

# Off Street Parking/Traffic

Off street parking shall be required in all districts. Temporary parking may be permitted in street right-of-way; however, such parking shall be in addition to the minimum requirements of this section. When the parking standards in this Article are not sufficient in determining the required spaced for a specific land use, the most recent publication of the American Planning Association's "Off-Street Parking Requirements" may be used.

### Residential Districts:

- NB-SF            2 spaces per dwelling unit
  
- NB-MHD        1.5 spaces per unit for one bedroom  
                   2 spaces per unit for two bedrooms  
                   2.5 spaces per unit for three bedrooms  
                   and over
  
- NB-MD         1.5 spaces per unit for one bedroom  
                   2 spaces per unit for two bedrooms  
                   2.5 spaces per unit for three bedrooms  
                   and over
  
- NB-HD         1.5 spaces per unit for one bedroom  
                   2 spaces per unit for two bedrooms  
                   2.5 spaces per unit for three bedrooms  
                   and over
  
- NB-C            1.5 spaces per unit for one bedroom  
                   2 spaces per unit for two bedrooms  
                   2.5 spaces per unit for three bedrooms  
                   and over
  
- NB-PMUD      1.5 spaces per unit for one bedroom  
                   2 spaces per unit for two bedrooms  
                   2.5 spaces per unit for three bedrooms  
                   and over

Office Buildings: One space for each 200 square feet of gross floor area in the building.

Medical or Dental Clinics and Offices: Four spaces for each doctor engaged at the clinic or office, plus one space for each two employees.

# Off Street Parking/Traffic (Con't)

Schools: Elementary and middle schools, one space for each two employees, plus one space for each classroom; high schools and colleges, one space for each ten students based on design capacity of the school, plus one space for each two employees.

Private Clubs, Fraternities, Sororities and Lodges: One parking space for each 200 square feet of gross floor area.

Libraries, Community Centers and other Public Buildings: One space for each 500 square feet of gross floor area in the building, plus one space for each two employees.

Retail and Commercial: One space for each 200 square feet of gross floor area in the building plus one space for each two employees.

Churches, Theaters and Restaurants: One space for each four seats based on total seating capacity.

Hotels and Motels: One parking space for each guest-room, plus one parking space for each three employees.

Any use not specified by these regulations shall require one parking space for each 300 square feet of gross floor area in the building. Where the use is mixed, total requirements for off street parking shall be the sum of the requirements for the various uses computed separately. Off street loading and unloading for establishments receiving and distributing goods by motor vehicle shall provide such facilities on the premises. No motor vehicle shall be allowed to extend onto a public street right-of-way, sidewalk or alley while loading or unloading.

## Santa Rosa County

**NAVARRE BEACH  
 PLANNED MIXED USE  
 DEVELOPMENT  
 (0-30 DU'S PER ACRE)  
 (NB-PMUD)  
 ZONING DISTRICT  
 (EFFECTIVE JAN 18, 2005)  
 (MODIFIED MARCH 19, 2013)**

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

**The information provided in this brochure is extracted from the Santa Rosa County Land Development 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.**

## 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)

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

## *Purpose*

This district is composed of lands and structures used primarily to promote innovative arrangements of development types, to promote natural resource enhancement and to promote open spaces around buildings. This category of land use allows an intense mixture of residential and commercial activity. This district shall be limited to the Commercial Core Area only.

### Uses Permitted

1. Residential Dwellings.
2. Home Occupations.
3. Public utility and service structures including but not limited to water, sewer, fire and police uses.
4. Public parks and recreational areas (see Navarre Beach Con/Rec Zoning District.
5. Buildings used exclusively by federal, state or county government for public uses.
6. Residential dwelling units, single family, two family, multiple family - no more than 4 dwelling units per platted lot.
7. Single and multi-family residential dwelling units of no more than 30 dwelling units per acre.
8. Any retail business, provided that the products are displayed and sold on the premises.
9. Personal service establishments, restaurants, lounges, financial institutions, commercial amusements establishments, professional and business offices, etc.
10. Shopping centers, provided that the boundaries of the building are located in excess of 50 feet, 20 feet or which must be landscaped, from any residential district.
11. Indoor theaters.
12. Commercial piers and marinas.
13. Hotels and motels.
14. Recreation and parking uses.

## *Signs*

Signs - See Article 8/Section 8.14.00 of the Land Development Code.

## *Special Exceptions*

Any special exceptions allowed in the preceding districts.

Tennis centers and swimming centers, with customary attendant facilities and accessory buildings.

Private Marina.

## *Commercial Core Area*

The Commercial Core Area is hereby established and defined as the area beginning approximately 650 feet to the west of the westerly right-of-way line of Navarre Beach Causeway and extending westerly to a point approximately 900 feet east of the easterly right-of-way line of Arkansas Street. The Commercial Core Area shall be bounded on the north by Santa Rosa Sound and to the South by the Gulf of Mexico.

## *Yard Restrictions*

Rear Yard - 10% of lot depth; However, if sound front, no less than 50 feet from mean high water line and if Gulf front no less than 50 feet from crest of primary dune line. There shall be no rear yard required in this district for marinas and marina-related structures.

Side Yard - 15 feet

Front Yard - 30 feet.

Landscaped Open Space: All multifamily residential (5 or more units) properties shall devote at least 20% of the parcel to landscaped open space. Landscaped open space includes a ten (10) foot wide front perimeter strip, landscaped islands in parking lots, drainage areas, preserved wetlands, and side and rear buffers. Improved parking and driveways are not considered landscaped open space. Landscaping compatible with the location shall be required, including xerispace treatments.

## *Building/Site Requirements*

Uses within this district shall be approximately 70% residential and 30% commercial (includes tourist-related and public uses) based upon the total buildable area (acreage) within the district. For the purposes of calculating the residential/commercial mix required for this district, commercial use shall include all acreage utilized for commercial and public (tourist-related) activities including parking areas when utilized for commercial parking requirements.

Maximum Building Footprint  
30% of lot area.

Building Height Line  
No building shall exceed sixteen (16) habitable stories plus one (1) additional story for parking.

Impervious Cover, 80% of lot area.

Sidewalks and other labor-intensive transportation facilities, as appropriate, shall be required for the entire length of the project site.

Hotels/Motels. Facilities shall be provided such as a restaurant(s), swimming pool(s), dune walkovers, a boardwalk and activity centers for both adult and children and other facilities/services associated with a family destination resort. No more than 20% of the units may be used for permanent residents. Tenancy of at least 80% of the units shall be limited to fourteen (14) consecutive days.