

**NAVARRE BEACH
UTILITIES (NB-U)
ZONING DISTRICT**
(EFFECTIVE APRIL 1, 2004)
(MODIFIED JAN 18, 2005)
(MODIFIED MARCH 20, 2013)

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

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

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



Santa Rosa County

Community Planning, Zoning and Development Division
6051 Old Bagdad Highway
Phone: 850-981-7075, 939-1259
Fax: 850-983-9874
Email: planning-zoning@co.santa-rosa.fl.us

Purpose

This district is composed of lands and structures used primarily for public utilities and service structures.

Uses Permitted:

1. Public utility and service structures including, but not limited to, water, sewer, fire and police uses.
2. Public parks and recreational areas.
3. Buildings used exclusively by federal, state or local government for public uses.

Yard Restrictions

Rear yard - 25 feet
Rear yard on sound front shall be no less than 50 feet from the mean high water line and if Gulf front no less than 50 feet from the crest of the primary dune line.

Side yard - 10% of lot
Front yard - 25 feet

Signs

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

Off Street Parking

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

Residential Districts:

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

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

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

Off Street Parking (Con't)

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

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

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

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

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

Hotels and Motels: One parking space for each guestroom, plus one parking space for each three employees.

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