

6.05.17 C-2M - Marina and Yacht Club District

A. Purpose: Designed to accommodate watercraft and limited commercial services, this district is intended to be used for docking of watercraft. Major repairs or reconstruction of watercraft are not permitted within this district.

Bulk regulations, Performance Standards, and other site plan criteria shall regulate marine related activities to protect the public's general health, safety, and welfare.

The County Planning and Zoning Division shall consider the rules and regulations governing the following areas in their planning and zoning processes:

1. Aquatic preserves;
2. Outstanding Florida Waters;
3. Class I Waters;
4. Marine Sanctuaries;
5. Estuarine Sanctuaries;
6. Areas approved or conditionally approved by the Florida Department of Natural Resources for shellfish harvesting;
7. Other highly productive or unique habitats as determined by the Department of Natural Resources based on vegetation or wildlife species; and
8. Areas designated on the Department of Community Affairs Oil Spill Sensitivity Atlases as sensitive to oil spills.

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

1. Single and two family residential dwellings not exceeding four (4) dwelling units per acre. Mobile homes are prohibited.
2. A private yacht club directly accessible from a primary road system.
3. Marina facilities, subject to the following:
 - a. All docks and structures erected over or in the water shall be confined to the area which is adjacent to the uplands forming a part of the marina.
 - b. 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.

- c. All docks and structures erected on the water shall be on piers permitting the free flow of water. No bulkhead shall be permitted to extend beyond the mean high water line.
 - d. Storage of oil and fuel for servicing of craft in marinas may be provided. However, underground storage of gasoline or other fuel shall not exceed twenty-five thousand (25,000) gallons capacity.
4. Restaurants, which may include serving of alcoholic beverages as allowed by law (but only as an accessory use to the restaurant).

C. Accessory Uses and Structures

- 1. Recreational, facilities, passive and active, including but not limited to tennis, swimming, and handball facilities.
- 2. Utilities which are incidental to principal uses such as water lines and power lines for servicing watercraft and providing fire protection.
- 3. Fuel dispensing station.
- 4. Dock-master facilities.
- 5. Cabanas, offices, and personnel quarters.

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

E. Site Plan Approval: Site plan review, as provided in Section 4.04.04 et. seq., is required for all uses and subdivision proposals in this district.

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

G. Density: One (1) to four (4) units per acre.

H. Lot Size: A minimum land area of five (5) acres, with a minimum of two hundred fifty (250) feet on a navigable waterway and minimum street frontage of two hundred fifty (250) feet for marina facilities.

The minimum width for any lot used for one (1) or two (2) family dwelling units shall be fifty (50) feet when measured at the minimum front setback line.

I. Building Height: No building or structure shall exceed fifty (50) feet above the minimum finished floor elevation, exclusive of chimneys, elevator shafts, air conditioning units, and cooling towers except as provided for antennas (Section 2.01.01).

J. Minimum Required Setbacks:

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

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

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

2. Front Setback: Except as provided in Section 2.10.02, there shall be a front building setback having a depth of not less than fifty (50) feet when abutting a public right-of-way. This requirement may be reduced to twenty-five (25) feet when abutting private road.

3. Side Setback: A five (5) foot side building setback shall be required for commercial uses provided, however, that on any side of a lot which abuts a residential district there shall be a side yard two (2) times the side building setback required for the residential district which it abuts. See Section 2.10.04 for exceptions.

4. Rear Setback: Except as provided in Section 2.10.03, there shall be a rear building setback for the project parcel or single and two family lots of not less than twenty-five (25) feet.

K. Performance Standards

1. Open Area/Landscaping: There shall be provided a minimum of twenty-five percent (25%) of maintained lawn, sod or natural foliage.

2. Off-Street Parking: There shall be provided a parking area equal to the minimum requirements of Article 7. However, if a restaurant is provided as a part of the club facilities, then one (1) space per seat equal to the total permanent seating capacity shall be provided.

3. Adequate Uplands/Access: Marina facilities shall have sufficient upland area to accommodate all needed utilities and marina support facilities. If insufficient uplands exist, or if significant sensitive natural systems would be damaged by siting of support facilities, adequate access to all needed facilities shall be

- provided. Preference will be given to needed facilities which provide parking areas consisting of previous materials.
4. Lighting: Exterior lighting is permitted in accordance with the requirements set forth in Article 7.
 5. Fences and Walls: Fences and walls are permitted in accordance with the requirements set forth Article 7.
 6. Signage: Signage is permitted in accordance with the requirements set forth in this ordinance.
 7. Refuse Collection: Facilities for the collection and removal of solid wastes shall be provided in accordance with Article 7.
 8. Adequate Traffic Capacity: Marinas shall be sited in locations where area and on-site roadways have the capacity to accommodate the projected vehicular traffic associated with the marina.
 9. Sewage Capacity: All new marinas shall provide adequate capacity to handle sewage in accordance with state standards, either by means of on-site pump-out and treatment facilities or connection to a treatment plant. Marinas shall have available the above sewage facilities with the capacity to handle the anticipated volume of wastes. All marinas with fueling facilities shall provide pump-out facilities at each fuel dock. Commercial marinas and those which serve live-aboard or overnight transient traffic shall provide upland sewage facilities. Facilities of 100 slips or more shall provide permanent pump-out facilities.
 10. Spill Containment: All marinas shall have the capability to respond to contain any spills of petroleum or other hazardous materials within the boundaries of the leased area.
 11. Environmental Restoration: New docking facilities or existing leased facilities shall provide ways to improve, mitigate, or restore unacceptable environmental conditions or eliminate impacts caused by their proposed facilities. This may include shallowing dredged areas, restoring wetland or submerged vegetation, or making navigational channels.
 12. Cultural Resource Protection: Docking facilities shall have no adverse impact on archaeological or historic properties as defined by the Florida Department of State.
 13. Access Markers: Immediate access (ingress and egress) points shall be delineated by channel markers, indicating speed limits and any other applicable regulations.
 14. Public Access: Preference will be given to facilities which will be open to the public on a "first come, first served" basis.

15. Erosion Prevention: On sites with historically erosion-prone shorelines, marinas shall ensure the appropriate shoreline protection measures (as determined by Department of Natural Resources and Department of Environmental Regulations) will be taken.
16. Hurricane Evacuation and Protection: Marinas should have the capacity to provide maximum practicable protection of the contents of the proposed premises from damage caused by wind and wave forces resulting from hurricanes. Structures shall comply with all applicable coastal construction codes. Marinas shall also have the ability to evacuate persons and vessels by area roadways (by documenting traffic capacities) and by area waterways.
17. Water Quality: Marinas shall maintain water quality standards as provided by Chapter 403, Florida Statutes.
18. Water Depth: Docking facilities shall be sited in locations having adequate water depths to accommodate the proposed boat use without disturbing bottom habitats.
19. Access/Dredging: Docking facilities should require minimal or no dredging or filling to provide access by canal, channel, or road. This restriction shall also apply to widening or deepening any existing canal or channel, but not to regular maintenance dredging and filling to meet depth standards of existing canals or channels. Preference will be given to marina sites with natural channels.