

## ***Research First Before Dividing Property!***

Any lot within a plat of record (or not) as of the effective date of this Ordinance 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.) are satisfied.

## ***Building Height***

No building shall be erected in this district in excess of fifty (50) feet in height above the required minimum finished floor elevation or two and one-half stories whichever is less, exclusive of chimneys, elevator shafts, air conditioning units and cooling towers, except as provided for in Section 2.10.01 of the Land Development Code.

## ***Lot Size***

The minimum width of any lot developed for commercial uses 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 and accel. / decel. lanes; however, multiple attached businesses may occupy the same lot. Off-premise signs may be located on lots with less than one hundred (100) feet of road frontage, provided that the lot width can fully accommodate the required setbacks and the width of the sign and provided that the sign meets all of the locational requirements of Article Eight of the Land Development Code. Access to such parcels shall be the minimum necessary to allow for maintenance of the sign.

## ***Site Plan Approval***

Site plan review, as provided for in Section 4.04.00 of the Land Development Code, is required for all development proposals in this district.

## ***Open Space/ Landscaping***

Every lot or project parcel in this district (excluding hotels, motels, guest houses and other transient quarters) shall have a minimum of fifteen (15) percent of the total parcel area set aside for open landscaped area. Hotels, motels, guest houses and other transient quarters shall have a minimum of twenty-five (25) percent of the total parcel area set aside for open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage, and no part of any required open area shall be used for driveways or parking areas. Additionally, landscaping and other performance standards shall adhere to requirements as set forth in Article 7 of the Land Development Code.

### **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@santarosa.fl.gov](mailto:planning-zoning@santarosa.fl.gov)

### **Santa Rosa County**

## **HIGHWAY COMMERCIAL DEVELOPMENT (HCD) ZONING DISTRICT**

(EFFECTIVE APRIL 1, 2004)  
(MODIFIED MAY 18, 2004)  
(MODIFIED NOVEMBER 8, 2008)  
(MODIFIED MARCH 18, 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.**

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

## *Purpose*

This district is designed to provide for a wide range of uses in appropriate and easily accessible locations adjacent to major transportation corridors and having access to a wide market area.

This district is intended to be situated along selected segments of major thoroughfares in the vicinity of major intersections.

Automobiles and other vehicular service establishments, motels and hotels, business and professional offices, general retail and eating and drinking establishments, primarily characterize this district. This district should be situated in the vicinity of existing general commercial uses and should be buffered from residential areas.

Additionally, this district is generally located adjacent to districts characterized by medium to high density residential development and areas of more intensive commercial use. Bulk regulations and site plan criteria within the district are designed to maximize compatibility with lesser intense use of land and buildings in the district and provide for smooth transition in areas where activities of varying intensity exist.

Similarly, it is intended that the site plan criteria assist in evaluating economic implications with a view toward generating a stable economy and efficient, timely and economical delivery of needed public facilities and services.

## *Permitted Uses*

In this district a building or premises may only be used for the following purposes:

1. Community facilities limited to public and private not-for-profit clubs, cultural and civic activities; places of worship, and child care services.
2. Commercial activities limited to:
  - a. Business and professional offices, financial and banking, medical services and personal services;
  - b. indoor commercial amusement activities;
  - c. restricted sales; general or specialized retail sales and services;

## *Permitted Uses (Con't)*

- d. funeral homes only where adequate space is provided on the premises for the formation of funeral processions, and no such activity shall take place on public streets or rights-of-way;
- e. restaurants with or without drive-thru facilities;
- f. parking garages or lots;
- g. trade services and repair, provided all activities and storage are contained in an enclosed building;
- h. automobile maintenance, garages and gas stations, subject to the following provisions:
  - (1) all hydraulic hoists, pits, lubricating, washing repair and service not of emergency nature or short term diagnostic or minor repair work shall be conducted entirely within a building.
  - (2) all merchandise and material for sale shall be displayed within an enclosed building except that oil for use in motor vehicles may be displayed or sold from an appropriate rack or compartment at the convenience of the customer and station attendant.
  - (3) flammable materials shall be stored within the building setback lines and in a manner satisfactory to the Fire Department Chief and the Director of the Building Department.
  - (4) storage of inoperative or unregistered motor vehicles generally shall not be permitted on the premises. However, motor vehicles which are being serviced may be stored in appropriate outside parking areas for a period not to exceed eight (8) weeks. Motor vehicles which may have been towed from the scene of an accident may be held or stored in a fully enclosed building or behind an eight (8) foot completely screened area in the rear yard of the business.
  - (5) when a service station dispensing flammable materials becomes vacant for a period exceeding one (1) year, the property owner shall be required to remove or treat in a safe manner, approved by the Building Department Director, all flammable materials or storage tanks on the site.

## *Permitted Uses (Con't)*

- i. vehicular sales and services but all service activities shall be confined to minor repair and maintenance and all such activities must be confined to enclosed buildings;
- j. veterinary services provided all such activities are located in a fully enclosed, sound-proof building;
- k. wholesale trades and services limited expressly to establishments where all activities and storage are contained in an enclosed building.
- l. travel trailer parks and campgrounds under one ownership, which have been approved for development in accordance with applicable state and county regulations, service buildings which shall include space and separation for a park manager's office and storage of maintenance equipment and supplies, and space for self-service laundry facilities provided that such uses are restricted for use to paying park users only.
- m. self storage facilities
- n. retail and wholesale bakeries
- o. retail nurseries.
- p. Nursing homes
- q. Hotels and motels
- r. Special Residential Facilities
3. Accessory uses or structures to any principal use permitted in the district.
4. Mobile homes are prohibited in this district except where being offered as a product for sale at a licensed mobile home sales facility.