

5. Standards for Special Situations

Chapter 5. Standards for Special Situations

(Standards for Uses and Structures that are Accessory, Temporary or have Special Design Requirements are established in this Chapter)

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5.01.00 GENERALLY

Certain land uses have characteristics that require the imposition of development standards in addition to those otherwise required by this LDC. Such standards are provided for accessory uses and structures (Section 5.02.00), temporary uses and structures (5.03.00), communication towers (5.04.00) and other specific land uses (5.06.00). Certain other land uses have an even greater potential detriment and therefore cannot be permitted as a matter of right, but may be permitted if certain standards are met through the imposition of conditions tailored to the specified use, location and potential detriment. These are referred to here as Conditional Uses (5.07.00).

5.02.00 ACCESSORY USES AND STRUCTURES

5.02.01 Generally

- A.** It is the intent of this section to regulate the installation, configuration and use of accessory structures and the conduct of accessory uses. Regulation is necessary in order to ensure that accessory uses and structures are compatible with the surrounding neighborhood and are consistent with the character and

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intent of the zoning districts in which the accessory uses and structures are located.

B. Accessory Uses and structures are not permissible on lots or parcels that do not contain a principal use or structure or on a lot or parcel where the construction of the principal use or structure has been commenced unless the following conditions are met:

1. One metes and bounds lots two (2) acres or greater in size located within an Agriculture zoning district accessory structures shall be permitted prior to the commencement of construction of a main building, until the construction permit for a main building has been issued.
2. Buildings used solely for agriculture purposes (such as for livestock or for storage of farm equipment) on those parcels located in Agriculture zoning districts, regardless of parcel size, shall be allowed to be constructed before the construction of the main dwelling.

C. Accessory Uses are identified in Table 2.03.02 a – c. Design standards for these accessory uses are provided in section 5.02.02.

D. Accessory Structures may be allowed in any zoning district, provided that they comply with the standards of the zoning district and that the following general standards are met, along with specific standards for the structure as provided in sections 5.02.03 through 5.02.09.

1. All accessory structures shall be located on the same lot as principal use.
2. All accessory structures shall be included in all calculations for parking space requirements, impervious surface ratio standards, stormwater runoff standards and lot coverage standards.
3. All accessory structures, other than fences and walls located in compliance with the requirements of section 5.02.03, shall be located in compliance with all site design requirements.
4. Encroachment of Yards in lots located in Recorded Subdivisions or lots less than one (1) acre in size - Accessory buildings or structures on lots in recorded subdivisions in residentially zoned districts or less than one (1) acre in size may be located within all yards and must observe the following conditions:
 - a. Any accessory structure closer than ten (10) feet to the main building shall be construed as part of the main building and shall observe all setbacks required for the main building.
 - b. Any accessory structure located over ten (10) feet from a main dwelling may be constructed no closer than five (5) feet of any

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interior side or rear lot line; provided, however, that such accessory buildings may not be located within the front setback. In addition, where the parcel is located on Navarre Beach or is located within the Shoreline Protection Zone. An accessory building used for living quarters (guest house or guest cottage) shall have a front setback of 60 feet from the front property line and shall maintain the same side and rear setbacks for the principle dwelling.

c. Whenever a lot line is also a street line, the required yard for accessory buildings shall be the same for main buildings.

5. Accessory buildings or structures on lots one (1) acre or greater in size and not located in a recorded subdivision in a residentially zoned district, may be located in any yard subject to the following conditions:

a. Accessory buildings or structures must observe the front yard requirements for the main building.

b. Accessory buildings or structures may be located no closer than five (5) feet of any interior side or rear lot line. Where the parcel is a corner lot, is located on Navarre Beach or is within the Shoreline Protection zone, those setbacks shall prevail.

6. Placement of an accessory structure on a lot contiguous to a lot with a principal dwelling unit shall be allowed as long as the lots are under the same ownership and shall use the same principle dwelling front, side and rear building setbacks on the contiguous lot.

7. Accessory structures located on lots less than two (2) acres in size shall be smaller in total floor area than the main dwelling unit.

8. Accessory structures are subject to height limit of the zoning district in which they are located.

9. Gazebos may be permitted in the front yard provided they meet the setback requirements for main structures.

10. All above ground storage tanks may not be located in any front yard, and must meet the same rear and side setbacks as the principle building, except in Agriculture districts.

E. Accessory Structures on Navarre Beach – No accessory structure shall be constructed in any front or side yard and shall not occupy more than 25% of the rear yard. Accessory structures shall not exceed fifteen (15) feet in height. No Accessory Structures will be used for stand alone business or by itinerant vendors.

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5.02.02 Fences and Walls

A. The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted in RR-1, R-1, R-1A, and R-1M zoning districts only as follows:

1. Walls and fences on rear and side property lines shall be permitted to a maximum height of eight (8) feet.
2. There shall be no fences, walls, plantings or other structures or obstructions erected or maintained within twenty (20) feet of any street intersection which may obstruct the view of the motorist or otherwise cause an obstruction to traffic flow;
3. Where a wall or fence is erected within the front setback of any lot, such wall or fence shall not be permitted in excess of four (4) feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), and black metal fences with a minimum of three (3) inch picket spacing, which shall not be permitted in excess of five (5) feet in height.

B. Site design standards for fences in agriculture, multifamily, residential, commercial and industrial zoning districts

The construction, erection and maintenance of walls and fences within Santa Rosa County shall be permitted only as follows:

1. Walls and fences on rear and side property lines in residential zones shall be permitted to a maximum height of eight (8) feet; in commercial zones walls and fences on rear and side property lines shall be permitted to a maximum height of eight (8) feet. In all industrial areas (M-1 and M-2 districts) walls and fences shall be permitted to a height not to exceed ten (10) feet. Agriculture districts are exempt from this provision.
2. In all districts there shall be no fences, walls, plantings or other structures or obstructions erected or maintained within twenty (20) feet of any street intersection which may obstruct the view of the motorist or otherwise cause an obstruction to traffic flow.
3. In all residential subdivisions the use of any form of barbed wire in fences is prohibited. Agriculture districts are exempt from this provision.
4. Where a wall or fence is erected within the front setback of any lot, such wall or fence shall not be permitted in excess of four (4') feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of five (5) feet in height. Agriculture districts are exempt from this provision.

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Where a wall or fence is erected within the front setback of a lot in an HCD zone such wall or fence shall not be permitted in excess of four (4) feet in height, except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of eight (8) feet in height. Where a wall or fence is erected within the front setback of a lot in M1 or M2 zones, such wall shall not exceed four (4) feet in height except chain link type fences, (minimum fourteen (14) gauge galvanized welded wire), which shall not be permitted in excess of ten (10) feet in height.

5. Walls and fences must have finished side facing out for all projects requiring site plan review.

6. Fences and Walls erected to serve as a buffer between incompatible land uses shall provide continuous screening.

7. The swimming pool barrier requirements must meet the current Florida Building Code requirements.

8. Fences and walls within the Bagdad Historic Overlay Districts must be consistent with the standards detailed in “Bagdad Historic and Conservation District Design Standards: (June 16, 2008) adopted herein by reference.

C. Fences on Navarre Beach – Maximum heights for fences constructed or residential, hotel and commercial districts, excluding fences for solid waste receptacles shall be:

<i>Yards</i>	<i>Solid Fences</i>	<i>Open Wire Slat Fences</i>
Front Yard	4'	4'
Side Yard	4'	5'
Rear Yard	4'	5'

1. Existing fences/walls will be inventoried and grandfathered on the date the revised LDC is approved. From that date forward, if a fence or wall is built or rebuilt (due to the damage) on the beach, a flood plain development order will be required.

2. Walls less than 2 feet above the surrounding natural grade by the eye will not require permitting.

3. Walls/fences that are less than 1” thick with at least 40% of its area open will not require permit or engineering per FEMA guidance (NFIP Technical Bulletin 5/March 2020). Walls/Fences with less than 40%

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open area will be required to breakaway and necessitate an engineered design and a permit from the Santa Rosa County Building Department.

4. The maximum height of residential fences on Navarre Beach will be 6 feet along the rear and side and 4 feet along the front. There shall be no maximum height for fences in Navarre Beach commercial districts. Chain link fences shall not be allowed unless approved by the Board of County Commissioners or their designee.

Solid waste receptacles, such as thirty (30) gallon trash cans, ninety (90) gallon carts, or dumpsters, shall have an enclosure to conceal the receptacles from the road; yet provide access to solid waste haulers. The enclosure (fence) may be over the maximum height stated above for the residential districts to successfully conceal said receptacle and shall be designed to compliment the building it services. The enclosure shall have dimensions and height to solely conceal the said receptacle.

There shall be no maximum height for fences in commercial districts or industrial.

Where a commercial district is adjacent to a residential district, a fence may be constructed to a maximum height of eight feet on the property line contiguous to a commercial district. Chain link fences shall not be allowed unless approved by the Board of County Commissioners.

D. Screening Fences – Any fence to be used as a screen for enclosing outdoor storage areas must meet the following criteria:

1. The fence type chosen must be able to “effectively” screen the material in the storage area.
2. A six (6) foot wooden privacy fence or an eight (8) foot wooden privacy fence is the most effective screening fence style and shall be required for all new developments or new uses requiring screening when no previously existing fence is present.
3. When a previously existing chain link or other metal fence is present, screening fabric or slats may be utilized.

5.02.03 Dumpsters/Solid Waste Containers for Commercial/Multi-Family Developments

Dumpsters shall be screened as follows:

- A.** For all dumpsters or solid waste containers, all four (4) sides shall be screened.
- B.** Screening may be in the form of a mixture of evergreen trees and shrubs, a solid wooden or masonry fence, or the wall of an existing structure on the property.

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C. Where screening is provided by landscaping, a minimum of one (1) evergreen tree per screening side and shrubs shall be planted to form a continuous hedge around the perimeter of the enclosure tall enough to conceal the receptacle and/or visible waste.

D. Dumpsters shall be setback a minimum of twenty-five (25) feet from any property zoned or used for residential purposes.

E. Dumpsters shall not be allowed within the setback for any right-of-way. In cases where dumpsters are located in areas highly visible from any public right-of-way, additional landscaping may be required to be planted.

5.02.04 Docks, Piers and Mooring Devices

A. Structures such as piers, docks, wharves, mooring devices, lifting and launching devices, the decking of which is no higher than five (5) feet above mean high water or five (5) feet if seagrasses are present per FDEP, are permitted as accessory structures.

B. Such structures shall not extend seaward from the property line for more than three hundred (300) feet or fifteen (15) percent of the open water span at the point of installation whichever is less, except as provided in Section 5.02.04.E.2. If FDEP approves a structure longer than three hundred (300) feet because of the presence of seagrasses, the Planning Director can approve an administrative variance.

C. When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access. This provision shall apply only to water front property located on Escambia Bay south of Highway 90, Blackwater Bay south of Interstate 10, East Bay and Santa Rosa Sound.

D. FDEP requires twenty-five (25) foot side setbacks in riparian zones. Section 18-21.004(3)(d), Florida Administrative Code, provides exceptions to the setbacks which are: private residential single-family docks or piers associated with a parcel that has a shoreline frontage of less than 65 feet, where portions of such structures are located between riparian lines less than 65 feet apart, or where such structure is shared by two adjacent single-family parcels; utility lines; bulkheads, seawalls, riprap or similar shoreline protection structures located along the shoreline; structures and activities previously authorized by the Board of Trustees of the Internal Improvement Trust Fund; structures and activities built or occurring prior to any requirement for Board of Trustees of the Internal Improvement Trust Fund authorization; when a letter of concurrence is obtained from the affected adjacent upland riparian owner; or when the Board determines that locating any portion of the structure or activity within the setback area is necessary to avoid or minimize adverse impacts to natural resources.

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E. All canal front construction must meet the following dimensions and setbacks.

1. Side and corner setbacks will be fifteen (15) feet or fifteen (15) percent of the water frontage width whichever is less. Side setbacks are measured from side lot lines that separate two lots. Corner setbacks are measured from the corners created by the intersection of two canals. The intent of corner and side setbacks is to enable access to the docks, piers, and boathouses for each lot and to accommodate turning movements at the intersection of canals.

2. All construction including dolphin poles can extend into the water a distance equal to twenty-five percent (25%) of the canal width except for Polynesian Isles Subdivision canal system and the terminal ends of any canals. The depth of such construction will be determined based upon the width of the canal as shown on the plat recorded as of (12-12-2013). The beginning point of such construction shall be the canal wall or the platted lot line whichever is further landward. The requirements for the Polynesian Isles Subdivision canal system and the terminal ends of any canals are as follows:

The terminal ends of the canals are considered special circumstances. In such cases the Planning and Zoning Department shall have discretion in determining the setbacks, configurations and distances into the canal for docks/piers and boatlifts. The goal will be to allow a property owner the ability to moor a boat.

The Polynesian Isles Subdivision canal system shall consist of the following subdivisions: Polynesian Islands, Polynesian Islands First Addition, Bay Ridge Park Second Addition, Whisper Bay Seventh Addition, and Ebbitide Townhomes. A dock or pier may not extend more than five (5) feet into the canal past the platted or surveyed property line. The only thing that may be allowed to extend into the canal in addition to a dock/pier is a boat lift. A boat lift may extend an additional ten (10) feet past the platted or surveyed property line into the canal. The boat lift may be covered with a roof. There can be no walls extending down from the roof line enclosing any portion of the boat lift. No elements, members, catwalks, dock, or roof overhangs can extend into the canal more than a combined total of fifteen feet past the platted or surveyed property line.

3. Decking shall be no more than five (5) feet above mean high water.

4. Seawalls must be located on or behind the surveyed property line bordering the canal.

5. No waterfront construction, except for seawalls may begin until construction of the main building has commenced.

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6. Building permits must be posted in accordance with the building code.

7. Boat shelters or storage structures shall be unwalled and shall not have roofs exceeding twenty-five (25) feet above mean high water.

E. Construction in Navarre Beach Canals

1. Docks or boardwalks shall be no higher than the seawall or protrude more than 4 feet over the water from the seawall. The width shall not encroach into the side setbacks.

2. Docking pilings may be set in the canal and shall be no further from the seawall than twenty-five (25) percent of the width of the canal. Docking pilings set in the canal shall not exceed eight (8) feet in height above the height of the seawall.

3. Any structure and boat combined shall not exceed the above stated boundaries (25% of the canal width).

4. No structure shall include sidewalls or roof as these may infringe on adjacent property owners water view.

5. When structures are constructed on waterfront property and are to cross on or over areas of public access, this access may not be impeded or blocked by such structures. The owner of said structure must construct or provide public access.

5.02.05 Swimming Pools

A. Swimming pools shall:

1. Be located only in Side or Rear Yards.

a. All swimming pools shall have the same front setback as the principle dwelling when measured from the pool's water edge to the property line and may be erected no closer than five (5) feet from the rear or side property line except if it is a corner side property line then the pool corner side setback shall be the established corner side setback for the dwelling; or in the case where the main dwelling's side setback is less than 5 feet, the pool setback may be reduced to 4 feet MORE than the main dwelling's side setback. The distance between the swimming pool and any structure shall be determined according to the current Building Code requirements. In addition, where the parcel is located on Navarre Beach or is located within the Shoreline Protection Zone, those setbacks shall prevail.

2. The swimming pool barrier requirements must meet the current Florida Building Code requirements.

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a. The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.

b. Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

c. A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.

d. A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

e. No person in control or possession of land within the county, either as owner, purchaser, lessee, tenant, or as a licensee, upon which a private swimming pool is situated, shall fail to provide and maintain such fence or other enclosure as specified by this article.

3. Swimming pool enclosures

a. All pool enclosures (enclosure constructed of metal, wood, or similar type material for framing and consisting of screen mesh or any similar material between framing members making up the roof and walls, and which specifically covers a swimming pool or spa), shall have the same front setback as the principle dwelling and may be erected no closer than five (5) feet from the rear or side property line except if it is a corner side property line then the main building corner side setback shall apply; however, if the main dwelling side setbacks are less than 5 feet, the pool enclosure may take the same side setbacks as the main dwelling. Where the parcel is located on Navarre Beach or is located within the Shoreline Protection Zone, those setbacks shall prevail. No enclosure shall be allowed on any easement. All detached pool houses, buildings, and other similar structures must abide by the same setbacks as accessory buildings. Additional performance

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standards for fences, walls, gates or use of other structures for pool enclosures are set forth in section 5.02.05.A.2.

5.02.06 Guest Cottages

A. Guest Cottages – A guest cottage is allowed as an accessory activity within all residential zoning districts. The guest cottage shall not occupy more than 50% of the total floor area square footage of the main dwelling. The guest cottage shall have a front setback of 60 feet from the front property line or be behind the rear wall of the single family residence and shall maintain the same side and rear setbacks for the principle dwelling.

A guest cottage with kitchen facilities is allowed if the guest cottage and main dwelling together do not exceed the gross density requirement for the parcel. If the guest cottage and main dwelling together would exceed the gross density requirement for the parcel, the following conditions apply.

1. The site should be designed so as to maximize compatibility with adjacent land uses and minimize adverse impacts.
2. The parking requirements of 4.06.00 must be met. For purposes of calculating parking requirements, the guest cottage will be considered an additional single family unit on the parcel.
3. A Standard B or E landscaped buffer is required between the guest cottage and adjacent single family uses or districts consistent with Section 4.07.04, "Landscape Buffers."
4. Guest house or guest cottage must meet the requirements of the Florida Building Code in including the conversion of an accessory structure.

5.02.07 Home Occupations

A. Home Occupations accessory to a residential activity – Shall be carried on within a dwelling unit or accessory building by one or more residents of the dwelling unit. Accessory buildings shall be smaller in total floor area than the main dwelling unit. Home occupation shall not include the manufacture and repair of motor vehicles or transportation equipment. The following shall not be permitted:

1. Exterior displays, or a display of goods or chattels visible from the outside or exhibited on the premises by any method or device whatsoever, including signs which would indicate from the exterior that the dwelling unit or accessory building is being utilized in whole or in part as a home occupation;

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2. Use, in connection with the home occupation, of any mechanical or electrical equipment, except that which generally would be used for purely domestic or household purposes;
3. Storage materials or goods or chattels, or any part or parts outside of principal or accessory building or other structure;
4. External structure alterations not customarily in residential buildings;
5. Offensive noise, vibration, dust, or other particulate matter, odorous matter, heat, glare or other objectionable effects;
6. Employment of more than two (2) non family members of the dwelling unit in the conduct of the home occupation.
7. The home occupation shall not generate more than four (4) customer vehicles per day.
8. Parking of heavy equipment such as backhoes, bulldozers, tractor trailer rigs, dual axle trucks, and front end loaders, etc., shall be prohibited in recorded subdivisions in residentially zoned districts except for equipment located at construction sites.
9. Storage of more than one (1) motor vehicle used for the home occupation is prohibited.

5.02.08 Living Quarters in Barns in AG-RR, AG-1 and AG-2

- A. Living quarters are allowed in barns in AG-RR, AG-1 and AG-2 even if a single family residence does not exist on the parcel. This arrangement is common when ranchhands/workers live on the property to care for the grounds or animals. Guest cottage setbacks for the structure must be maintained.

5.03.00 TEMPORARY USES AND STRUCTURES

5.03.01 Generally

- A. Certain temporary uses and structures meeting the conditions of this chapter may be permitted to accommodate outdoor sales, festivals and entertainment, portable storage units and temporary structures during construction activities – but only to the extent authorized in this section. All other temporary uses and structures are prohibited.
- B. No temporary building or structure shall be erected on any lot in any district, provided however that this provision shall not be construed to prevent the erection of a temporary construction office or sales office such as normally used by contractors on or near the premises while a building or other project is under

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construction, provided such temporary building is removed no later than ninety (90) days from the date of issuance of a certificate of occupancy.

Tents and canopies, (a tent or canopy being a portable shelter of canvas, plastic, etc. stretched over a supporting framework of poles with ropes and pegs) used for commercial or promotional purposes may be permitted on a temporary basis as follows:

1. Tents used for such purposes shall be allowed in the zoning district permitting those uses.
2. Tents or canopies greater than four hundred (400) square feet must obtain Zoning and Building Department Permits. Tents or canopies four hundred (400) square feet or less must abide by the same regulations as tents and canopies requiring permits.

5.04.00 TELECOMMUNICATIONS TOWERS AND ANTENNAS

5.04.01 Generally

A. It is the intent of the County to allow Telecommunications Towers and/or Antennas in compliance with State and Federal regulations. It is further the intent of the County to protect the public health, safety and welfare through regulating the placement and design of allowable Telecommunication Towers. The regulations in this section are designed to meet the following purposes:

1. To protect residentially zoned areas and residential development from potential adverse impacts of telecommunications towers that are placed in inappropriate locations;
2. To minimize visual impacts of telecommunications towers through site design requirements, location requirements, and innovative camouflage techniques, in accordance with acceptable engineering and planning principles; and
3. To allow telecommunications towers that meet State, Federal, and local requirements for location, site design and appearance.
4. To promote and encourage shared use and collocation of communication towers and/or communication antennas as opposed to the construction of additional single use towers;
5. To avoid potential damage to property caused by communication towers and/or communication antennas by insuring that such structures are sound and carefully designed, constructed, modified, maintained, and removed when no longer used or determined to be structurally unsound;

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6. To facilitate the provisions of wireless communication services to the residents and businesses of the County in an orderly fashion.

5.04.02 Findings

- A. The Federal Communications Act of 1934 as amended by the Telecommunications Act of 1995, (collectively the “Act”) grants the Federal Communication Commission (FCC) exclusive jurisdiction over:
 1. The regulation of the environmental effects of radio frequency emissions from communication towers and/or communication antennas facilities.
 2. The regulation of radio signal interference among users of the radio frequency spectrum.
- B. The County’s regulation of communication towers and/or communication antennas cannot have the effect of prohibiting any person from providing wireless telecommunications services.

5.04.03 Definitions see section 1.07.02

5.04.04 Applicability

- A. Towers and Telecommunications Facilities for which a permit has been issued prior to the effective date of this Section shall not be required to meet the requirements of this Ordinance except as provided herein.
- B. This Section shall not govern the installation of any amateur radio facility that is owned and operated by a federally licensed amateur radio station operator or is used exclusively for receive-only antennas.
- C. The provisions of this Section shall supersede all conflicting requirements of other ordinances of Santa Rosa County regarding the location and permitting of wireless communications facilities.
- D. Towers and Telecommunications Facilities can be located only in Agricultural (AG-RR, AG-1, and AG-2), Highway Commercial Districts (HCD), Planned Business Districts (PBD) or Industrial Districts (M-1 and M-2).

5.04.05 Standards

- A. Single use communication towers shall not exceed one hundred fifty (150) feet in height as measured from grade.
- B. Communication towers that have two (2) or more collocation abilities shall not exceed one hundred eighty (180) feet in height as measured from grade.
- C. Public Safety and Emergency Communication Towers shall not exceed two hundred-fifty feet (250) in height as measured from grade.

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- D.** A communication tower shall be deemed to have collocation ability if its design is certified by the engineer as being appropriate for collocation and the applicant certifies that it is prepared to offer adequate space on the tower to others at commercially fair and, reasonable terms.
- E.** All communication towers shall be separated from all residentially zoned lands by a minimum, of two hundred (200) feet. Tower separation distances for the purpose of compliance with this section shall be measured from the center of the base of the communication tower to the lot line. Residentially zoned lands means land zoned RR-1, R-1, R-1M, R-1A, R-2, R-2M, R-3, PUD, PBD with residential use, HR-1, HR-2, or C-2M.
- F.** Towers shall be setback at least 1.5 miles from the approach end of the runway including proposed approach ends and setback 1 mile from the downwind legs (sides) including proposed downwind legs (sides).
- G.** The communication tower shall have a setback from all property lines at least equal to the height of the tower.
- H.** Communication antennas attached to communication towers are exempt from the setback standards of this Section and from setbacks for the zone in which they are located. However, such communication antennas shall not extend more than ten (10) feet horizontally beyond the center of the communication tower.
- I.** Towers shall be lighted as required by the Federal Aviation Administration (FAA). Further, unless prohibited by the FAA, communication towers for which illumination is not otherwise required by the FAA shall have a beacon light placed on top of the tower. To the extent allowed by the FAA, all lighting and beacons upon a tower which, at the time of commencement of construction, are located within a distance of three-hundred percent (300%) of the height of the tower from a residential use or residential zoning district shall be erected with shields mounted underneath the lights or beacons in such a manner so as to obstruct the view of said lights or beacons from the ground for a distance from the communication tower of three hundred percent (300%) of the height of the tower
- J.** Communication towers not requiring FAA paintings/markings shall have either a galvanized finish or a painted non-contrasting blue, gray, or black finish as to minimize visual impact.
- K.** Prior to the approval of a communication tower, the applicant shall provide evidence that the communication tower is in compliance with all FAA regulations. Where a communication tower will not exceed the highest point of an existing structure upon which it is to be mounted, such evidence is not required.
- L.** Communication towers shall be designed and constructed to ensure the structural failure or collapse will not create a safety hazard to adjoining

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properties. All communication towers shall be constructed to the EIA/TIA 222-F Standards, as published by the Electronic Industries Association, which may be amended from time to time and all applicable County building codes. Further, any improvements and/or additions to any communication towers which exceed the design of the structure or which is not routine maintenance under this section shall require submission of plans in accordance with the provisions of this Section which demonstrate compliance with the EIA/TIA 222-F Standards in effect at the time of said improvements.

M. All proposed communication towers shall comply with current radio frequency emissions standards as established by the Federal Communications Commission (FCC).

N. The use of any portion of a communication tower and its accessory structures for signs or advertising purposes, including company name, shall be prohibited.

O. All accessory buildings or structures shall meet all applicable County building codes.

P. Mobile or immobile equipment to be used in direct support of a communication facility shall not be openly stored or parked on the site of the communication tower unless repairs to the facility are being made. Equipment is required to be stored in a permanent accessory building.

Q. A minimum six foot (6') fence as measured from the finished grade shall be provided around each tower site. In no case shall the fence exceed eight (8) feet in height. Access to the tower site shall be through a locked gate.

R. The visual impact of a communication tower shall be mitigated for nearby viewers through landscaping or other screening materials at the base of the tower and secondary structures. The following landscaping and buffering of communication towers shall be required around the perimeter of all tower sites. Landscaping shall be installed on the outside of fences. In instances where healthy plan material exists, existing vegetation shall be preserved to the maximum extent practicable and may be used as a substitute towards meeting landscaping requirements. All plant materials whether existing or planted must meet the requirements set forth in Section 4.07.00 Land Development Code, Santa Rosa County. The following requirements must be submitted on the site plan:

1. A ten (10) foot landscape buffer shall be required around the perimeter of a tower site.

2. A row of shade trees a minimum of eight (8) feet tall and two (2) inches in diameter measured four and a half (4 1/2) feet above grade shall be planted every forty (40) feet around the perimeter of a tower site.

5. Standards for Special Situations

3. All landscaping shall be properly maintained to ensure good health and viability.

S. The communication tower shall be located on a parcel of land large enough in size so that any collapse of the structure will be contained entirely on the subject property.

5.04.06 Deviation from Standards

A. The Zoning Board, as established by the County shall hear and decide requests for variances from the requirements of this section.

B. With respect to action upon applications for variances, the Zoning Board shall grant a variance only if it finds from a preponderance of evidence that the deviation meets the following standards and criteria under Section 9.04.00.

5.04.07 Communication Antennas Not Located on Communication Tower

A. Communication antennas shall not be artificially lighted except to assure human safety or as required by the Federal Aviation Administration (FAA).

B. Communication antennas not requiring FAA paintings/markings shall have either a galvanized finish or painted a non-contrasting blue, gray, or black finish to minimize its visual impact.

C. Prior to the approval of a communication antenna, the applicant shall provide evidence that the communication antenna is in compliance with all FAA regulations. Where a communication antenna will not exceed the highest point of an existing structure upon which it is to be mounted, such evidence is not required.

D. Communication antennas shall be designed and constructed to ensure that the failure or collapse of the antenna will not create a safety hazard to adjoining properties. All communication antennas shall be constructed to the EIA/TIA 222-F Standards, as published by the Electronic Industries Association, which may be amended from time to time and all applicable County building codes. Further, any improvements and/or additions to any communication antenna which exceeds the design of the structure or which is not routine maintenance under this section shall require submission of plans in accordance with the provisions of this Section which demonstrate compliance with the EIA/TIA 222-F Standards in effect at the time of said improvements or additions.

E. All proposed communication antennas shall comply with current radio frequency emissions standards established by the Federal Communications Commission (FCC).

F. The use of any portion of a communication antenna and its accessory structures for signs or advertising purposes, including company name, shall be prohibited.

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G. Communication antennas may not extend more than twenty (20) feet above the highest point of the existing structure. Communication antennas may exceed twenty (20) feet above the highest point of an existing structure if public safety needs warrant additional height.

5.04.08 Maintenance

A. Owners shall at all times employ ordinary and reasonable care and shall install, maintain and use nothing less than commonly accepted industry methods and devices for preventing failures and accidents which are likely to cause damage, injuries, or nuisances to the public.

B. Owners shall install and maintain communication towers and/or communication antennas in substantial compliance with the requirement of National Electric Safety Code and all FCC, FAA, and state and local regulations.

C. All communication towers and/or communication antennas shall at all times be kept and maintained in good condition, order and repair so that the same shall not menace or endanger the life or property of any person.

D. In the event the use of a communication tower and/or communication antenna is discontinued by the owner, or if the owner ceases to operate the tower and/or antenna, the owner shall provide written notice to the County of its intent to discontinue use or cease operations, and the date when the use shall be discontinued.

5.04.09 Abandonment

In the event the use of any communication tower and/or communication antenna has been discontinued for a period of one-hundred eight (180) consecutive days, the tower and/or communication antenna shall be deemed to be abandoned. Determination of the date of abandonment shall be made by the Planning and Zoning Department, based upon documentation and/or affidavits from the communication tower and/or communication antenna owner/operator regarding the issue of tower usage. Upon such abandonment the owner/operator of the communication tower and/or communication antenna shall have an additional ninety (90) days within which to:

A. Reactivate the use of the communication tower and/or communication antenna or transfer the tower to another owner/operator who makes actual use of the tower.

B. Dismantle and remove the tower.

If such Tower or Telecommunication Facility is not removed within said ninety (90) days, the County may remove such tower or Telecommunication Facility at the Owners' expense. If there are two or more users of a single Telecommunications Facility, then this provision shall not become effective until all users cease using the Tower or Telecommunications Facility.

5. Standards for Special Situations

5.04.10 Inspections

- A.** The County and its agents shall have the authority to enter onto the property upon which a communication tower and/or communication antenna is located, between the inspections and certificates required above, to inspect the tower and/or antenna for purpose of determining whether it complies will all applicable laws and regulations.
- B.** The County reserves the right to conduct such inspections at any time, upon reasonable notice to the owner. All expenses relating to such inspections by the County shall be borne by the owner.

5.05.00 SMALL WIND ENERGY SYSTEMS

5.05.01 Generally

This section of the LDC is to provide accommodations for small wind energy systems in appropriate locations while protecting the health, safety and welfare of the public, while at the same time not unreasonable interfering with the development of alternative energy systems in Santa Rosa County, Florida.

- A.** To regulate the location of small wind energy system on lots in the County;
- B.** To avoid potential damage to property by insuring that small wind energy system structures are sound and carefully designed, constructed, modified, maintained, and removed when no longer used or determined to be structurally unsound;
- C.** To ensure that small wind energy systems are compatible with surrounding land uses,
- D.** To facilitate the provisions of small wind energy system electricity services to the residents and businesses of the County in an orderly fashion.

5.05.02 Findings

- A.** Section 163.04(1), F.S. limits local governments by prohibiting the adoption of an ordinance which “prohibits or that have the effect of prohibiting the installation of solar collectors, clotheslines, or other energy devices based on renewable resources.”
- B.** The American Wind Energy Association Describes Small Wind Energy Systems as electric generators that utilize wind energy to produce clean, emissions-free power for individual homes, farms, and small businesses.
- C.** Section 163.04(2), F.S. states that a local government may determine the specific location where a system may be installed and the orientation of a system if such determination does not impair the effective operation of the system.

5. Standards for Special Situations

5.05.03 Definitions see section 1.07.02

5.05.04 Applicability

- A. Small wind energy systems for which a permit has been issued prior to the effective date of this Section shall not be required to meet the requirements of this Ordinance except maintenance and interconnectivity with the utility provider.
- B. The provisions of the Section shall supercede all conflicting requirements of other ordinances of Santa Rosa County regarding the location and permitting of small wind energy systems.

5.05.05 Standards

A. Setbacks – The small wind energy systems shall be located on a parcel of land large enough in size so that any collapse of the structure will be contained entirely on the subject property. Small Wind Energy Systems tower shall be set back a distance equal to the 100 percent of the system height as defined in section C from all property boundaries.

B. System height – Tower mounted Small Wind Energy Systems shall not exceed height limit of the zoning district in which they are located unless they are:

1. located in a public or military airport zone (including the MAZ's identified in the Eglin JLUS) in which case they are limited to the height limit identified in Table 8-1 or 8-3; or
2. they are otherwise limited by the required setbacks.

A structure mounted wind energy shall project no more than twenty (20) feet above the highest point of the roof excluding chimneys, antennae, and other similar protuberances and shall not exceed the height limit of the zoning district in which they are located.

C. Utility connection – No small wind energy system shall be installed until evidence has been given that the utility company has been informed of the customer's intent to install an interconnected customer-owner generator. Off-grid systems shall be exempt from this requirement.

D. Access – The tower shall have either:

1. Tower climbing apparatus located no closer than 12 feet to the ground level at the base of the structure;
2. A locked anti-climb device installed on the tower; or
3. A minimum six foot (6') fence as measured from the finished grade around the small wind energy system site.

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- E. Ground clearance – The blade tip of any wind turbine shall, at its lowest point, have ground clearance of no less than fifteen (15) feet, as measured at the lowest point of the arc of the blades.
- F. Lighting – Small Wind Energy Systems shall be lighted only if required by the Federal Aviation Administration.
- G. Signs – The use of any portion of a small wind energy system and its accessory structures for signs or advertising purposes shall be prohibited.

5.05.06 Maintenance

- A. Owners shall at all times employ ordinary and reasonable care and shall install, maintain and use nothing less than commonly accepted industry methods and devices for preventing failures and accidents which may cause damage, injuries, or nuisances to the public.
- B. All small wind energy systems shall be at all times be kept and maintained in good condition, order and repair so that the same shall not menace or endanger the life or property of any person.

5.05.07 Abandonment

In the event the use of any small wind energy system has been discontinued for a period of one-hundred eighty (180) consecutive days, the small wind energy system shall be deemed to be abandoned. Upon such abandonment the owner/operator of the small wind energy system shall have an additional ninety (90) days within which to:

- A. Reactivate the use of the small wind energy system, or
- B. Request an extension of up to one hundred eighty (180) days for the reactivation of the small wind energy system, or
- C. Dismantle and remove the tower and wind generator.

5.06.00 SPECIAL EXCEPTIONS

5.06.01 Generally

Special Exceptions are identified in Table 2.03.02 a – c as allowable if they meet the criteria below and are approved by the Zoning Board. These uses must comply with the criteria listed below and meet the standards applicable for the zoning district.

5.06.02 Special Exceptions

The Zoning Board is tasked to hear and decide special exceptions to the terms of this ordinance. The Board is hereby authorized to grant special exceptions in appropriate cases and with appropriate safeguards to authorize the use of a premises for a purpose not generally permitted within the district in which said premises is located or to interpret specific provisions of this ordinance expressed in this Section whenever it finds

5. Standards for Special Situations

sufficient facts to demonstrate to its satisfaction that such exception if granted would be substantially in harmony with the general purpose and intent of this ordinance.

The authority to decide special exceptions is limited to the following cases:

- A.** To permit the extension of a district where the boundary line of a district divides a lot held in single ownership at the time of passage of this ordinance, except in the case of unplatted subdivisions.
- B.** To interpret the location of a district line where the street layout on the ground varies from the street layout as shown on the zoning district map or in the event of any other ambiguity, except in the case of unplatted subdivisions.
- C.** To permit the reconstruction of a non-conforming building which has been destroyed or partially destroyed by fire or Act of God no more than two (2) years prior to applying for a special exception, where the Board shall find that the continuance of such non-conforming use is in harmony with the general welfare of the public.
- D.** To permit the construction, extension, structural alteration or operation of the following uses, which are otherwise prohibited from certain districts, upon finding by the Board that proper safeguards and conditions have been provided to lessen congestion in the streets, to secure safety from fire, panic or other dangers, to promote health and general welfare, to provide adequate light and air and to prevent overcrowding of land. The Board may impose such additional reasonable conditions and safeguards as it shall deem appropriate to promote the general purposes of this Ordinance. The Board shall have the authority to authorize the following uses in the districts specified; whenever it finds that the safeguards and conditions stipulated have been met:
 - 1.** Cemetery or mausoleum in any district, but provided that:
 - a.** No main or assembly building be located closer than fifty (50) feet to any lot line adjoining an "R" district.
 - b.** Direct access be provided to a collector or major thoroughfare street as differentiated from a local street which serves predominantly as access to residential property.
 - c.** No undertaking establishment or funeral home be operated as a part of such cemetery or mausoleum except in the district where such uses are permitted in this Ordinance.
 - d.** Provide a statement showing how the use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.
 - 2.** Off-Street parking lot in R-2, R-2M, and R-3 "Multiple Family Districts" provided that at least one (1) boundary of such parking lot abuts

5. Standards for Special Situations

a non-residential district and provided further that such parking lot is accessory to a permitted use located not more than (300) feet from the use served. In addition, site plan and landscaping requirements for all such off-street parking areas shall comply with Section 4.07.04 regarding required landscaping, except that neither a public hearing shall be required by the County Zoning Board, nor shall a review thereof be required by the County Commission.

- a. Provide a statement showing how the use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.

E. To permit a limited range of commercial uses strictly in conjunction with residential uses in Agricultural districts only and located on the same lot and limited to the following provisions:

1. Maximum number of employees other than family members limited to four (4).
2. The maximum sized structure allowed for commercial uses limited to 1,200 square feet of total gross floor area.
3. Commercial activities limited to: woodworking, welding, professional services such as day care, modeling, dancing, and photography studios, hair care and similar services, plumbing and electrical contractors and similar services, and limited retail sales.
4. Insure the health, safety and welfare of the surrounding community by imposing additional, reasonable safeguards as it shall deem appropriate.
5. Provide a statement showing how the use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.

F. To permit the dividing of a parcel in the Highway Commercial Development District resulting in a parcel which does not possess the required road frontage, provided that:

1. Joint access is provided and established through a joint access agreement between property owners. The joint access agreement must specify responsibility for access improvements necessitated by the development of either lot;
2. Except for road frontage, all other requirements of this Ordinance shall be adhered to; and
3. No more than one (1) non-conforming lot is created and that parcel is deed restricted such that it cannot be further subdivided unless all of the platting requirements are met; and

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4. The parent parcel must conform to the road frontage requirements of this Ordinance and must abut a state or county approved roadway; and
 5. The division of the parent parcel does not result in the creation of a flag lot; and
 6. An access management plan for the minor subdivision must be approved by the County Engineer as provided in Section 4.05.00.
 7. Provide a statement showing how the division of property without road frontage will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.
- G.** To allow the temporary use of a mobile home or recreational vehicle as a guest residence within any residential zoning district due to medical hardship if the following conditions are met:
1. The need for medical care must be certified in writing by a physician licensed in the State of Florida stating the medical hardship and specifying the extent of the need for in-house medical care and approximate length of time for the in-house medical need.
 2. A mobile home or recreational vehicle for temporary use shall not exceed 1,300 square feet in size.
 3. Both the primary residence and the mobile home or recreational vehicle must be located on a parcel with the same property identification number.
 4. Either the caregiver and their immediate family, or the person in need of medical care may occupy the mobile home or recreational vehicle.
 5. To avoid overcrowding on a parcel, the minimum lot size for the primary dwelling and mobile home shall be one-quarter acre in all zoning districts for those parcels utilizing public sewer, as long as lot coverage and setback requirements of the relevant zoning district are met. For those parcels utilizing septic tanks, the minimum lot size shall be one-half acre, as long as lot coverage and setback requirements of the relevant zoning district are met.
 6. The mobile home or recreational vehicle must have available adequate water, sewer (septic tank), solid waste removal, and electric service. The building inspections department shall inspect the utility connections and shall verify that the mobile home or recreational vehicle complies with hurricane safety requirements.
 7. A survey or site plan is required and must be drawn to scale and show the location of all existing structures, the proposed location of the mobile home, and all required setback distances.

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8. The mobile home or recreational vehicle must be located behind the principle dwelling, be separated from the principle dwelling by at least 10 feet, and shall observe all setback requirements for the main building.
 9. Once the mobile home or recreational vehicle is placed upon the property, the wheels and axles shall not be removed, and no building permit shall be approved for additions to the mobile home, except for handicapped access ramps. RV's must be fully licensed and ready for highway use, which means the recreational vehicle or park model is on wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanent attachments such as additions, rooms, stairs, decks and porches unless required for disability access.
 10. The ZB shall determine that the temporary use is the minimum necessary to afford relief due to a medical hardship which is defined as a condition of health whereby a person requires temporary in-house medical care and assistance by another but where circumstances make it difficult or impossible for the caregiver to reside in the same dwelling as the person in need of such care.
 11. The ZB shall make a compatibility finding that the temporary use will not have an adverse impact on the use of surrounding properties.
 12. The temporary use of a mobile home or recreational vehicle as a guest residence due to medical hardship may be initially granted for a period of up to two years. One additional extension of up to two years may be granted by the ZB based on a physician's confirmation of the continuation of the hardship, and a finding of no changed circumstances, which would alter prior findings made by the ZB, filed prior to the two-year expiration date. The fee for notice, signage, and legal advertisement requirements shall apply to such extensions.
 13. When the medical hardship ends, or an extension is denied, or upon expiration of the initial approval, or upon expiration of the additional two-year extension, the mobile home must be removed from the site within 60 days. Thereafter, code enforcement procedures will be instituted against the property owner to remove the mobile home. Only the ZB, based on competent and substantial evidence or just cause, may extend the 60-day period.
 14. Provide a statement showing how the use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.
- H.** To permit the dividing of a parent parcel in the RR-1, R-1, R-1M, and R-1A zoning districts, resulting in a parcel(s) which will not possess the required road

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frontage. A parent parcel is defined as those lots of record as of October 22, 1998. A parent parcel may be subdivided with the following provisions:

1. A parent parcel may only be subdivided to create a maximum of three (3) new lots which do not meet minimum road frontage requirements. The three new lots will include the remainder of the parent parcel if road frontage requirements cannot be met;
 2. No new County roads are created;
 3. An easement maintenance agreement between property owners or an access easement (minimum width 20 feet) included in the deed is required;
 4. Property being divided shall not be located within a recorded platted subdivision;
 5. The maximum allowable density of the parcel created shall not exceed the allowable density of the respective zone;
 6. Except for street frontage and that which is herein contained, all other requirements of this ordinance shall be adhered to; and
 7. The new parcel size, use and configuration must be consistent with existing residential uses in the vicinity.
 8. Provide a statement showing how the division of property without road frontage will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.
- I. To allow the temporary (seasonal) use of recreational vehicles (RVs) located in the Agriculture Rural Residential (AG-RR), Estate Residential Agriculture (AG-1) or Agriculture-2 (AG-2) districts on parcels less than five (5) acres in size, subject to the following requirements:
1. The property owner shall provide for the lawful disposal of all waste.
 2. Commercial use of recreational vehicles in Agriculture or Agriculture-2 districts is prohibited. RVs or RV space may not be leased.
 3. The recreational vehicle must adhere to the setback requirements for accessory building and structures found in Section 5.02.02.
 4. The placement of the RV shall not have any adverse impact upon adjoining or nearby properties.
 5. The Zoning Board may impose additional criteria or restrictions, including but not limited to time limits and number of units, based on site-specific circumstances and characteristics to assure compatibility with adjacent uses.

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6. Provide a statement showing how the use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.

5.07.00 CONDITIONAL USES

5.07.01 Generally

Specific Uses are identified in Tables 2.03.02 a – c, as allowable subject to conditional use approval because they have a greater potential detriment to other uses.

Conditional Uses are not of right, these uses must comply with the standards applicable to the zoning district as well as the standards contained in this section and the specific standards contained in the following sections as applicable. Because conditional uses may intrude on the right to enjoy adjacent properties, the Zoning Board and Board of County Commissioners, when reviewing Conditional Uses has the discretion to impose conditions it determines necessary to satisfy required approval findings. Where there is conflict between a standard applicable to the zoning district and the following conditional use standards, the stricter standard shall be required.

5.07.02 General Provisions Regulating Conditional Uses

A conditional use shall be reviewed by the Zoning Board and a recommendation for approval made to the Board of County Commissioners provided the Board finds that:

- A. The proposed use is so designed, located and proposed to be operated so that the public health and welfare will be protected.
- B. The proposed use will not unduly adversely affect other property in the impacted area which it is located.
- C. The proposed use will not have an adverse effect on existing traffic patterns.
- D. The proposed use will not impair an adequate supply of light and air to adjacent properties.
- E. There will be no adverse effect on water, sewage and drainage in the surrounding area.
- F. The proposed use is consistent with the Goals, Objectives, and Policies of the Santa Rosa County Comprehensive Plan.
- G. The proposed use satisfies any applicable, specific criteria stipulated for such use described below.
- H. The proposed use will provide an economic benefit to Santa Rosa County as demonstrated by the stakeholder.

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5.07.03 Criteria Regulating Conditional Uses

All approved conditional uses shall be developed and maintained as approved by the Board of County Commissioners as applicable. Failure to do so shall constitute a violation of this ordinance. In addition to the general provisions cited above, a conditional use shall be permitted by the Board of County Commissioners provided the Board finds that the proposed conditional use complies with the following requirements:

A. Administrative Services, Business and Professional Offices and Medical Services

1. Sites shall be located within the more highly accessible portions of the respective residential district and near commercial district boundaries, thereby serving as a logical transitional use between residentially and commercially developed areas in the impacted area; and generally should be located on a major thoroughfare as opposed to a local residential street; and where not located on a major thoroughfare, the site should not be adjacent to a single family residential district. Medical Services shall only be allowed as a conditional use within R-3 zoning districts and not within AG-RR and AG-1 zoning districts.
2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
3. Interior displays generally should not be visible from the exterior of the building, but where visible, they shall be in harmony with the residential character of the impacted area.
4. In an R-3 district, the use shall not include retail sales as a principal activity.
5. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to continuous residential properties.
6. In an R-3 district, medical office buildings may include as an accessory use an apothecary limited primarily to the preparation and sale of medicine and medical related goods, but, if the apothecary is developed as an accessory use to a medical office building, it shall not exceed five hundred (500) square feet or twenty-five percent (25%) of the gross floor area of any single story within the building.

B. Child Care Services

1. Site shall be located within the more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets in the impacted area.

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2. No such facility shall be permitted on a zone lot unless it contains a minimum of seven thousand five hundred (7,500) square feet.
3. One accessory off-street parking space shall be provided for each five (5) children accommodated in the childcare facility.
4. Special passenger loading and unloading facilities shall be provided on the same lot for vehicles to pick-up or deliver clientele. Such facilities shall include driveways that do not require any back-up movements by vehicles to enter or exit the premises.
5. All regulations of the State of Florida as amended hereafter that pertain to the use shall be satisfied.
6. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.

C. Civic or Cultural Activities and Clubs

1. Sites shall be located within the more highly accessible portions of respective residential districts and near commercial district boundaries, thereby serving as a local transitional use between residentially and commercially developed area in the impacted area; and generally should be located on a major thoroughfare as opposed to a local residential street; and where not located on a major thoroughfare, the site should not be adjacent to a single family residential district.
2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
3. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisance or hazards to contiguous residential properties.
4. Off-street parking shall be provided based on one (1) space for each four (4) seats in an assembly area within the facility, or one (1) space for each five (5) members, or one (1) space for each seventy-five (75) square feet of gross floor area, whichever is the greater.

D. Educational Institutions

1. High school sites shall be located within the more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets.
2. Depending on the type facility proposed, the minimal spatial requirements for the site shall be similar to standards utilized by the Santa Rosa County School Board and for the State of Florida.

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3. No main or accessory building shall be located within twenty-five (25) feet of any side or rear lot line.
4. The applicant, if other than the Santa Rosa County School Board or other public education agency, shall demonstrate a program of systematic instruction and site development plan reasonably conforming with customary standards for respective forms of similar instruction.
5. The applicant shall submit a description of anticipated service areas and projected enrollment by stages if appropriate and relate the same to a development plan explaining:
 - a. area to be developed by construction phase;
 - b. adequacy of site to accommodate anticipated facilities, enrollment, recreation areas, off-street parking and pedestrian and vehicular circulation;
 - c. safety features of development plan; and
 - d. landscaped areas, especially treatment of property lines in close proximity to abutting residential properties.

E. Golf Courses

1. Sites shall be located within the more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along residential streets in the impacted area.
2. The proposed use shall not unreasonably increase traffic on local residential streets in the impacted area.
3. Development features, including the principal and accessory building and structures, shall be so located and related as to minimize the possibility of any adverse effects upon adjacent properties.
4. The minimum number of off-street parking spaces to be provided shall be four (4) spaces per hole, plus one (1) space per employee, plus spaces as required under Section 4.06.02 for other activities developed on the premises.

F. Guest Houses, (or Boarding Houses) and Transient Quarters

1. Sites shall be located near major thoroughfares so as to discourage traffic along local residential streets. The minimum size lot required shall be fifteen thousand (15,000) square feet.
2. Interior displays visible from the exterior of the building shall be harmonious with the character of the impacted area.

5. Standards for Special Situations

3. The proposed facility shall comply with applicable regulations in the State Division of Hotels and Restaurants cited in the Florida Administrative Code.
 4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to contiguous residential properties.
- G.** Nursing Homes and group homes housing seven (7) or more residents
1. A description of the program of service shall be submitted with application and the applicant shall demonstrate that the method of operation and delivery of such health services and daily care shall be in compliance with all relevant state and federal standards for operation of nursing homes.
 2. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
 3. When located in the R-2, R-2M, or R-3 districts, sites shall be situated within the more highly accessible portions of the residential districts near major thoroughfares. When located in the R-2 districts, a nursing home site in addition to the above shall abut a less restrictive district. The intent is to minimize potential adverse impact on the established residential neighborhoods and assure that sites are accessible to major thoroughfares.
- H.** Places of Worship
1. Sites shall be located within more highly accessible portions of residential districts near major thoroughfares so as to discourage traffic along local residential streets of the impacted area.
 2. The minimum site for places of worship in residential districts shall be fifteen thousand (15,000) square feet, except within R-1, R-1A, and R-1M zones the minimum size lot shall be one-half acre.
 3. No main or accessory building shall be located within fifty (50) feet of any side or rear lot line.
 4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.
- I.** Recreation and Park Areas
1. Recreation and park areas limited to the following: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football

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field, horseshoe pitching courts, handball /racquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities.

2. Any public recreation or park site proposed for public recreation shall comply with standards and policies contained in the County Comprehensive Land Use Plan.

3. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to contiguous residential properties.

4. Site plan approval is required by the Planning and Zoning Department pursuant to Section 4.02.00 et. Seq. Of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, vibration, flying objects, or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or other such means as may be appropriate and effective to prevent or minimize such hazards.

5. Yards:

a. No parking shall be located within twenty-five (25) feet of any residentially zoned property.

b. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.

6. Open space and landscaping is permitted or required in accordance with the requirements set forth in Section Seven.

7. Parking shall be required in accordance with the requirements set forth in Section 4.05.02.

8. Fences and Walls:

a. Fences and walls are permitted or required in accordance with the requirements set forth in 5.02.00.

b. No fence or wall shall be erected within twenty-five (25) feet of any street line.

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the state, regional, and federal agencies, provided impacts are offset by mitigation consistent with said agencies.

c. Solar electrical generation facilities shall be allowed in floodplains if authorized in an Environmental Resource Permit from the Florida Department of Environmental Protection or Northwest Florida Water Management District and all construction is consistent with Chapter 44 of the Code of Federal Regulations as well as Santa Rosa County floodplain management regulations.

d. State or federally listed plant or animal species shall be protected pursuant to the requirements of the Florida Fish and Wildlife Conservation Commission or the United States Fish and Wildlife Service.

e. Except for security fencing, project signs and access paths, no solar electrical generating facility structure or equipment, shall be located within twenty five (25) feet of the property line. Buffers shall not be required between abutting solar facilities. Maintenance buildings and administrative offices shall not be located less than twenty-five (25) feet.

f. Except for required landscaping abutting residential uses, solar electrical generation facilities shall be exempt from all other landscape requirements as described in Section 4.07.00.

g. Within the first ten (10) feet of the twenty five (25) feet setback to residential uses or residential zones, native grasses and shrubs shall be retained to provide a minimum six (6) foot high, fifty (50) percent opaque screen of vegetation. If existing native vegetation is not sufficient to meet this requirement, then supplemental native shrubs may be utilized to meet this requirement with vegetation. Plantings shall be of a size and type to ensure meeting of the fifty (50) percent opacity requirement at the time of installation.

h. Retention of existing vegetation and/or temporary fencing and screening may be required where appropriate to minimize impacts during construction.

i. The following maximum height provisions shall apply

1) Security fencing: Eight (8) feet

2) Project signs: Nine (9) feet

3) Solar Panels or modules: Fifteen (15) feet

4) Buildings: Twenty-five (25) feet

5. Standards for Special Situations

- 5)** There are no maximum height provisions for transmission lines, substations, and collector yards. However, any structure, including transmission lines, substations, or collector yards more than one hundred (100) feet in height must be approved by the Aviation Advisory Committee.
 - j.** The area of the solar panels and the transmission lines shall not be considered in the calculation of the Floor Area Ratio provided, however, that the area encumbered by supporting structures shall be considered in stormwater calculations and management plans.
 - k.** Development order approval in accordance with Section 4.02.07 is required prior to the construction of a solar electrical generation facility. Building permits are not required for structures of facilities of electrical utilities which are directly involved in the generation, transmission or distribution of electricity pursuant to Section 553.73, Florida Statutes.
 - l.** To the extent that any associated or related facilities may be addressed elsewhere in this code, the County shall review and consider for approval such associated or related facilities as part of its review of the solar electrical generation facility under this Section.
 - m.** All proposed solar electrical generating facilities shall be reviewed by the United States Navy and United States Air Force for mission compatibility prior to a development order approval by Santa Rosa County.
- K.** Accessory parking lots
- 1.** The off street parking area must serve, as an accessory use, a commercially zoned parcel of land on which a permitted principal commercial use is located and may not be used to meet the minimum requirements specified for the principal use being served.
 - 2.** When the frontage of any parcel to be utilized for accessory parking is opposite a single-family residential zone, then that frontage shall not be utilized for ingress and egress.
 - 3.** Accessory parking shall be limited to the free parking of vehicles by employees or patrons of the principal commercial use being served. The parking area shall not be used as a loading or unloading area, or as a location for a dumpster, repair work, dead storage, dismantling, display, sales, service of any kind, or for any other use except parking of vehicles.

5. Standards for Special Situations

No building or structure of any kind, except fences and small directional signs without advertisement, shall be permitted in the off street parking.

4. The design of the off street parking area shall preserve a minimum of fifteen (15) percentage of the site for landscaped open space and additional open space, if required, for the surface water drainage pursuant to this code. The off street parking area shall not be a receiving ground for any water runoff from an abutting site of the principal commercial use being served by the parking area.

5. The applicant shall submit a site plan to the Planning and Zoning Department pursuant to Section 4.05.00 of this Ordinance.

6. Removal of trees, commencement of construction or other activity shall not be undertaken before site plan approval has been granted by the Planning and Zoning Department. Tree removal permits shall be required within any area approved as an accessory parking area. Where any boundary for such off street parking directly abuts single family residentially zoned property or property zoned P 1 or P 2, a minimum twenty five (25) foot landscape strip shall be provided along the common property line between the single family residential or park zoned parcel. All street frontages shall provide a minimum ten (10) foot landscape strip.

Plants shall be provided within this landscape strip to ensure that no parking or maneuvering area is visible from adjacent single family residential zones.

7. Canopy trees (approved by the Planning Director or their designee) shall be installed within the required landscape strip and shall be spaced no greater than forty (40) feet on center.

8. A fence or wall shall be permitted provided the fence or wall is not within the required setback area.

9. In addition to the above requirements, Performance Standards relative to landscaping shall govern the plant materials and quality requirements.

10. All plant material shall be maintained at a minimum height of six (6) feet after a one (1) year growth period commencing from final approval by the County Planning and Zoning Department.

11. Variance to any of these requirements is prohibited.

L. Multiple Family Dwelling Structures

1. The scale, intensity and operation of such use shall not generate unreasonable noise, congestion or other potential nuisances to contiguous residential properties.

5. Standards for Special Situations

2. Land may be developed to a maximum density of ten (10) units per acre provided bulk regulations as outlined in this ordinance and the more restrictive open space is applied to the entire parcel. The minimum width of any parcel being developed for multiple family purposes shall be one hundred (100) feet.

3. Site plan criteria including but not limited to buffering, fences, etc. Should be designed as to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in Land Uses exists.

4. Sites should be located within more highly accessible portions of the district nearest major thoroughfares or minor collector streets as opposed to internal residential streets.

5. Appropriate public services and facilities including, but not limited to, sanitary sewers, water supply, roads, etc. must be available.

M. Private Air Strips

1. No commercial hangars or commercial use of such hangars shall be permitted.

2. Hangars shall be accessory to the principal structure and permitted on the same lot as the principal structure without size limitations.

3. Sites must comply with all federal, state and local regulations, including licensing, and shall not interfere with governmental or public airport operations.

4. The Board may make additional recommendations for appropriate conditions and safeguards as agreed upon by the applicant. Violation of such agreements shall be deemed a violation of these zoning regulations.

N. Vehicular Paint and Body Shops

1. All paint and body work activities must be performed in a fully-enclosed building, including paint booths approved by the appropriate governmental agencies.

2. Sites must be located within the more highly accessible portions of commercial districts, with limited proximity to residential districts.

3. Where abutting residential districts, an eight (8)-foot privacy fence must be provided for screening, and a twenty-five (25)-foot buffer must be maintained between any structure including accessory buildings and the property line.

4. One (1) parking space must be provided for each 400 square feet of gross floor area.

5. Standards for Special Situations

5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.

O. Marinas

1. Marinas to be used primarily for the docking, servicing, storage, sales and rental of watercraft. Major repairs, construction or reconstruction of watercraft is prohibited.

2. Use of watercraft for residential purposes is prohibited.

3. The use shall comply with the following provisions:

a. Marina activities as herein defined and including minor repair, servicing and routine maintenance of marine watercraft such as bottom cleaning and painting, and minor topside work only in an enclosed structure except where impractical. In addition, sale and rental of watercraft and accessories are permitted. Rental watercraft may be kept in wet storage. All marina activities must conform to the following provisions:

i. There shall be no permanent docking within thirty (30) feet of fuel pumps or other fueling equipment.

ii. Except as provided in this section (below), there shall be no dry land storage of watercraft or trailers, except under a permanent roof. No watercraft shall be stacked upon the other except under a permanent roof. Parking facilities shall be provided on the basis of one (1) space for each (3) watercraft storage slots and, in addition, all other parking requirements and design specifications in Section 4.06.00 of this Ordinance shall be satisfied.

iii. All docks and structures erected over the water shall be on piers permitting the free flow of water unless designed as a floating pier; no bulkhead shall be permitted to extend in public water to such a distance as to interfere with navigation and commerce.

iv. No on shore engine repair shall be allowed except in designated repair areas screened from the public view.

v. No fish (except bait) shall be kept or sold.

vi. Facilities such as restaurants and bait and tackle shops shall be situated on uplands, except where the

5. Standards for Special Situations

location of such facilities over public lands is found to be clearly in the public interest.

vii. Roofed dockage (which for emphasis does not include vertical walls) and wet storage of marine pleasure craft when roof does not exceed one half of the total dockage area. Roofs over all slips in any marina shall be of uniform height not to exceed thirty five (35) feet above mean high water line and shall only cover the end of the pier nearest shore.

viii. Major repairs such as construction or rebuilding of watercraft, installation of new bottoms or substantial structural additions or alterations are prohibited as these are industrial in nature.

ix. Storage of all motors not attached to watercraft shall be within buildings. Storage of watercraft on trailers, with or without outboard motors, shall be permitted only for sale or rental purposes without permanent roofing or screening. Trailers with or without watercraft thereon for sale, rental or repairs shall be located within a parking area screened from the public view by ornamental fence, wall or landscape enclosure not to exceed six (6) feet in height. Parking areas shall be approved through site plan approval process by the County Planning and Zoning Department.

P. Restaurants (Drive-Ins) within Bagdad Historic District

1. Shall be located in the more highly accessible areas of Bagdad near or on the major through streets.
2. The Architecture, design and character of such restaurants should be in harmony and compatible with surrounding architecture to the greatest extent practical.
3. Minimum parking requirements as described in Section 4.05.02.B must be provided on the same lot.

Q. Hotels, Motels

1. Site shall be located within more highly accessible portions of the district nearest major thoroughfares so as to discourage traffic along local residential streets in the impacted area.
2. The minimum width of any parcel developed for hotel/motel shall be 100 feet when measured at the road right-of-way.

5. Standards for Special Situations

3. Site plan criteria including but not limited to buffering and fences should be designed so as to maximize compatibility with adjacent land uses of lesser intensity. In HC-1 districts the architectural design should be compatible with surrounding architecture to the greatest extent practical.

R. Commercial Parking Lots

1. The design of the off-street parking area shall preserve a minimum of fifteen (15) percent of the site for landscaped open space plus additional space as required for surface water drainage pursuant to this code.

2. Where any boundary of such parking lot abuts single-family zoned property, a minimum of twenty-five (25) foot landscape strips shall be provided along the common property line. All street frontages shall provide a minimum ten (10) foot landscape strip.

3. Site plan review as outlined in Section 4.02.00 will be required.

S. R-1 and R-2 Single Family Development

1. Platting requirements as outlined in Chapter Four (4) of this ordinance are required for all subdivisions.

2. Provisions as outlined in Tables 2.03.02.a, 2.04.02a and 2.05.02.a must be adhered to if platting for smaller lots if consistent with adjacent zoning for plat.

3. Sites should be located so as to maximize compatibility with adjacent land uses and minimize an adverse impact by screening and buffering from adjoining existing incompatible uses.

T. Restricted Sales and Services

1. Sites must be located within the more highly accessible portions of agricultural districts, in the vicinity of a major thoroughfare.

2. A twenty-five (25) foot setback must be maintained between any structure, including accessory buildings, and the property line.

3. One (1) parking space must be provided for each 250 square feet of gross floor area.

4. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous uses and should be compatible to surrounding commercial uses.

5. The maximum building size shall be 3,000 square feet.

U. Recreational Vehicles as living quarters during a construction project

5. Standards for Special Situations

1. For sites located in residential zones, the proposed use shall be used by the property owner during the construction of the primary residence.
2. For sites located in commercial and industrial zones, the use may be allowed for security purposes during a construction project.
3. A permit is required for the temporary use of the recreational vehicle.
4. Only one (1) recreational vehicle can be located and used as a temporary living quarter per lot of record or project parcel.
5. The recreational vehicle must be located on private property in such a way as to not interfere with the use or enjoyment of any adjacent public or private property,
6. All waste must be disposed of in a lawful manner.
7. All electrical or utility connections to the recreational vehicle must be properly permitted.
8. Recreational vehicles used on properties located in flood zones must remain ready for immediate highway use.
9. The use of the recreational vehicle as a living quarter may in no case exceed 12 months and must cease with the issuance of the first certificate of occupancy.

V. Recreational Activities:

1. Recreational activities limited to the following: archery range, baseball and/or football fields, bicycle path, boat dock, botanical garden, cabanas, excursion or charter boat dock, handball or racquetball courts, outdoor rifle and pistol range, basketball courts, boat anchorage, boat launching ramp, bridle trails, lawn bowling, cemeteries, concession stands, fishing pier, horseshoe pitching courts, public park, indoor rifle and pistol range, softball field, stadium and bleachers, shuffleboard courts, soccer fields, tennis courts, track and field facilities, wedding venues. However, rifle and pistol ranges shall only be allowed as a conditional use in AG-RR, AG-1, and AG-2 districts.

Recreational activities in NB-SF, NB-MD, NB-MHD, NB-HD, NB-C, NB-H, NB-PMUD, HCD, C-1M, C-2M, AG-RR, AG-1, and AG-2 may be private enterprise (private ownership for profit) or publicly held (state or county) activities.

The following recreational activities in all residential districts (RR-1, R-1, R-1A, R-1M, R-2, R-2M and R-3) must be public held (state or county) or non-profit activities and limited to: baseball and/or football fields, bicycle

5. Standards for Special Situations

path, public boat dock, botanical garden, cabanas, handball or racquetball courts, basketball court, boat launching ramp, lawn bowling, fishing pier, horseshoe pitching court, public park, softball field, shuffleboard courts, soccer fields, tennis courts, track and field facilities.

- 2.** Site plan approval is required by the Planning and Zoning Department pursuant to Section 4.02.00 et seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from and protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, vibration, flying objects or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, plantings, enclosures and/or by other such means as may be appropriate and effective to prevent or minimize such hazards.
- 3.** Yards:
 - a.** No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
 - b.** No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be provided, shall be located within twenty-five (25) feet of any property line.
- 4.** Open space and landscaping is permitted or required in accordance with the requirements set forth in Section Seven.
- 5.** Parking shall be required in accordance with the requirements set forth in Section 4.05.02.
- 6.** Fences and Walls:
 - a.** Fences and walls are permitted or required in accordance with the requirements set forth in Section 5.02.00.
 - b.** No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c.** No fence or wall shall be situated within twenty-five (25) feet of any residentially zoned property line shall exceed six (6) feet in height.
- 7.** Signage is permitted in accordance with the requirements set forth in Section 4.09.00.

5. Standards for Special Situations

8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Section 5.02.02.

W. Distillery

1. All activities shall be contained in a fully enclosed building.

2. If noise is associated with the operation, then the operation must be housed in a fully enclosed soundproof building.

3. Gross floor area of the distillery area shall not exceed five thousand (5,000) square feet. Storage area shall not exceed three thousand (3,000) square feet. Office and administrative areas shall not be restricted by square footage.

4. There shall be no adverse visual effects to adjoining properties.

5. It shall be buffered from adjoining properties at the discretion of the Planning and Zoning Department, in order to eliminate any adverse impact to the area.

6. Loading and unloading docks shall be to the rear of the building.

7. No outside storage of any kind.

8. There shall be no more shipping and receiving activities than normally expected with a general retail sales and service business.

9. The activity shall be free from danger of fire, explosions, toxic and noxious matter, radiation, dust, or other particulate matter, and other hazards from offensive noise, vibration, glare and other objectionable influences.

10. Building and facilities shall not be of design to be incompatible with other building designs.

X. Kennels

1. All activities shall be located within a fully enclosed soundproof building.

2. Exercise runs shall be completely screened by a eight (8) foot privacy fence or wall.

3. The animals are to be kept inside the soundproof building except for occasional brief exercise periods in the runs.

4. There shall be no odors, noise, or visual effects detectable from the adjoining properties.

Y. Limited Manufacturing and assembly

1. All activities in manufacturing and assembly shall be limited to:

5. Standards for Special Situations

- a. All activities shall be contained in a fully enclosed building.
 - b. If noise is associated with the operation, then the operation must be housed in a fully enclosed soundproof building.
 - c. Gross floor area of the manufacturing and assembly area shall not exceed five thousand (5,000) square feet. Storage area shall not exceed three thousand (3,000) square feet. Office and administrative areas shall not be restricted by square footage.
 - d. There shall be no adverse visual effects to adjoining properties.
 - e. It shall be buffered from adjoining properties at the discretion of the Planning and Zoning Department, in order to eliminate any adverse impact to the area.
 - f. Loading and unloading docks shall be to the rear of the building.
 - g. No outside storage of any kind.
 - h. There shall be no more shipping and receiving activities than normally expected with a general retail sales and service business.
 - i. The activity shall be free from danger of fire, explosions, toxic and noxious matter, radiation, dust, or other particulate matter, and other hazards from offensive noise, vibration, glare and other objectionable influences.
 - j. Truck or bus terminal facilities are prohibited.
 - k. Building and facilities shall not be of design to be incompatible with other building designs.
- Z.** Wholesale plant nurseries and landscape services
- 1. The scale, intensity and operation of such use shall not generate unreasonable noise, congestion, or other potential nuisances to contiguous residential properties.
 - 2. Site plan criteria including, but not limited to buffering, fences, etc. should be designed so as to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity of land uses exist.
 - 3. Sites should be located within more highly accessible portions of the district nearest major thoroughfares.
 - 4. The Board may make additional recommendations for appropriate conditions and safeguards as agreed upon by the applicant. Violation of such agreements shall be deemed a violation of these zoning regulations.

5. Standards for Special Situations

AA. Trade Service and Repair

1. All trade service and repair activities must be performed in a fully-enclosed building.
2. Sites must be located within the more highly accessible portions of agricultural districts, with limited proximity to residential districts.
3. Where abutting residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot buffer must be maintained between any structure including accessory buildings and the property line.
4. One (1) parking space must be provided for each 400 square feet of gross floor area.
5. The scale, intensity and operation of the use shall not generate unreasonable noise or potential hazard to contiguous residential or commercial property and should be compatible to surrounding commercial uses.

BB. Veterinary Medical Services

1. Site shall be located within the more highly accessible portions of the agricultural districts, and generally should be located on a major thoroughfare; and where not located on a major thoroughfare, the site should not be adjacent to a single-family residential district.
2. The proposed use shall not reasonably increase traffic on local residential streets in the impacted area.
3. Interior displays generally should not be visible from the exterior of the building, but where visible, they shall be in harmony with the residential character of the impacted area.
4. The scale, intensity and operation of the use shall not generate unreasonable noise, traffic, congestion, or other potential nuisances or hazards to continuous residential properties.
5. All activities shall be located within a fully enclosed, soundproof building.
6. Exercise runs shall be completely screened by a eight (8) foot privacy fence or wall.
7. The animals are to be kept inside the soundproof building except for occasional brief exercise periods in the runs.

CC. Towers and Telecommunications Facilities

1. Towers and Telecommunications Facilities must meet the standards in Section 5.05.00

5. Standards for Special Situations

DD. Public Fairgrounds

1. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential properties.
2. Site plan approval is required by the Planning and Zoning Department pursuant to Section 4.02.00 et. Seq. of this ordinance. Additionally, the site development plan for land use improvements shall provide for such an arrangement and location of uses and facilities on the land as to give the maximum possible separation from a protection to, contiguous and nearby residential property. Where the nature of the activities or facilities on the land present any potential hazard or detriment to contiguous residential properties arising from noise, glare, dust, vibration, flying objects, or traffic or parking, protection to such contiguous residential properties shall be provided in the form of open spaces, fences, walls, hedges, planting, enclosures and/or other such means as may be appropriate and effective to prevent or minimize such hazards.
3. Yards:
 - a. No parking shall be located within twenty-five (25) feet of any residentially zoned property.
 - b. No structure, (except benches, tables, sitting areas, fountains, fences or walls) as hereinafter provided, shall be located within twenty-five (25) feet of any property line.
4. Open space and landscaping is permitted or required in accordance with the requirements set forth in Section Seven.
5. Parking shall be required in accordance with the requirements set forth in Section Seven.
6. Fences and Walls:
 - a. Fences and walls are permitted or required in accordance with the requirements set forth in Section 5.02.00
 - b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
 - c. Any fence or wall situated within twenty-five (25) feet of any residentially zoned property line shall not exceed six (6) feet in height.
7. Signage is permitted in accordance with the requirements set forth in Section 4.09.00

5. Standards for Special Situations

8. Facilities for refuse collections and removal of solid wastes shall be provided pursuant to Section Seven.

9. Roadways for ingress and egress shall be reviewed to determine if they are suitable for the vehicles and loads to be used and if there are any adverse impacts on County rights-of-way or roadways.

10. The approval for Conditional Use shall be for the operation of a public fair. If the applicant proposes additional uses for the property, those uses may be considered as part of the original conditional use application. However, each use shall be evaluated with the appropriate conditional use criteria.

EE. Commercial Outdoor Amusement Activities

1. Commercial outdoor amusement activities including but not limited to skateboard parks, for-profit carnivals or fairs, miniature golf facilities, and zoos.

2. The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic, congestion or other potential nuisances or hazards to surrounding residential or commercial properties.

3. Sites should be located within more highly accessible portions of Commercial districts nearest major thoroughfares or minor collector streets as opposed to internal residential streets.

4. Site plan submitted with the conditional use application shall demonstrate that the site will be designed to maximize compatibility with adjacent land uses of lesser intensity and provide for a smooth transition where greater or varying intensity in land uses exist. When the site abuts residential districts, an eight (8) foot privacy fence must be provided for screening, and a twenty-five (25) foot vegetative buffer, according to Section 4.06.04, must be maintained between the activity and the property line.

5. If the site abuts or is within three hundred (300) feet of a residential zoning District, the following restrictions on lighting and noise shall apply:

a. The total cutoff light shall be at an angle of less than ninety (90) degrees and shall be located so that the bare light bulb, lamp, or light source is completely shielded from the district view of an observer five (5) feet above the ground where the cutoff angle intersects the ground and so that no light can be viewed for said residential districts.

b. Loudspeaker, announcement systems, music and other noises shall be located with respect to the zoning district boundaries that the level of sound, as measured in decibels, at the

5. Standards for Special Situations

property line shall not exceed 40 db during the hours of 9 a.m. to 6 p.m. or 35 db during the time period from 6 a.m. to 10 p.m. when any commercial outdoor amusement activity so located shall close.

6. Setbacks for any commercial outdoor amusement activity, including uses and structures, shall be at least fifty (50) feet from all property lines. When such commercial amusement activity abuts residential zoning districts, the setback shall be at least two hundred (200) feet from those property lines.

FF. Development in Public Airport Environs Zones

Conditional Uses Located within Public Airport Environs Zones must meet the Conditional Use Criteria in Chapter 8.02.03.

GG. Development in Military Airport Environs Zones

Conditional Uses Located within Military Airport Environs Zones must meet the Conditional Use Criteria in Chapter 8.03.03.