



SANTA ROSA COUNTY LAND DEVELOPMENT CODE

1/1/2024

**Santa Rosa County
Planning and Zoning Department**

Please contact the local Zoning Department for all zoning information and inquiries.

2. Zoning Districts and Uses

Estate Residential Agriculture (AG1)– To provide suitable areas for low density residential development. This district is characterized by single family detached structures and 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 Estate Residential Agriculture is 1 dwelling unit per 5 acres.

Rural Residential Agriculture (AG-RR) – To provide suitable areas for low density residential development. This district is characterized by single family detached structures and 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.

2. Zoning Districts and Uses

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.

2. Zoning Districts and Uses

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 Uses or Structures to any principal use	A	A	A	A	A	A	A	A	A	A	A	A				
Administrative Services	C 5.07	C 5.07	C 5.07							C 5.07						
Air Operations																
Air Cargo																
Aircraft Hangars and Storage																
Aircraft Production and Operation																
Aircraft Rentals and Excursions																
Antique Shops																
Asphalt Plants																
Aviation Activities: Aircraft Design																
Bait and Tackle Shop	C 5.07	C 5.07	C 5.07													
Bed and Breakfast Establishment	C 5.07	C 5.07	C 5.07													
Boarding Houses and Transient Quarters	C 5.07	C 5.07									P					
Borrow Pit																
Business and Professional Offices	C 5.07	C 5.07	C 5.07							C 5.07						
Campground ***	C 5.07	C 5.07	C 5.07													
Cemeteries ***	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							
Charter Boat Dock																
Child/Adult Care Facility	C 5.07	C 5.07	C 5.07													
Child/Adult Care Facility – Day Care Home	C 5.07	C 5.07	C 5.07					C 5.07	C 5.07	C 5.07						
Civic or Cultural Activities and Clubs										C 5.07						
Clinics																
Cluster Homes								P	P	P						

2. Zoning Districts and Uses

Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Commercial or Retail Uses																
Commercial Agriculture	P	P	P													
Commercial or Club Buildings																
Commercial Outdoor Amusement Activities	C 5.07	C 5.07	C 5.07													
Commercial Parking Lots																
Commercial Piers and Marinas																
Community Centers and Buildings used exclusively by Government for Public Use	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	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07
Concrete Plants																
Construction and Demolition Debris Facilities																
Cultural and Civic Activities	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				
Distillery																
Dock Master Facilities																
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													
Duplexes								P	P	P		P		P	P	P
Dry Cleaners																
Educational Institutions (private and public)	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						
Equestrian Events ***	C 5.07	C 5.07	C 5.07													
Excursion/Charter Boat Dock ***	C 5.07	C 5.07	C 5.07													
Financial and Banking Facilities																
Flying Clubs ***	C 5.07	C 5.07	C 5.07	C 5.07												
Funeral Homes																

2. Zoning Districts and Uses

Land Uses	AG-RR	AG1	AG2	RR1	R1	R1M	R1A	R2	R2M	R3	HR1	HR2	NB-SF	NB-MHD	NB-MD	NB-HD
Garages Commercial, as long as all repair work is conducted within a fully enclosed building																
Gas Station																
General Retail Centers less than 3,000 sq. ft.																
General Retail Centers greater than 3,000 sq. ft.																
Gravel, Dirt, and Earth Material Excavation																
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				
Heavy Manufacturing, Fabricating, Assembling of Components and Similar Activities																
Horse Farms	P	P	P													
Hotels and Motels																
Indoor Commercial Amusement Activities																
Indoor Theaters																
Itinerant Vendor																
Kennels	P	P	P													
Land Clearing Disposal Facilities																
Landscape Business and Services																
Landscape Nursery Retail																
Light Manufacturing, Processing and/or Assembly																
Limited Manufacturing and Assembly																
Livestock Farms	P	P	P													
Living Quarters in Barns	A	A	A													
Lounges																

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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
Lumber Yard, Truss Manufacturing, Storage of Construction Materials																
Manufactured Homes	P	P	P			P			P							
Marina																
Marina, Private															C 5.07	C 5.07
Medical Marijuana Dispensary																
Medical Offices	C 5.07	C 5.07	C 5.07							C 5.07						
Military Owned Lands	P	P	P	P	P	P	P	P	P	P	P	P				
Mining																
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
Motels																
Multifamily Residential								P	P	P		P		P	P	P
Neighborhood eateries, cafes, and delis less than 1,000 sq. ft. (Not high turnover sit down or fast food restaurants with drive thru windows)																
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				
Oil and Fuel Storage Facilities not to exceed 25,000 gallons																
Outdoor Rifle and Pistol Range ***	C 5.07	C 5.07	C 5.07													
Parks Uses – Active	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	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07
Park Uses - Passive	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	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07	C 5.07
Parking Garages on separate lot																
Patio Homes								P	P	P						
Pawn Shops																
Personal Services																
Pet Grooming	P	P	P													

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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				
Private Training Facility and Vocational School																
Professional and Business Offices																
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	C 5.07	C 5.07	P	P	P	P
Public Fairgrounds	C 5.07	C 5.07	C 5.07													
Recreational Vehicles	P*	P*	P*													
Recreational Vehicle Parks ***	C 5.07	C 5.07	C 5.07													
Recreational Vehicle Sales																
Recreational Vehicle Repair, Minor																
Research Activities, including research laboratories, developmental laboratories, and compatible light manufacturing																
Restaurants																
Restaurants with or without drive-thru																
Restricted Sales and Services	C 5.07	C 5.07														
Salvage Yards																
Sawmills																
Second Hand Store																
Self Storage Facilities																
Service Establishments, Mechanical Repairs, and Services within an enclosed building																

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Shopping Centers																
Single Family Residential (not to include Mobile Homes or Manufactured Homes)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Small Appliance Repair Shop																
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						
Special Residential Facilities								C 5. 07	C 5. 07	C 5. 07						
Specialty Retail Centers less than 3,000 sq. ft.																
Storage or Distribution Center																
Storage Uses, Commercial																
Storage Shed	A	A	A	A	A	A	A	A	A	A	A	A				
Studios																
Technology Business																
Towers and Telecommunications Facilities	C 5. 07	C 5. 07	C 5. 07													
Trade Service and Repair provided all activities and storage are contained in an enclosed building	C 5. 07	C 5. 07	C 5. 07													
Transient Quarters	C 5. 07	C 5. 07	C 5. 07					C 5. 07	C 5. 07	C 5. 07						
Travel Trailer Parks ***	C 5. 07	C 5. 07	C 5. 07													
Truck or Bus Terminal Facilities																
Vehicle Maintenance, Major (including Boats)																
Vehicle Maintenance, Minor (including Boats)																
Vehicular Paint and Body Shops																
Vehicular Sales and Services																

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Veterinary Medical Services (in non-Agricultural zoning classifications – all activities are located in a fully enclosed sound proof building)	C 5.07	C 5.07	C 5.07													
Warehousing and Distribution Centers																
Wedding Venue ***	C 5.07	C 5.07	C 5.07													
Wholesale Plant Nurseries	C 5.07	C 5.07	C 5.07													
Wholesale Plant Nurseries and Landscaping Services	C 5.07	C 5.07	C 5.07													
Wholesale Trades and Services																
Wholesaling, Warehousing, Furniture Storage																
Windmills	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Yacht Club, Private																
Yacht Club, Public																
Zero Lot Line								P	P	P						
Zoo																

* Not allowed in recorded platted subdivisions.

** Uses that fall under the Passive Park Conditional Use

*** Uses that fall under the Active Park Conditional Use