

ORDINANCE BOOK 14 PG 208

ORDINANCE 2016 -03

AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA;
AMENDING THE LAND DEVELOPMENT CODE ORDINANCE 91-24 AS
AMENDED; AMENDING ARTICLE TWO SECTION 2.10.05.A.1, 2.10.05.A.2,
2.10.05.A.3, ADDING 2.10.05.E, 2.10.05.F, AMENDING ARTICLE THREE
3.00.01, AMENDING ARTICLE SIX SECTION 6.03.05.F.5.E, 6.05.19.I.1
THROUGH 6.05.19.I.5, AMENDING ARTICLE SEVEN SECTION 7.01.12.A,
7.01.12.B, 7.01.14.3.C, 7.01.15.D.30, AMENDING ARTICLE EIGHT SECTION
8.00, 8.06.01.A.2, 8.06.02.A.2, 8.06.03.B; PROVIDING FOR CODIFICATION;
AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
SANTA ROSA COUNTY, FLORIDA:

SECTION 1. Article Two Section 2.10.05.A.1, 2.10.05.A.2, 2.10.05.A.3, Article Three
Section 3.00.01, Article Six Section 6.03.05.F.5.e, 6.05.19.I.1 through 6.05.19.I.5, Article Seven
Section 7.01.12.A, 7.01.12.B, 7.01.14.3.C, 7.01.15.D.30, Article Eight Section 8.00, 8.06.01.A.2,
8.06.02.A.2, 8.06.03.B of the Santa Rosa County Ordinance 91-24 as amended to read as
follows: (Language added is printed in type which is bold underline type, and language deleted
is printed in ~~struck through~~ type.).

ARTICLE TWO - ADMINISTRATION

2.10.05 Accessory Buildings and Structures:

A. Timing of Construction and Use –

1. No accessory building or structure shall be constructed upon a lot until the construction of
a main building has been commenced, or; ~~or in the case of a lot~~

2. On metes and bounds lots two (2) acres or greater in size located within an Agriculture
zoning district accessory buildings or 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.

3. 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.

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

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

ARTICLE THREE - DEFINITIONS

3.00.01

ACCESSORY STRUCTURE, USE or FACILITY: A structure or use or facility that is
customarily associated with and is appropriately incidental and subordinate to a principal use or
structure and located on the same lot, unless otherwise allowed within this Code. The
~~accessory structure, use, or facility shall always be subordinate in area, extent or purpose to the
principal use served.~~

**ARTICLE SIX - LAND USE, TYPE, DENSITY, INTENSITY ZONING AND
REGULATORY CONTROLS**

6.03.05 Accessory Activities:

ORDINANCE BOOK 14 PG 209F. Docks, Piers, and Mooring Devices:

- e. No waterfront construction, except for seawalls may begin until ~~the foundation for the residence has been completed and inspected~~ construction of the main building has commenced.

6.05.19 M-1 – Restricted Industrial DistrictI. Performance Standards

1. Open Area/Landscaping: Every lot in this district shall have a minimum of fifteen percent (15%) of the total parcel area set aside of open landscaped area. All landscaped areas shall be planted and maintained in lawn, sod or natural foliage. And, provisions set forth in Article 7 shall be required. No part of any open area shall be used for driveways or parking area. Refer to Article 7 of this Ordinance for further requirements.
2. Gravel, dirt or earth material excavation, mining, borrow pits, construction and demolition debris (C&D) and land clearing debris (LCD) disposal facilities; Refer to Article 6, Section 6.09.00, Conditional Uses, and to Article 7 of this Ordinance for applicable performance standards.
3. ~~All outdoor storage shall be effectively screened by a solid wall, fence or planting so that such stored materials will not be visible from a public way or residential area. This requirement shall not apply to the outside storage of aircraft.~~
4. ~~3. All activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All principle activity within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All storage within two hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. This requirement shall not apply to the outside storage of aircraft.~~
5. ~~4.~~ Landscaped buffers shall be required consistent with Section 7.01.05.

ARTICLE SEVEN - PERFORMANCE STANDARDS7.01.12 Processing and Storage:

- A. Within all Districts (except the M1 ~~and M 2~~ Districts) all businesses, services, or manufacturing or processing of materials, goods or products shall be conducted within completely enclosed buildings ~~in the "M 1" district and more restrictive districts.~~ Storage may be permitted outdoors upon demonstration of need and subsequent approval by the County ~~Board or Adjustment (Zoning Review and Appeals Board)~~ Zoning Board, but shall be effectively screened by a wall, fence or planting so that such materials will not be visible from a public way, except in those cases where the County ~~Board or Adjustment (Zoning Review and Appeals Board)~~ Zoning Board determines such screening is unreasonable. However, in all instances such outside storage areas shall be screened from adjacent residential areas.
- B. Processing and Storage Within the "M 1" and the "M 2" District: In either "M 2" district any use is permitted either indoors or outdoors, but in conformance with the applicable performance standards. ~~In the "M 2" district, Within these districts,~~ all business, servicing, manufacturing or processing within two hundred (200) feet of a residential district boundary shall be conducted within completely enclosed buildings. All storage in an "M 2" district within two hundred (200) feet of a residential district boundary may be outdoors but shall be effectively screened by a solid wall, fence or planting so that the materials shall not be visible from the residential district. The requirement shall not apply for the outside storage of aircraft.
- D. Fire and Explosive Hazards - All operations, activities and uses shall be conducted so as to comply with the performance standards governing fire and explosion hazards prescribed below. Such uses shall comply with the rules and regulations of the National Fire Code published

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by the National Fire Protection Association as well as Chapter 69A, "Rules of the Marshal," and Chapter 62, "Open Burning", Florida Administrative Code.

3. Fire Hazard Liquids and Gases:

- c. In no case shall hazardous or potentially hazardous materials be stored or located in residential zones or within five hundred (500) feet of any residential zone, except for those materials used as fuel by emergency generators for communications towers as provided for in Section 7.01.15 or for public and private utilities. In which case, no hazardous or potentially hazardous materials may be stored within two hundred (200) feet of any residential structure.

7.01.15 Standards Regulating Towers:

D. Applicability

30. 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).

ARTICLE EIGHT - SIGNAGE

8.00.00 SIGN REGULATIONS: The sign regulations set forth in this article shall apply to all signs erected within the Santa Rosa County or Navarre Beach Planning Areas. The purpose of this Article is to provide the minimum control of signs necessary to promote the health, safety, and general welfare by lessening hazards to pedestrians and vehicular traffic, by preserving property values, by preventing unsightly and detrimental development that would detract from the community and lead to economic decline and blight, by preventing signs from reaching such excessive size or numbers that they obscure one another to the detriment of all concerned, by securing certain fundamentals of design that would strengthen the community's economic base, and by preserving the right of free speech.

8.06.00 PERMANENT ON PREMISES SIGNS

8.06.01 On Premises Signs: Permanent on premises signs placed in commercial, industrial and agriculture districts shall conform to the following standards:

A. Advertising Display Area

2. One attached wall sign ten percent (10%) of the building street front elevation, not to exceed 300 square feet. Each single occupancy premises shall be entitled to wall sign(s) the sign face area of which, in the aggregate, shall not exceed 10 percent of the building's main street front elevation or 300 square feet whichever is less.

8.06.02 Shopping Center/Malls: Permanent on premises signs advertising a group of commercial establishments comprised of seven (7) or more stores which are planned, developed, owned or managed as a unit shall conform to the following requirements.

A. Advertising Display Area

2. One attached wall sign per business—ten (10) percent of the individual business building street front elevation not to exceed three hundred (300) square feet. Each building shall be entitled to wall sign(s) the sign face area of which, in the aggregate, shall not exceed 10 percent of the building's main street front elevation or 300 square feet whichever is less.

8.06.03 Strip Center/Project Parcel - Permanent on premises signs advertising a group of commercial establishments comprised of between two (2) and up to six (6) stores or businesses which are planned, developed, owned or managed as a unit shall conform to the following requirements.

- B. One attached wall sign per establishment—10% of the street front square foot elevation of

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that establishment not to exceed three hundred (300) square feet. Each building shall be entitled to wall sign(s) the sign face area of which, in the aggregate, shall not exceed 10 percent of the building's main street front elevation or 300 square feet whichever is less.

SECTION 3. CODIFICATION. The provisions of this ordinance shall become and be made a part of the code of laws and ordinances of the County of Santa Rosa. The sections of this ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or any other appropriate word.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon filing of a certified copy of this Ordinance with the Department of State within ten (10) days after enactment.

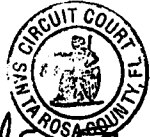
PASSED AND ADOPTED by a vote of 5 yeas and 0 nays and 0 absent of the Board of County Commissioners of Santa Rosa County, Florida, on the 28th day of January, 2016.

**BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA**

By: _____

Chairman

ATTEST:



Clerk of Court

I, Donald C. Spencer, Clerk of Court of Santa Rosa County, Florida, do hereby certify that the same was adopted and filed of record and sent electronically to the Secretary of the State of Florida, on this 5th day of February, 2016.

Clerk of Court