

## 2. Zoning Districts and Uses

***Rural Residential Agriculture (AG-RR)*** – To provide suitable areas for low density residential development. This district is characterized by single family detached structures and such other structures that are accessory to the residence. This district may also include conditional uses for community facilities and utilities that service specifically the residents of this district or which are benefited by and compatible with a rural residential and farming environment. The allowable density for Rural Residential Agriculture is 1 dwelling unit per acre.

### B. Residential

***Rural Residential Single Family (RR-1)*** – To provide suitable areas for low density residential development where urban services and facilities will be fully provided or where the extension or where the extension of such services is capable of immediately being physically and economically facilitated by the developer. This district will be characterized by single family detached structures and such other structures that are accessory to the single family residence and on parcels one half (1/2) acre or greater.

***Navarre Beach – Single Family (NB-SF)*** – To provide low population density area, typically 0 to 1 dwelling per platted lot. There are certain structures and uses required to serve utilities and non-commercial recreational needs of such areas that are permitted.

***Single Family Residential (R-1)*** – To provide suitable areas for low density residential development where appropriate urban services are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures and such other structures as are accessory thereto. The density shall not exceed 4 dwelling units per acre for platted lots and ¼ acre (10,890 sq. ft) for metes and bounds lots.

***Single Family Residential (R-1A)*** – To provide suitable areas for low density residential development where appropriate urban services are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures and such other structures as are accessory thereto. The density shall not exceed 6 dwelling units per acre.

***Mixed Residential Subdivision (R-1M)*** – To provide suitable areas for low density residential development where appropriate urban services and facilities are provided or where the extension of such services and facilities will be physically and economically facilitated. This district will be characterized by single family detached structures and such other structures as are accessory thereto. The density shall not exceed 4

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### 2.03.02 Land Uses

#### A. Legend:

1. P = Permitted subject to standards for the zoning district
2. A = Accessory, subject to standards for Accessory Uses in section 5.02.00
3. C = Conditional. Subject to additional standards for the use and additional review and approval procedures. (see section 5.07.00 et seq)
4. S = Special Exceptions, subject to standards for the zoning district and additional standards for the specific use. The numbers indicate the section of this LDC that contains the supplemental standards. (see section 5.06.00 et seq.)
5. Uses that are not listed or found to be substantially similar to listed uses are prohibited. All listed uses are prohibited in those districts where no indicator ("P", "A", "C", "S") is provided.

**Table 2.03.02.a: Land Uses in Base Zoning Districts (Residential)**

Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Accessory Parking Lots								C 5.07	C 5.07	C 5.07						
Accessory Structures	A	A	A	A	A	A	A	A	A	A	A	A				
Administrative Services	C 5.07	C 5.07								C 5.07						
Adult Day Care	C 5.07							C 5.07	C 5.07	C 5.07						
Barn	A	A	A	A	A	A	A	A	A	A	A	A				
Boarding Houses and Transient Quarters	C 5.07	C 5.07										P				
Business and Professional Offices	C 5.07	C 5.07								C 5.07						
Cemetery	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06	S 5.06				
Child Care Services	C 5.07							C 5.07	C 5.07	C 5.07						

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Civic or Cultural Activities and Clubs										C 5.07						
Cluster Homes								P	P	P						
Commercial Agriculture	P	P	P													
Commercial Antennas	C 5.07	C 5.07	C 5.07													
Community Gardens	P	P	P	P	P	P	P	P	P	P						
Dock, Pier or Mooring Device	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Dog Kennels for Breeding	P	P	P													
Dog Boarding and Grooming	P	P	P													
Duplex								P	P	P		P		P	P	P
Educational Institutions	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Garage	A	A	A	A	A	A	A	A	A	A	A	A				
Golf Course	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Group Homes 0-6 Residents	P	P	P	P	P	P	P	P	P	P						
Group Homes 7 or more Residents	C 5.07	C 5.07						P	P	P						
Guest Cottage	A	A	A	A	A	A	A	A	A	A	A	A				
Guest Houses or Boarding Houses	C 5.07	C 5.07										P				
Home Occupations	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Horse Farms	P	P	P													
Libraries, Community Centers and buildings used exclusively by Governments for public use	C 5.07										P	P	P			
Livestock Farms	P	P	P													
Living Quarters in Barns	A	A	A													
Manufactured Homes	P	P	P			P			P							
Marina, Private															C 5.07	C 5.07
Medical Offices	C 5.07									C 5.07						
Mobile Homes	P	P	P			P			P							
Mobile Home Parks									P							
Modular Homes	P	P	P	P	P	P	P	P	P				P	P	P	P
Multi-Family Residential								P	P	P		P		P	P	P

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Non Commercial Agriculture	P	P	P													
Nursing Homes & Assisted Living Facilities	C 5. 07	C 5. 07						C 5. 07	C 5. 07	C 5. 07						
Office Buildings												P				
Patio Homes								P	P	P						
Places of Worship	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	P	P				
Pole Barn	A	A	A	A	A	A	A	A	A	A	A	A				
Poultry Farms	P	P	P													
Private Airstrips	C 5. 07	C 5. 07	C 5. 07													
Private Clubs and Lodges												P				
Public and Private Utilities and Public Facilities	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07			P	P	P	P
Public Fairgrounds	C 5. 07	C 5. 07	C 5. 07													
Recreation and Park Areas (: baseball fields, basketball courts, bathing beaches, benches, bicycle paths, boat dock, boat launching ramp, botanical garden, cooking grills, fishing pier, football field, horseshoe pitching courts, handball / raquetball courts, lawn bowling, picnic tables, softball fields, shuffleboard courts, soccer fields, swimming pool, tennis courts, track and field facilities)	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	C 5. 07	P	P	P	P	P	P

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Recreational Activities (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)	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Recreational Vehicles	P*	P*	P*													
Restricted Sales and Services	C 5.07	C 5.07														
Special Residential Facilities								C 5.07	C 5.07	C 5.07						
Single Family Residential	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar Electrical Generating Facility	P	P	P	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07						
Storage Shed	A	A	A	A	A	A	A	A	A	A	A	A				
Swimming Center													C 5.07	C 5.07	C 5.07	C 5.07
Swimming Pool	A	A	A	A	A	A	A	A	A	A	A	A				
Swimming Pool Enclosure	A	A	A	A	A	A	A	A	A	A	A	A				
Tennis Center													C 5.07	C 5.07	C 5.07	C 5.07

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Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Towers and Telecommunications Facilities	C 5.07	C 5.07	C 5.07													
Trade Service and Repair	C 5.07	C 5.07														
Veterinary Medical Services	C 5.07	C 5.07														
Windmills	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Zero Lot Line								P	P	P						

\* Not allowed in recorded platted subdivisions.

**Table 2.03.02.b: Land Uses in Base Zoning Districts (Commercial, Industrial & Marina)**

Land Uses	NC	HCD	TC-1	HC-1	NB-C	NB-H	M1	M2	PIT 1	PIT 2	C1M	C2M
Accessory Uses or Structures to any principle use	A	A	A	A			A	A	A	A	A	
Adult Day Care	P	P	P				P	P				
Air Operations								P				
Air Cargo								P				
Aircraft Hangars and Storage								P				
Aircraft Production and Operation								P				
Aircraft Rentals for Excursions								P				
Antique Shops	P	P	P	P								
Asphalt Plants								P				
Automobile Maintenance		P*	P**				P	P				
Automobile Sales		P	P**									
Aviation Activities: Aircraft design								P				
Bait and Tackle Shop	P	P	P				P	P			P	
Bakeries, Retail and Wholesale		P		P			P	P				
Barber Shop and Beauty Shops	P	P	P	P								
Bed and Breakfast Establishment	P	C 5.07		P								
Boat Sales		P					P	P			P	
Boat Repair, Minor		P					P	P			P	
Borrow Pit									P	P		
Business and Professional Offices	P	P	P		P		P	P				