Scenic Highway Corridor and adjacent Escambia Bay shoreline. This is an overlay district and the regulations herein expand upon existing R-1, R-2, R-3, R-6, C-1, and/or ID-1 zoning district regulations otherwise imposed on individual parcels within the corridor. The district overlays all parcels adjacent to the Pensacola Scenic Bluffs Highway corridor on the west side of the highway and all of the property between the Pensacola Scenic Bluffs Highway and the Escambia Bay on the east side of the highway, for approximately five miles from the city limit of Pensacola along Scenic Highway continuing along Highway 90 to the bridge over the Escambia River at the Santa Rosa County line. A generalized map of the Scenic Highway Overlay district is depicted in Figure 2; however, it is not the official zoning map and should be used only for preliminary determination of the application of the overlay zone. The purpose of the district is to alleviate harmful effects of on-site generated erosion and runoff caused by clearing natural vegetation and changing existing contours of the land, and to ensure the preservation of the bluffs, wetland areas and scenic views along the bay and assure continued public access to the views along the corridor. Views are an

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amenity and human appreciation of views is reflected in both private property values and the overall general welfare of the community.

GRAPHIC LINK:Scenic Highway Overlay District

B. *Permitted uses.* See underlay zoning districts.

C. *Lot coverage.* Maximum area land coverage by all structures, parking areas, driveways and all other impervious surfaces shall not exceed 50 percent of the gross site area.

D. *Setback.* All structures shall be located a minimum of 50 feet from the Scenic Highway right-of-way unless precluded by lot configuration or topography.

E. *Building separation.* The minimum distance between structures shall be 15 feet and there shall be at least 100 feet between a multifamily structure (including hotels and motels) and single-family dwellings.

F. *Pedestrian-bicycle.* The intent of the corridor management plan is to provide a multiuse path on the east side of Scenic Highway the full length of the corridor at the maximum distance possible from the roadway pavement, within the right-of-way. During the site review process the staff will work with the applicant to maximize the innovative integration of a path extension, into the project, outside of the right-of-way on public property or on easements donated by private property owners.

G. *Building heights.* Buildings between the Scenic Highway and Escambia Bay shall have a maximum height of 35 feet as measured at the average finished grade elevation of the lot above mean sea level (MSL). Nonresidential uses can exceed the height limit only with conditional use approval by the board of adjustment. In addition to the other conditional use criteria, the requested height must be found not to interfere with the scenic attractiveness of the location as viewed from any plausible direction. In addition, for structures over 35 feet in height, for every two feet in height over 35 feet, there shall be an additional one foot of front and side setback at the ground level.

H. *Tree protection.*

1. A canopy road tree protection zone is hereby established for all land within 20 feet of the right of way of Scenic Highway and Highway 90 to the Santa Rosa County line. No person or agency shall cut, remove, trim or in any way damage any tree in any canopy tree protection zone without a permit. Except in unique cases, such pruning shall not remove more than 30 percent of the existing tree material. Utility companies are not permitted to prune more than 30 percent of the existing tree canopy.

2. Heritage Oak trees shall be prescribed.

3. Clearing of natural vegetation within the corridor shall require a land disturbing permit and is generally prohibited except for the minimum area needed for construction of allowable structures or view enhancement.

I. *Landscaping.*

1. For developments subject to section 7.01.00, a minimum ten-foot wide landscaped strip shall be required along the Scenic Highway frontage, and shall contain one tree for every 35 linear feet of frontage. The trees shall be tall enough so that a six-foot view shed exists at planting. Preservation of

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existing plant communities within the required landscaped areas can be used to satisfy this requirement.

2. Orientation of commercial buildings shall be away from residential development within or adjacent to the district. Layout of parking and service areas, access, landscaping, yards, courts, walls, signs, lighting and control of noise and other potentially adverse influences shall be such as to promote protection of such residential development, and will include adequate buffering.

J. *Fences.* See section 7.04.00. No fence may be solid. No chain link fence shall be located between Scenic Highway and the principal building. Any other type of fence in this area shall not exceed three feet. Where single story structures are higher than the roadbed, there should be no wall, fence, structure or plant material located between the front building line and the roadbed that will obstruct the view from automobiles on the scenic route.

K. *Structure location.* Whether a conditional use or site planning review, all structures will be reviewed to assure conformance with the following criteria:

1. The location shall afford maximum views of the bay from the street right-of-way.
2. The location shall minimize impact on the natural bluff and plant material (other than pruning to enhance views).
3. Provide underground utilities.

6.07.03. C-4(OL) Brownsville-Mobile Highway and "T" Street commercial overlay district.

A. *Intent and purpose of district.* This special performance district is intended to provide an enhanced level of protection to the prime commercial corridor of the Brownsville Redevelopment Area thereby furthering the objectives of the redevelopment plan. This is an overlay and the regulations herein expand upon existing R-6, C-1 and/or C-2 zoning district regulations otherwise imposed on individual parcels within the commercial corridor.

B. *Applicability.* This overlay district applies to all R-6, C-1, C-2, or ID-1 zoned properties along the Mobile Highway corridor approximately between "W" Street and Seaton Lane and to all C-2 zoned properties along the "T" Street corridor bounded on the north by Fairfield Drive, on the east by "S" Street, on the south by Blount Street, and on the west by "V" Street indicated on the "Exhibit 1: C-4(OL) zoning map" and incorporated by reference herein. A generalized map of the C-4(OL) District is depicted in Figure 3; however, it is not the official zoning map and should be used only for preliminary determination of the application of the overlay zone.

GRAPHIC LINK:C-4(OL) Overlay District

C. *Relationship to underlying zoning.* All of the use listings and site design requirements of the underlying R-6, C-1, C-2, and ID-1 commercial or industrial districts shall continue to apply. This C-4(OL) district adds one prohibited use and adds to the list of uses that shall require conditional use review and approval by the Board of Adjustment. The conditional use review shall require a finding of fact on both those performance standards listed in section 2.05.03 of the Code and the additional performance standards listed in F. and G. below.

D. *Prohibited uses.* Off-premises [signs].

E. *Uses requiring special conditional use review.*

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1. Convenience stores.
2. Retail sale of alcohol for off-premises consumption.
3. Bars and nightclubs.
4. Pawn shops and check cashing services.
5. Commercial amusement arcades, including billiard parlors and game machine arcades.
6. Automotive uses (including used car sales, automobile rental agencies, car washes, auto repair facilities, tire sales, etc.).
7. Truck, utility trailer, and RV rental service or facility.
8. Portable food vendors.
9. Any new building that is more than 15 percent taller than any building on an adjacent parcel.
10. Tattoo parlors.
11. Welding shops located in C-1 zoning districts prior to March 1, 2004.

F. *Performance standards.*

1. *Building and sign design.* The choice of building materials, colors and building signage shall be compatible with the intent of this district. Buildings shall incorporate "human scale" design. Such design is proportioned to reflect pedestrian scale and movement, and to encourage interest at the street level.

a. *Orientation.* Wherever feasible, buildings shall be "street-oriented" to create a desirable pedestrian environment between the building and the street. Street orientation should include entrances, storefronts, and display windows facing Mobile Highway, Cervantes Street, or "T" Street. If the rear of the building any of these streets, the rear of the building must have a pseudo storefront.

b. *Color and materials.* Colors shall be compatible with the general pattern existing on the Mobile Highway and "T" Street commercial corridors.

c. *Setback.* New construction shall be setback from Mobile Highway, Cervantes Street, or "T" Street a distance similar to adjacent buildings unless customer parking is provided adjacent to any of these streets in support of Crime Prevention Through Environmental Design (CPTED).

G. *Conditional use performance standards.* The department of growth management urban design planner or community redevelopment agency redevelopment specialist shall provide a staff assessment for the board of adjustment (BOA) based upon the following criteria, and the BOA shall make findings-of-fact relative to the following conditional use standards in addition to those in F.1.a., b., and c. cited above and article 2 of this Code:

1. *Distance.* At least 500 feet shall separate any two uses of the same kind or, for automotive uses, of a similar kind as listed in E. above. For example, a car wash shall be separated from any other car wash by a distance of least 500 feet. This shall be measured from the closest point on the building facade of the use.

2. *Freestanding on-premises signs.* There shall be only one such sign per parcel and it shall not exceed 100 square feet per sign face and 25 feet in height; in the case of multiuse parcels, the sign shall not exceed 200 square feet. The sign face shall have colors, materials and lighting that are

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compatible with the general pattern existing on the Mobile Highway and "T" Street commercial corridors.

3. *Management plan.* The applicant shall submit a management plan the addresses the following:
 - a. Proposed hours of operations.
 - b. Other similar properties managed by the applicant, now or in the past.
 - c. Explanation of any franchise agreement.

6.07.04. RA-1(OL) Barrancas Redevelopment Area Overlay District.

A. *Intent and purpose of the district.* This district is intended to provide an enhanced level of protection for land uses, which are located in the Barrancas Redevelopment Area, and to protect the unique environmental resources of Bayou Chico. This is an overlay district and the regulations herein expand upon the existing R-1, R-2, R-3, R-4, R-6, C-1, and WMU underlying districts otherwise imposed on individual parcels within the Redevelopment Area. The purpose of this district is to (1) alleviate the harmful effects of industrial pollutants entering and degrading the quality of Bayou Chico and (2) enhance the character of the area, which has been changed by the realignment of Barrancas Avenue, through appropriate land use controls.

B. *Applicability.* This overlay district applies to all R-1, R-2, R-3, R-4, R-6, C-1, and WMU zoned properties indicated on "Exhibit 1, RA-1(OL) Barrancas Redevelopment Area Overlay District" zoning map, which is incorporated by reference herein and is reflected in the official zoning maps. A generalized map of the RA-1(OL) District is depicted in Figure 4 attached to Ordinance No. 2006-_____; however, it is not the official zoning map and should be used only for preliminary determination of the application of the overlay zone.

C. *Relationship to underlying zoning.* All of the use listings and site design requirements of the underlying R-1, R-2, R-3, R-4, R-6, C-1 and WMU districts shall continue to apply unless modified by the following:

D. *Permitted uses.*

1. Antique shops allowed in R-6 and C-1 underlying zoning districts.
2. Bed and breakfast inns, as licensed under F.S. ch. 509, allowed in R-4, R-6, C-1, and WMU underlying zoning districts.
3. Multifamily residential developments, allowed in R-4, R-6, C-1, and WMU underlying zoning districts, consisting of three (3) or more attached units are required to be condominium developments pursuant to the Condominium Act, F.S. ch. 718. This does not apply to single-family attached homes such as duplexes, townhomes, or rowhouses.

E. *Conditional uses.*

1. Private clubs and lodges.
2. Automobile repair shops, including indoor repair and restoration (not including painting) for ignition, fuel, brake and suspension systems or similar uses and sale of related products necessary for automobile repair, gross floor area not to exceed 6,000 square feet. Outside repair and/or storage and automotive painting is prohibited.

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F. *Prohibited uses.*

1. Automobile service stations that include the sale of gasoline. Outside repair and/or storage and automotive painting is prohibited.
2. Boarding and lodging houses, or other similar uses.
3. Commercial boat storage, except in the underlying WMU district.
4. Commercial RV Storage.
5. Campgrounds.
6. Carnival-type amusements and amusement arcades.
7. Fortune tellers, palm readers, psychics, etc.
8. Mini-warehouses.
9. Mobile homes and manufactured homes.
10. Off-premises signs, billboards and other sign structures erected, located and maintained as provided for in article 8 of this Code.
11. Pawn shops.
12. Used clothing deposit box.
13. Wholesale and/or distribution warehousing except in WMU underlying zoning district.

G. *Site and building requirements.*

1. *Building height.* Except for properties within the WMU zoning district, no building or structure shall exceed 45 feet in height as defined in section 3.00.01 of this Code. Height for buildings with pitched roofs shall be measured to the bottom of the eaves. If a lower height is specified in an underlying zoning district, the lower height shall prevail.

2. *Building design.*

- a. The choice of building materials and colors shall be compatible with the intent of this district and shall not have an adverse visual impact on surrounding properties.
- b. For R-3 and R-4 zoning districts buildings shall be "street-oriented" to create a desirable pedestrian environment between the building and the street. Street orientation is defined as having a clear and visible orientation to the street. Street orientation should include:
 - (1) Garages. For residential uses, there shall be no front facing garages unless they are setback an additional ten feet from the primary front facade and do not exceed 25 percent of the street facing building facade. If the lot width is forty feet or less, the 25 percent requirement shall not apply. All other garages must face the side or rear of the parcel.
 - (2) Front entry. The front facade shall include the primary entry door, be street facing, and include a porch or stoop.
 - (a) Front porches. Front porches shall be a minimum six feet deep and ten feet wide. The scale of the front porch should be in scale with the primary facade.

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(b) Stoops. Stoops provide connections to building entrances or porches where residential buildings are elevated above grade. Stoops shall be a minimum of five feet wide.

(3) Off-street parking. All off-street parking shall be located in the rear of the building that faces the public street or within a garage. For single-family detached housing, off street parking can be located in a carport, driveway or garage.

c. For R-6 and C-1 zoning districts buildings shall be "street-oriented" to create a desirable pedestrian environment between the building and the street. Street orientation is defined as having a clear and visible orientation to the street. Street orientation should include:

(1) Front and side setback lines should be consistent with adjacent structures. Rear setbacks shall be as required by the underlying zoning district. Where setback lines are not clearly established, buildings shall be built to within ten (10) feet of property lines.

(2) Buildings shall be oriented so that the principal facade is parallel or nearly parallel to the streets they face. On corner sites, buildings shall occupy the corner.

(3) Walkways that lead to front doors, separate from the driveway are encouraged.

(4) Entrances shall be well lit, visible from the street and easily accessible.

(5) Off-street parking.

(a) For residential uses, all off-street parking shall be located in the rear of the building that faces the public street or within a garage. For single-family detached housing, off street parking can be located in a carport, driveway or garage. There shall be no front facing garages unless they are setback an additional ten feet from the primary front facade and do not exceed 25 percent of the street facing building facade. If the lot width is forty feet or less, the 25 percent requirement shall not apply.

(b) For commercial uses, off-street parking areas shall be located on the side or rear of the building unless a shared central parking facility is developed through an easement or common ownership among contiguous properties. Curb cuts shall be limited to one 20-foot access point for a shared central parking facility. Liner buildings or landscaping shall be used to screen parking from the street.

(c) Walkways shall be included in off-street parking areas.

(6) Buildings shall incorporate "human scale" design. That is, designed in proportions to reflect human pedestrian scale and movement, and to encourage interest at the street level. "Human scale" is best achieved when the street-to-building height ratio is 1:2 and does not exceed 1:3. (e.g. if the street is 24 feet wide, building height should not exceed 72 feet)

(7) All service and loading areas shall be entirely screened from view.

(8) Sidewalk sales and/or tent sales with temporary displays shall be permitted immediately adjacent to the business for no more than fourteen days in any one calendar year provided that all required permits are obtained and a traffic management and parking plan are presented to, and approved by, the traffic engineering department prior to events.

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(9) Outdoor dining. Outdoor dining and seating shall be permitted. Dining areas shall be properly designated and appropriately separated from public walkways and streets using attractive materials such as railings, opaque wrought iron fences, landscaping, or other suitable material. Designated outdoor dining areas adjacent to public right-of-way shall allow a minimum unobstructed sidewalk of six feet along the public right-of-way.

3. *Landscaping.*

a. See section 7.01.00 of this Code.

b. It is the proposed intent of this ordinance to encourage water conservation through proper plant selection, installation and maintenance practices. All commercial and industrial projects shall submit a landscape plan as part of the development review criteria. The plan will include plant species proposed, location of all plant material, including areas proposed for sod, areas of natural vegetation to be protected, and an irrigation plan. Native plant species are required. Sabal palm is considered a native plant species.

4. *Buffers and screening of outdoor storage.* See section 7.01.06 of this Code except the following revisions shall be applied to the RA-1(OL) Barrancas Redevelopment Area Overlay District.

a. Section 7.01.06.D.2.*Type.* Only fencing (may or may not be opaque) or walls made of concrete or stucco may supplement buffers. Specifically, old garage doors and pieces of tin do not qualify for fencing or wall materials; and

b. Section 7.01.06.E.*Screening of outdoor storage.* Opaque fencing shall mean chain link fence with slats, privacy wooden fence, or privacy PVC/vinyl fence. A six-foot concrete or stucco wall may also be used to screen outdoor storage.

5. *Natural features.* Natural features shall be protected and integrated into site design/development where possible. The applicant shall demonstrate how the development protects and incorporates existing vegetation.

6. *Crime prevention through environmental design.* Crime Prevention Through Environmental Design (CPTED) principles shall be used when designing any element within the RA-1(OL) District, including but not limited to site design, buildings, street design, signs, landscaping and parking. The following CPTED guidelines should be considered when designing any element within the RA-1 (OL) District.

a. *Territoriality.* All building entrances, parking areas, pathways and other elements should incorporate appropriate features that express ownership. The use of these features shall not conflict with the need for natural surveillance.

b. *Natural surveillance.* The site layout, building and landscape design shall promote the principles of natural surveillance. Physical features and activities should be oriented and designed in ways that maximize the ability to see throughout the site.

c. *Activity support.* The site layout and building design should encourage legitimate activity in public spaces.

d. *Access control.* To discourage crime, entrances and exits should be located and designed in a manner that incorporates natural surveillance techniques and area control measures.

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7. Signs.

- a. See article 8 of this Code.
- b. The choice of building signage shall be compatible with the intent of this district and shall not have an adverse visual impact on surrounding properties.
- c. Free-standing on-premises signs shall be "human scaled". There shall be only one such sign per parcel and it shall not exceed 100 square feet per sign face and 12 feet in height; in the case of multi-use parcels, the sign shall not exceed 299 square feet. The sign face shall have colors, materials and lighting that are compatible with the general pattern existing in the Barrancas Redevelopment Area Overlay District. Freestanding signs shall be limited to monument signs. Attached signs or shingles may be permitted for individual businesses in a multi-use building. Such signs shall not exceed 20 square feet per sign face.
- d. Billboards or pole signs are not permitted in this overlay district.

8. Locational criteria. See section 7.20.02 of this Code.

(Ord. No. 2005-2, § 2, 1-6-2005; Ord. No. 2006-16, § 3, 3-2-2006; Ord. No. 2006-70, § 2, 9-7-2006)

6.08.00. Conditional use review standards.

6.08.01. General provisions regulating conditional uses. A conditional use shall be permitted by the board of adjustment (BOA) provided that the BOA finds that the proposed use complies with the requirements of this Code and that the use:

- A. Is so designed, located, and proposed to be operated so that the public health, safety, and welfare will be protected;
- B. Will not unduly adversely affect other property in the impacted area which it is located;
- C. Conforms to all applicable provisions of the district in which the use is to be located; and
- D. Satisfies standards stipulated for similar uses as described in section 6.08.02 below.

6.08.02. Standards regulating conditional uses. In addition to the general provisions cited above, a conditional use may be permitted by the (BOA) provided the proposed conditional use complies with the standards of this Code and the following requirements:

- A. *Administrative offices.* Business, government, professional offices and medical services. Also included are public buildings for general administrative, executive or studio functions, or for general warehousing of maintenance operations.
 1. Sites shall be located within the more highly accessible portions of the respective residential district and near commercial district boundaries, thereby serving as a logical transitional use between residentially and commercially developed areas in the impacted area; and generally should be located on a collector or arterial roadway as opposed to a local residential street; and where not located on a collector or arterial roadway, the site should not be adjacent to a single-family residential district.

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2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
3. The use shall not include retail sales as a principal activity.
4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to continuous residential properties.
5. Medical office buildings may include as an accessory use an apothecary, limited primarily to the preparation and sale of medicine and medical related goods; but, if the apothecary is developed as an accessory use to a medical office building, it shall not exceed 500 square feet or 25 percent of the gross floor area of any single story within the building.

B. *Child care services.*

1. Site shall be located within the more highly accessible portions of residential districts along or at a collector or arterial roadway within one-half mile of that roadway so as to discourage traffic along local residential streets in the impacted area.
2. No such facility shall be permitted on a lot unless it contains a minimum of 7,500 square feet.
3. One accessory off-street parking space shall be provided for each five children accommodated in the child care facility.
4. Special passenger loading and unloading facilities shall be provided on the same lot for vehicles to pick up or deliver clientele. Such facilities shall include driveways that do not require any backup movements by vehicles to enter or exit the premises.
5. All regulations of the State of Florida as amended hereafter that pertain to the use shall be satisfied.
6. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.

C. *Civic or cultural activities and clubs.*

1. Sites shall be located within the more highly accessible portions of respective residential districts and near commercial district boundaries, thereby serving as a local transitional use between residentially and commercially developed areas in the impacted areas; and generally should be located on a collector or arterial roadway as opposed to a local residential street and where not located on a collector or arterial roadway, the site should not be adjacent to a single-family residential district.
2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
3. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisance or hazards to contiguous residential properties.

D. *Educational institutions, dormitories, fraternity and sorority houses.*

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1. Sites shall be located within the more highly accessible portions of residential districts along or at a collector or arterial roadway within one-half mile of that roadway so as to discourage traffic along local residential streets.
 2. No main or accessory buildings shall be located within 25 feet of any side or rear lot line.
 3. The applicant shall submit a description of anticipated service areas and projected enrollment by stages if appropriate and relate the same to a development plan explaining:
 - a. Area to be developed by construction phase;
 - b. Adequacy of the site to accommodate anticipated facilities, enrollment, recreation areas, off-street parking and pedestrian and vehicular circulation;
 - c. Safety features of the development plan; and
 - d. Landscaped areas, especially treatment of property lines in close proximity to abutting residential properties.
- E. *Golf courses, tennis centers, swimming pools and recreational facilities.*
1. Sites shall be located within the more highly accessible portions of residential districts along or at a collector or arterial roadway within one-half mile of that roadway so as to discourage traffic along residential streets in the impacted area unless the facility is part of a planned unit development.
 2. The proposed use shall not increase traffic on local residential streets in the impacted area in excess of established LOS standards.
 3. Development features, including the principal and accessory building and structures, shall be so located and related as to minimize the possibility of any adverse effects upon adjacent properties.
 4. The minimum number of off-street parking spaces to be provided shall be as required in section 7.02.00 of this Code.
- F. *Guest houses and/or transient quarters.*
1. Sites shall be located along or at a collector or arterial roadway within one-half mile of that roadway so as to discourage traffic along local residential streets. The minimum size lot required shall be 15,000 square feet.
 2. Interior displays visible from the exterior of the building shall be harmonious with the character of the impacted area.
 3. The proposed facility shall comply with applicable regulations in the state division of hotels and restaurants cited in the Florida Administrative Code.
 4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.
- G. *Nursing homes, retirement homes, convalescent homes, adult congregate living facilities (ACLF), etc.*
1. A description of the program of service shall be submitted with the application and the applicant shall demonstrate that the method of operation and delivery of such health services and daily care

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shall be in compliance with all relevant state and federal standards for operation. Issuance of a certificate of need (CON) by the applicable state or federal regulatory agency(s) shall be deemed to satisfy this subparagraph.

2. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
3. Sites shall be situated within the more highly accessible portions of the residential districts along or at a collector or arterial roadway within one-half mile of that roadway and shall abut an R-4 or more intensive district. The intent is to minimize potential adverse impact on the established residential neighborhoods and assure that sites are accessible to collector or arterial roadways.

H. *Places of worship.*

1. Sites shall be located within more highly accessible portions of residential districts near arterials or collectors so as to discourage traffic along local residential streets of the impacted area.
2. No main or accessory building shall be located within 25 feet of any side or rear lot line.
3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

I. *Public recreation, public riding stables and park areas.*

1. Any public recreation, public riding stables or park site proposed for public recreation shall comply with standards and policies contained in the Comprehensive Plan.
2. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

J. *Public facility, public utility, and public utility and service structures.*

1. The location of such facility shall be situated on a site providing the most effective service to such area. The applicant shall demonstrate that such proposed sites are located effectively relative to the service area and that the site proposed is at least equal to the effectiveness of other alternative sites.
2. The location of such facility shall not unreasonably increase traffic on streets in the impacted area.
3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
4. For public utility and service structures, the height of any building shall be limited to no higher than 120 feet or double the maximum building height permitted in the adjacent residential district, whichever is less. Yards, fences, setbacks, buffering, and screening shall be provided as needed to protect residents from undesirable views, noise or other adverse offsite impacts.

K. *Marinas.*

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1. Commercial or recreational marinas are to be used primarily for the docking, servicing, storage, sales and rental of watercraft. Major repairs, construction or reconstruction of watercraft is prohibited.
2. Use of watercraft for residential purposes may not exceed 14 days in a calendar year.
3. The use shall comply with all other provisions, standards and criteria outlined in section 7.05.00 of this Code.

L. *Radio broadcasting and telecasting stations, studios, and offices with antennas and satellite dishes.*

1. Sites should generally be located on a collector or arterial roadway and where not located on a collector or arterial roadway, the site should not be adjacent to a single family residential district.
2. No main or accessory buildings shall be located within 25 feet of any side or rear lot line or within 60 feet of the front lot line unless the applicant provides documentation that all other reasonable siting alternatives have been explored and the deviation is necessary due to extenuating factors such as: obstruction of signal reception, locating of existing protected trees, structures or other features on or adjacent to the property.
3. Satellite dishes located on the ground shall be located and/or screened (in compliance with section 7.01.06) so as not to be visible from any public right-of-way.
4. The applicant shall submit a site plan to the BOA sufficient for a review of the conditional use criteria and the following items:
 - a. A FCC/NEPA Environmental Compliance Checklist (if applicable); and
 - b. Compliance with FCC, FAA, and county emergency management services requirements.
5. The size of the satellite dish shall not exceed six meters in diameter and shall not be higher than 12 feet above grade. No more than two satellite dishes shall be allowed on a parcel.

M. *Borrow pits and land clearing debris disposal sites.*

1. Sites shall require access from adequately wide paved roads where trucks hauling excavated materials or debris to/from the site do not require access on local residential roads.
2. The scale, intensity and operation of use shall not generate unreasonable noise, traffic, odors, dust, or other potential nuisances or hazards to contiguous residential properties.
3. Sites shall not be located within proximity of any place of worship, school, cemetery, public park, residential subdivision, or land platted as a residential subdivision existing at the time of application for the development order.
4. The applicant shall submit a boundary survey and description of anticipated excavation phases for a borrow pit as well as a reclamation plan for affected lands. The same requirements shall apply to a development plan explaining:
 - a. Proposed practices to protect adjacent land and water resources, minimize erosion, and treat stormwater runoff.

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- b. Safety features of the development plan.
- c. Landscaped areas, particularly treatment of property lines in the proximity of residential uses.
- d. The applicant's reclamation plan.
- e. Time schedule that meets the requirements of the permitting agency.
- f. Method, manner, and type of revegetation of affected areas.

N. *Automobile rental agencies or truck, utility trailer, and rv rental service or facility.*

1. Development features, including the principal and accessory building and structures, shall be so located and related as to minimize the possibility of any adverse effects upon adjacent properties.
2. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.
3. The applicant shall demonstrate that the proposed location is located in a service area of compatible existing C-1 intensity.
4. Sites should generally be located on a collector or arterial roadway and where not located on a collector or arterial roadway, the site should not be adjacent to a residential district or a single-family residence unless buffered in compliance with B-3 buffering standards.

(Ord. No. 97-18, § 1, 6-5-1997; Ord. No. 97-51, § 1, 10-2-1997; Ord. No. 98-53, § 1, 12-3-1998; Ord. No. 99-28, § 1, 6-3-1999; Ord. No. 2000-50, § 5, 11-2-2000; Ord. No. 2003-4, § 3, 2-6-2003; Ord. No. 2003-38, § 2, 8-7-2003; Ord. No. 2003-39, § 2, 8-7-2003; Ord. No. 2005-23, § 4, 7-7-2005; Ord. No. 2006-70, § 2, 9-7-2006; Ord No. 2010-12, §2, 5-6-2010)

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