

# SITE AND BUILDING REQUIREMENTS

AGRICULTURAL DISTRICTS								
ZONING DISTRICT PER LDC	MAX DENSITY	MIN FRONT YARD SETBACKS	MIN REAR YARD SETBACKS	MIN SIDE YARD SETBACKS	MIN LOT WIDTH	LOT COVERAGE	BUILDING HEIGHT LIMITS	MOBILE HOMES
<a href="#">AG-6.05.01</a>	1.5 DU/A	40 FT.	40 FT.	10% LOT WIDTH @FBL, 15' MAX	100 FT @ ST ROW	20% PERV 80% IMPERV	150 FT.	YES
<a href="#">RR-6.05.02</a>	2 DU/A	40 FT.	40 FT.	10% LOT WIDTH @FBL, 15' MAX	100'@FBL 80'@ROW 40'@CUL	20% PERV 80% IMPERV	150 FT.	YES
<a href="#">VAG-1-6.05.22</a>	5 DU/100 acres on one-acre parcels.	40 FT.	40 FT.	10% LOT WIDTH @FBL, 15' MAX	100'@ROW	30% PERV 70% IMPERV	150 FT.	YES
<a href="#">VAG-2-6.05.22</a>	1 DU/5A Unless clustered min lot size 1 acre.	40 FT.	40 FT.	10% LOT WIDTH @FBL, 15' MAX	100'@ROW	30% PERV 70% IMPERV	150 FT.	YES

LEGEND
DU= DWELLING UNIT DU/A= DWELLING UNIT PER ACRE PERV= PERVIOUS IMPERV= IMPERVIOUS FBL= FRONT BUILDING LINE ROW= RIGHT OF WAY CUL= CUL-DE-SAC FLU= FUTURE LAND USE SF= SINGLE FAMILY DWELLING UNIT PLEX'S= TWO-FAMILY (DUPLIX), THREE-FAMILY (TRIPLEX), FOUR-FAMILY (QUADRUPLEX). MULTI= MULTIFAMILY A BUILDING CONTAINING 3 OR MORE DWELLING UNITS ON A SINGLE PARCEL.
SET BACK NOTES
5 feet minium side yard setbacks Unless noted on Plat. Building exceeding 3 stories shall increase by 2 feet on each side yard. See Land Development Code 13.15.00

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RESIDENTIAL DISTRICTS								
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<a href="#">R-1</a> <a href="#">6.05.05</a>	4 DU/A	25 FT.	25 FT.	10% LOT WIDTH @FBL, 15' MAX	80'@FBL 50'@ROW 20'@CUL	30% PERV 70% IMPERV	45 FT.	NO
<a href="#">R-2</a> <a href="#">6.05.07</a>	7 DU/A	20 FT.	20 FT.	10% LOT WIDTH @FBL, 15' MAX	70'@FBL 50'@ROW 20'@CUL	30% PERV 70% IMPERV	45 FT.	NO
<a href="#">R-3</a> <a href="#">6.05.09</a>	10 DU/A	20 FT.	15 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PREV 75% IMPERV	45 FT.	NO
<a href="#">R-4</a> <a href="#">6.05.11</a>	18 DU/A	20 FT.	15 FT.	10% LOT WIDTH @FBL, 10' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	95 FT.	NO
<a href="#">R-5</a> <a href="#">6.05.12</a>	20 DU/A, 18 DU/A IN LDR	20 FT.	15 FT.	10% LOT WIDTH @FBL, 10' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	12 STORIES OR 120 FT.	YES
<a href="#">R-6</a> <a href="#">6.05.13</a>	25 DU/A, 18 DU/A IN LDR	20 FT.	15 FT.	10% LOT WIDTH @FBL, 10' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	12 STORIES OR 120 FT. Conditional Use >120 FT.	YES

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## SITE AND BUILDING REQUIREMENTS

PERDIDO KEY RESIDENTIAL ZONING								
ZONING DISTRICT PER LDC	MAX DENSITY	MIN FRONT YARD SETBACKS	MIN REAR YARD SETBACKS	MIN SIDE YARD SETBACKS	MIN LOT WIDTH	LOT COVERAGE	BUILDING HEIGHT LIMITS	MOBILE HOMES
<a href="#">R1PK</a> <a href="#">6.05.06</a>	2 DU/A	25 FT.	10%LOT DEPTH OR 25FT	10% LOT WIDTH @FBL, 15' MAX	40'@FBL	30% PERV 70% IMPERV	35 FT.	NO
<a href="#">R2PK</a> <a href="#">6.05.08</a>	4.5 DU/A	25 FT.	10%LOT DEPTH OR 25FT	10% LOT WIDTH @FBL, 15' MAX	40'@FBL	30% PERV 70% IMPERV	SEE EXHIBIT: A	NO
<a href="#">R3PK</a> <a href="#">6.05.10</a>	12 DU/A	20 FT.	10%LOT DEPTH OR 25FT	10% LOT WIDTH @FBL, 15' MAX	40'@FBL	30% PERV 70% IMPREV	SEE EXHIBIT: B	NO
<a href="#">PR-PK</a> <a href="#">6.05.15.03</a>	5 DU/A, 25 DU/A FOR HOTELS & MOTELS	20 FT.	15 FT.	SHALL NOT BE LESS THAN 10 FT.	SF & Plex's 40'@FBL; Multi & Comm no Minimum	SF & Plex's 30% PERV 70% IMPER; Multi & Comm=40% gross area	10 STORIES	NO
<p><b>EXHIBIT: A</b> 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 MU-4 Comprehensive Plan height limitations for residential zoning.</p> <p><b>EXHIBIT: B</b> 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 MU-4 Comprehensive Plan height limitations for residential zoning.</p>								

PERDIDO KEY NOTES
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.

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# SITE AND BUILDING REQUIREMENTS

RETAIL COMMERCIAL AND GENERAL INDUSTRIAL DISTRICTS								
ZONING DISTRICT PER LDC	MAX DENSITY	MIN FRONT YARD SETBACKS	MIN REAR YARD SETBACKS	MIN SIDE YARD SETBACKS	MIN LOT WIDTH	LOT COVERAGE	BUILDING HEIGHT LIMITS	MOBILE HOMES
<a href="#">C-1</a> <a href="#">6.05.14</a>	25 DU/A, 18 DU/A IN LDR FLU	15 FT.	15 FT.	10 FT.	NO MINIMUM LOT WIDTH	15% PERV 85% IMPERV	<120 FT Conditional Use	YES
<a href="#">C-2</a> <a href="#">6.05.16</a>	25 DU/A, 18 DU/A IN LDR FLU	15 FT.	15 FT.	10 FT.	NO MINIMUM LOT WIDTH	15% PERV 85% IMPERV	<120 FT Conditional Use	YES
<a href="#">ID-CP</a> <a href="#">6.05.17</a>	NO RESIDENTIAL ALLOWED	25 FT.	20 FT.	15 FT.	NO MINIMUM LOT WIDTH	Buildings not exceed 50% of total area. 85% IMPERV	65 FT Bldg, 150 FT. Communi- cation Tower	NO
<a href="#">ID-1</a> <a href="#">6.05.18</a>	NO RESIDENTIAL ALLOWED	15 FT.	20 FT.	10 FT.	NO MINIMUM LOT WIDTH	Buildings not exceed 50% of total area. 85% IMPERV	90 FT. Unless noted in Article 7.	NO
<a href="#">ID-2</a> <a href="#">6.05.19</a>	NO RESIDENTIAL ALLOWED	25 FT.	25 FT.	15 FT.	100'@ROW	Buildings not exceed 50% of total area. 85% IMPERV	120 FT, 150 FT. Communi- cation Tower	NO
<a href="#">C-1PK</a> <a href="#">6.05.15</a> <a href="#">Perdido</a> <a href="#">Key</a>	3 DU/A	15 FT= Multi Family/Com- mercial. 20 FT= SF/Plexs	15 FT.	5 FT Minium. Commerical Next to Residential is 10 FT Minium.	None for Multi Family/Com mercial; SFD/Plexs same R1PK	25% PERV 75% IMPERV See also 12.01.01.B	4 Stories	NO
<a href="#">CCPK</a> <a href="#">6.05.15.</a> <a href="#">01</a> <a href="#">Perdido</a> <a href="#">Key</a>	13 DU/A Hotels and motels max 25 units per acre.	20 FT.	15 FT.	10% LOT WIDTH @FBL, 15' MAX	None for Multi Family/Com mercial; SF/Plexs same R1PK	20% PERV 80% IMPERV For Multi & Commercial. 30% PERV 70% IMPREV SF & Plexs.	18 stories + 2 addtnl for parking. Refer to Article 11.	NO
<a href="#">CGPK</a> <a href="#">6.05.15.</a> <a href="#">02.</a> <a href="#">Perdido</a> <a href="#">Key</a>	12.5 DU/A Hotels and motels max 25 units per acre.	20 FT.	15 FT.	5 FT Minium. Commerical Next to Residential is 10 FT Minium.	None for Multi Family/Com mercial; SF/Plexs same R1PK	15% PERV 85% IMPERV For Multi & Commercial. 30% PERV 70% IMPREV SF & Plexs.	10 stories Refer to Article 11	NO

COMMERCIAL NOTES
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.
INDUSTRIAL NOTES
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.
BUILDING HEIGHTS
<b>Refer to Article 11, LDC 13.15.00 and LDC 4.06.03</b>
<b>Article 11:</b> for additional height restrictions within four miles of the Pensacola Naval Air Station. <b>C-1 &amp; C-2:</b> 12 Stories or 120 FT. Conditional use approval needed exceeding 120 FT. <b>ID-CP:</b> 65 FT building height, Communication towers 150 FT <b>ID-2:</b> 120 FT building height, Communication towers 150 FT with out Board of Adjustment approval.

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VR - VILLAGES RURAL RESIDENTIAL DISTRICTS								
ZONING DISTRICT PER LDC	MAX DENSITY	MIN FRONT YARD SETBACKS	MIN REAR YARD SETBACKS	MIN SIDE YARD SETBACKS	MIN LOT WIDTH	LOT COVERAGE	BUILDING HEIGHT LIMITS	MOBILE HOMES
<a href="#">VR-1</a> <a href="#">6.05.23</a>	1 DU/ 4 Acres	40 FT.	40 FT.	10% LOT WIDTH @FBL, 15' MAX	100'@FBL 80'@ROW 40'@CUL	30% PERV 70% IMPERV	N/A	YES
<a href="#">VR-2</a> <a href="#">6.05.23</a>	1 DU/ .75 Acres	40 FT.	40 FT.	10% LOT WIDTH @FBL, 15' MAX	100'@FBL 80'@ROW 40'@CUL	30% PERV 70% IMPERV	N/A	YES
<a href="#">VR-3</a> <a href="#">6.05.23</a>	1 DU/ 2 Acres	40 FT.	40 FT.	10% LOT WIDTH @FBL, 15' MAX	100'@FBL 80'@ROW 40'@CUL	30% PERV 70% IMPERV	N/A	YES

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## SITE AND BUILDING REQUIREMENTS

<b>VILLIAGES, SINGLE FAMILY, MIXED RESIDENTIAL AND COMMERCIAL.</b>								
<b>ZONING DISTRICT PER LDC</b>	<b>MAX DENSITY</b>	<b>MIN FRONT YARD SETBACKS</b>	<b>MIN REAR YARD SETBACKS</b>	<b>MIN SIDE YARD SETBACKS</b>	<b>MIN LOT WIDTH</b>	<b>LOT COVERAGE</b>	<b>BUILDING HEIGHT LIMITS</b>	<b>MOBILE HOMES</b>
<a href="#">V-1</a> <a href="#">6.05.24</a>	1 DU/A	25 FT.	25 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	NO
<a href="#">V-2</a> <a href="#">6.05.24</a>	2 DU/A	25 FT.	25 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	NO
<a href="#">V2-A</a> <a href="#">6.05.24</a>	3 DU/A	25 FT.	25 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	NO
<a href="#">V-3</a> <a href="#">6.05.24</a>	5 DU/A	25 FT.	25 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	NO
<a href="#">V-4</a> <a href="#">6.05.25</a>	7 DU/A	20 FT.	15 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	YES in Mobile Subdivisions
<a href="#">V-5</a> <a href="#">6.05.26</a>	4 DU/A (sewer) 1 DU/A (unsewer)	20 FT.	15 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	YES in Mobile Subdivisions
<a href="#">VM-1</a> <a href="#">6.05.27</a>	4 DU/A	20 FT.	15 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	YES in Mobile Subdivisions
<a href="#">VM-2</a> <a href="#">6.05.28</a>	7 DU/A	20 FT.	15 FT.	10% LOT WIDTH @FBL, 15' MAX	40'@FBL 40'@ROW 20'@CUL	25% PERV 75% IMPERV	45 FT.	YES in Parks & Subdivisions

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GATEWAY BUSINESS, GATEWAY INDUSTRIAL, GATEWAY MIXED USE, PUBLIC, WATERFRONT MIXED USE, PLANNED NEIGHBORHOOD CENTER, AND PLANNED BUSINESS DEVELOPMENT.								
ZONING DISTRICT PER LDC	MAX DENSITY	MIN FRONT YARD SETBACKS	MIN REAR YARD SETBACKS	MIN SIDE YARD SETBACKS	MIN LOT WIDTH	LOT COVERAGE	BUILDING HEIGHT LIMITS	MOBILE HOMES
<a href="#">GBD 6.05.29</a>	N/A	15 FT.	15 FT.	10 FT.	NO MINIMUM LOT WIDTH	15% PERV 85% IMPERV	45 FT, 150 FT. Communication Tower	YES
<a href="#">GID 6.05.30</a>	NO RESIDENTIAL ALLOWED	25 FT.	20 FT.	15 FT.	NO MINIMUM LOT WIDTH	Buildings not exceed 50% of total area. 85% IMPERV	35 FT, 150 FT. Communication Tower	NO
<a href="#">GMD 6.05.31</a>	7 DU/A	15 FT.	15 FT.	10 FT.	NO MINIMUM LOT WIDTH	15% PERV 85% IMPERV	45 FT, 150 FT. Communication Tower	YES
<a href="#">P 6.05.32</a>	REFER TO ARTCILE 11	REFER TO ARTCILE 11	REFER TO ARTCILE 11	REFER TO ARTCILE 11	REFER TO ARTCILE 11	REFER TO ARTCILE 11	REFER TO ARTCILE 11	REFER TO 11
<a href="#">WMU 6.05.33</a>	25 DU/A	10 FT.	10 FT.	10 FT. INCREASE BY 5FT FOR EACH FLOOR ABOVE 3RD	NO MINIMUM LOT WIDTH	REFER TO ARTCILE 11	100 FT.	NO
<a href="#">PNC 6.05.34</a>	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC
<a href="#">PBD 6.05.34</a>	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC	N/A REFER TO LDC

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## SITE AND BUILDING REQUIREMENTS

PENSACOLA BEACH - SANTA ROSA ISLAND AUTHORITY								
ZONING DISTRICT PER LDC	MAX DENSITY	MIN FRONT YARD SETBACKS	MIN REAR YARD SETBACKS	MIN SIDE YARD SETBACKS	MIN LOT WIDTH	LOT COVERAGE	BUILDING HEIGHT LIMITS	MOBILE HOMES
<a href="#">LDR-PB</a> <a href="#">13.03.01</a>	RESTRICTED TO PLATTED SUBDIVISIONS 4 DU/A	30 FT.	20 FT.	15 FT.	N/A	N/A	SEE SECTION 13.15.00	NO
<a href="#">MDR-PB</a> <a href="#">13.03.02</a>	5 TO 15 DU/A MAX 20 DU PER NET ACRE	30 FT.	30 FT.	15 FT.	N/A	N/A	SEE SECTION 13.15.00	NO
<a href="#">MDR / C-PB</a> <a href="#">13.03.03</a>	5 TO 15 DU/A MAX 20 DU BOA APPROVAL	50 FT.	40 FT.	50 FT.	N/A	N/A	SEE SECTION 13.03.02, 13.03.12, 13.15.00	NO
<a href="#">HDR-PB</a> <a href="#">13.03.04</a>	16 TO 30 DU/A	60 FT.	60 FT.	DETERMINED ON AN INDIVIDUAL BASIS.	N/A	3-4 STORIES 25%, 5-7 23%, 8-9 21%, OVER 9 STORIES	SEE SECTION 13.15.00	NO
<a href="#">HDR / C-PB</a> <a href="#">13.03.05</a>	16 TO 30 DU/A MAX 50 DU BOA APPROVAL	60 FT.	60 FT.	DETERMINED ON AN INDIVIDUAL BASIS.	N/A	3-4 STORIES 25%, 5-7 23%, 8-9 21%, OVER 9 STORIES	SEE SECTION 13.15.00	NO
<a href="#">GR-PB</a> <a href="#">13.03.06</a>	N/A	50 FT.	40 FT.	50 FT.	N/A	N/A	SEE SECTION 13.03.12, 13.15.00	NO
<a href="#">REC / R-PB</a> <a href="#">13.03.07</a>	N/A	50 FT.	40 FT.	50 FT.	N/A	N/A	SEE SECTION 13.03.12, 13.15.00	NO
<a href="#">CH-PB</a> <a href="#">13.03.08</a>	N/A	50 FT.	40 FT.	50 FT.	N/A	N/A	SEE SECTION 13.03.12, 13.15.00	NO

### PENSACOLA BEACH - SANTA ROSA ISLAND AUTHORITY NOTES.

SANTA ROSA ISLAND AUTHORITY DEVELOPMENT REGULATIONS LDC 13.00.00

SEE SECTION 13.03.00 FOR EXISTING SUBDIVISIONS SETBACKS. SEE ALSO 13.05.02 FOR ADDITIONAL INFO.

SEE SECTION 13.20.05 FOR FIRST FLOOR LEVEL OF LOWEST HABITABLE FLOOR.

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