

6.05.18      CT - Commerce and Technology Park District

A.     Purpose: This district is designed to accommodate a wide range of commerce and technology uses which conform to a high level of Performance Standards. The uses which this district is designed to accommodate include research and development, technology, business and professional offices, general assembly, warehousing and distribution activities.

B.     Permitted Uses: In this district a building or premises may only be used for the following:

1. Technology, light manufacturing, processing, and/or assembly;
2. Business and professional offices;
3. Research activities, including research laboratories, developmental laboratories, and compatible light manufacturing;
4. Warehousing and distribution related to 1, 2, or 3 above;
5. Community facilities limited to public and private utilities; and
6. Accessory uses or structures to any principal use permitted in the district.

C.     Conditional Uses: In this district, as a conditional use, a building or premises may be used only for the following purposes upon determination by the County Board of Adjustment (Zoning Review and Appeals Board) that the respective use complies with standards regulating conditional uses in Section 6.09.00 et. seq. and complies with the site plan requirements listed in Section 4.04.00:

1. Towers and Telecommunication Facilities subject to the requirements of Section 7.02.00.
2. Service establishments and mechanical repairs and services within an enclosed building.

D.     Site Plan Approval: Site plan approval as provided in Section 4.04.00, is required for all uses in this district.

E.     Subdivision Conformance: Any land or lot within a plat or record (or not) on the effective date of this amendment shall not be re-divided into two (2) or more lots unless the provisions of the Subdivision Regulations of Santa Rosa County, Florida, (Section 4.03.00 et. seq.) have been met.

F.     Lot Size: The minimum width of any lot shall be one hundred (100) feet when measured at the minimum front setback line and shall have a minimum width at the street right-of-way line of not less than one hundred (100) feet to allow for adequate ingress

and egress.

G. Building Height: No building or structure shall exceed fifty (50) feet in height above the required minimum finished floor elevation at the property or building setback lines. See Section 2.10.01 for exceptions.

H. Minimum Required Setbacks:

1. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D), shall be as follows:

- a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
- b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.

If any other setback requirement of this Code conflicts with the above requirements, the more restrictive requirement will apply.

2. Front Setback: There shall be a front building setback having a depth of not less than fifty (50) feet when such site abuts a public right-of-way. However, the front building setback may be reduced to twenty-five (25) feet when such site abuts a private road within the project parcel. See Section 2.10.02 for other exceptions.

3. Side Setback: Except as provided in Section 2.10.04, there shall be a fifteen (15) foot side building setback required, provided, however, that on any side of use in this district which abuts a residential district or right-of-way, there shall be a side building setback of fifty (50) feet.

4. Rear Setback: Except as provided in Section 2.10.03, there shall be a building setback of twenty-five (25) feet, except where this district abuts a residential district, then there shall be a building setback of fifty (50) feet required.

I. Performance Standards

1. Lot Coverage: The maximum combined area occupied by all principle and accessory structures shall not exceed 50% of the total area. Also, the amount of impervious surface shall not exceed 75% of the lot area.
2. All development shall provide paved ingress/egress entrances from the right of way to all parking and shall pave all vehicular circulation on the site to reduce the impact of noise to the surrounding community.
3. All activity and storage shall be conducted within completely enclosed buildings.

4. Landscaped buffers shall be required consistent with Section 7.01.05.