

Santa Rosa County

# NAVARRE TOWN CENTER DISTRICT

TOWN CENTER CORE (TC-1)

ZONING DISTRICT

(EFFECTIVE JUNE 6, 2005)

(REVISED JAN 23, 2008)

(MODIFIED MARCH 19, 2013)

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

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

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



Santa Rosa County

Community Planning, Zoning and Development Division

6051 Old Bagdad Highway

Phone: 850-981-7075, 939-1259

Fax: 850-983-9874

Email: [planning-zoning@co.santa-rosa.fl.us](mailto:planning-zoning@co.santa-rosa.fl.us)

## *Town Center District*

This district is designed for the designated Town Center Area of Navarre. That area is generally described as North of US 98, Laredo Street and south, east of SR 87 and Granada Street and West. This district is intended to encourage pedestrian traffic, but shall allow for vehicles on all public roadways.

The district will be characterized by slow moving vehicular traffic, lively pedestrian walkways, small-scale commercial development and varied architecture. The district is intended to function as the core town center for the Navarre Community. Public and private uses areas shall be provided for within the District.

## *Permitted Uses TC-1*

The following uses shall not be permitted in the TC-1 district:

1. Industrial uses
2. Drive-through restaurants
3. Storage uses
4. Auto sales or repair
5. Pawn shops
6. Gas stations

No use deemed to be outside the character of the district shall be permitted.

## *Permitted Uses TC-*

The following uses shall not be permitted in the TC-2 district:

1. Industrial uses
2. Drive-through restaurants
3. Storage uses
4. Auto sales or repair
5. Pawn shops
6. Gas stations

No use deemed to be outside the character of the district shall be permitted.

Office, restaurant, retail, service and residential and similar uses are allowed.

## *Yard Restrictions*

There shall be no required setbacks in the Town Center. Development is encouraged to build to front and side property lines. Vehicular alleyways to rear-of-building parking shall be considered only when no other connection exists on the affected street. Vehicular alleyway connections to Prado and Esplanade shall not be permitted.

No buffers will be required between uses within the Town Center District. For purposes of applying Landscape Buffers (7.01.05) between development in the Town Center and adjacent districts and uses, the TC-1 zoning district shall be considered a Residential Class II Use.

## *Density*

Density: Residential density within the TC-1/TC-2 district shall be no more than ten (10) units per acre.

## *Navarre Town Center (Conceptual Area Map)*

