

ORDINANCE NO. 1332

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO SITE DESIGN AND DEVELOPMENT STANDARDS; REVISING A FOOTNOTE TO ELIMINATE THE IMPLICATION THAT MULTIPLE DWELLING UNITS CONSTRUCTED IN THE R2 ZONING DISTRICT MUST BE CONTAINED WITHIN ONE BUILDING; REPEALING ALL ORDINANCES IN CONFLICT TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

Whereas, a footnote to current City regulations setting forth the site design standards for Lots suggests that the construction of two dwelling units in the R-2 zoning districts must be "within one building"; and

Whereas, City Staff has no objection to the construction of two detached dwelling units if a lot is of sufficient size to permit such construction.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PANAMA CITY BEACH:

SECTION 1. From and after the effective date of this ordinance, Table 4.02.02C of the Land Development Code of the City of Panama City Beach related to Site Design Standards for Lots is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

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Table 4.02.02.C: Site Design Standards for Lots

Zoning District	Minimum Lot Area (sq. ft.)	Minimum Lot Width (ft. front bldg. line)	Maximum Lot Coverage <sup>1</sup> (%)	Maximum Impervious Surface <sup>2</sup> (%)
AR	A <sup>4</sup>	A <sup>4</sup>		30
R-1a	10,000	100	80	
R-1b	7,500	75	80	
R-1c	6,000	60	80	
R-1cT	6,000	60	80	
R-O	4,000	40	80	
RTH	1,575	20	80	60
R-2 1-2 units <sup>3</sup>	6,000	60	40	
R-2 3-4 units	8,000	80	40	
R-2 5+ units	15 acres	600	40	
R-3 1-2 units	6,000	60	40	
R-3 3-4 units	8,000	80	40	
R-3 5+ units	10,000	100	40	
CL	5,000	50		80
CM	5,000	50		80
CH	5,000	None		85
M-1	6,000	60		70
C	None	None		5
R	None	50		40
PF	5,000	50		70

1 “Lot coverage” includes principal and *Accessory Structures*, but not parking or other paved surfaces.

2 “Impervious Surface” includes all Buildings, pavements and other Impervious Surfaces.

3 “Unit” refers to the number of *Dwelling Units* within one *Building*.

4 “A” means that the standard *Development* requires a minimum *Lot* of ten (10) acres (435,600 square feet) and a minimum *Lot* width of five-hundred (500) feet. Where cluster *Development* is proposed, the minimum *Lot* area is 21,780 square feet and the minimum *Lot* width is 100 feet.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are repealed

to the extent of such conflict.

SECTION 3. The appropriate officers and agents of the City are authorized and directed to codify, include and publish in electronic format the provisions of this Ordinance within the Panama City Beach Land Development Code, and unless a contrary ordinance is adopted within ninety (90) days following such publication, the codification of this Ordinance shall become the final and official record of the matters herein ordained. Section numbers may be assigned and changed whenever necessary or convenient.

SECTION 4. This Ordinance shall take effect immediately upon passage.

PASSED, APPROVED AND ADOPTED at the regular meeting of the City Council of the City of Panama City Beach, Florida, this 8<sup>th</sup> day of January, ~~2014~~ 15

CITY OF PANAMA CITY BEACH

ATTEST:

By Gayle Oberst  
GAYLE E. OBERST, MAYOR

Holly J. White  
HOLLY J. WHITE, CITY CLERK  
Jo Smith, Deputy City Clerk

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Holly J. White  
HOLLY J. WHITE, CITY CLERK  
Jo Smith, Deputy City Clerk