

Chapter 2. Zoning Districts and Uses

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2.01.00 GENERALLY

It is the intent and purpose of this Chapter to establish and adopt zoning districts to govern the *Use* of land and water in the *City*.

2.02.00 ESTABLISHMENT OF ZONING DISTRICTS

2.02.01 Establishment of Zoning Districts

Within the corporate area of the *City* the following zoning districts are established:

A. Residential:

1. AR – Agricultural & Rural *Residential*
2. R-1a – *Single Family*, Low Density
3. R-1b – *Single Family*, Medium Density
4. R-1c – *Single Family*, High Density
5. R-1c-T – *Single Family*, High Density *Manufactured Home*
6. RO – *Residential-Zero Lot Line*
7. RTH – Townhouse
8. R-2 – Limited *Multi-family*
9. R-3 – Unlimited *Multi-family*

B. Commercial and Business:

1. CL – Commercial-Low Intensity
2. CM – Commercial-Medium Intensity
3. CH – Commercial-High Intensity

C. Industrial:

1. M-1 – Light Industry

D. Public:

1. C – Conservation
2. R – Recreation
3. PF – Public Facilities

E. *PUD* - Planned Unit Development

2.02.02 Establishment of Overlay Districts

The following overlay districts are established. The *Uses* allowable by the underlying zoning district shall apply, except as limited by the *Use* requirements of the overlay district provisions established in Chapter 7 of the *LDC*.

- A. Pier Park Overlay District
- B. Traditional Neighborhood Overlay District
- C. Front Beach Road Overlay Districts
- D. Coastal High Hazard Overlay District
- E. Lake Powell Overlay District
- F. Naval Support Activity Panama City Military Influence Overlay District
- G. Breakfast Point Overlay District
(Ord. #1254, 11/14/13)

2.02.03 Official Zoning Map

Zoning districts hereby established are declared to be in effect upon all land and water areas included within the boundaries of each district as shown on the *Official Zoning Map* (see rules for interpretation of boundaries in section 1.06.04 of the *LDC*). After adoption of the *LDC*, amendments to the *Zoning Map* shall be made by *Plat* or metes and bounds description, which shall be the best evidence of the boundaries amended or created, and shall control unless a scrivener's or other error in such *Plat* or description is manifestly contrary to the intent of the amending ordinance. The *Official Zoning Map* is on file in the office of the city clerk of the *City*.

2.03.00 LAND USES ALLOWED IN ZONING DISTRICTS

2.03.01 Generally

- A. Table 2.03.02 describes the *Land Uses* that are permissible, prohibited or permissible subject to *Conditional Use* standards and procedures or permissible when complying with supplemental standards in addition to the standards for the zoning district. Issuance of *Local Development Orders* or *Building Permits* for any specific *Land Use* requires compliance with the *Use* standards referenced in Table 2.03.02, as well as with site design standards, wetlands and other environmental standards, conditional standards when applicable and supplemental standards when applicable. Additional use prohibitions are established in the Front Beach Overlay districts (see Section 7.02.03D) and may be established pursuant to discretionary *Development Permit* approvals.
- B. Table 2.03.02 shall be implemented as follows:
 - 1. The cell at the *Intersection* of the column for the zoning district and the row for the *Land Use* is the location of information regarding whether the *Use* is permissible in that zoning district.

2. The letter "P" in the cell indicates that the **Land Use** is permissible, subject to compliance with the standards of the zoning district.
 3. The letter "A" in the cell indicates that the **Land Use** is permissible only as an **Accessory Use**, subject to compliance with general standards for **Accessory Uses** and any specific standards for the particular **Accessory Use**. Standards for **Accessory Uses** are set forth in section 5.02.00.
 4. The letter "C" in the cell indicates that the **Land Use** is not allowed by right, but is permissible only when compliant with additional standards (conditions) for the **Use** and must be approved through the conditional review procedures established in section 10.02.00. Standards for **Conditional Uses** are set forth in section 5.06.00.
 5. The letter "S" in the cell indicates that the **Land Use** is permissible by right, subject to compliance with the standards of the zoning district and the supplemental standards specified for the **Use** in section 5.04.00.
 6. When there is no letter contained in the cell, the **Land Use** is prohibited.
- C. Any **Land Use** that is not identified in Table 2.03.02 is prohibited unless it is substantially similar to a **Land Use** named in Table 2.03.02. A determination regarding substantial similarity of such a **Land Use** shall be made as follows:
1. A requested **Use** shall be considered substantially similar when the characteristics of the requested **Use** are equivalent in type, intensity, degree or impact when compared to a **Use** named in Table 2.03.02. Such characteristics include, but are not limited to:
 - (a) Trip generation rates;
 - (b) Typical hours of operation;
 - (c) Types of traffic associated with the **Use** (such as trucks or delivery **Vehicles**, automobiles, **Recreational Vehicles** or other **Vehicles**);
 - (d) Features of the **Use** that generate noise, odor, electromagnetic interference or vibration;
 - (e) Type and extent of parking, including whether parking areas are lighted;
 - (f) Use of loudspeakers; and
 - (g) Use of outdoor storage.
 2. The **City Manager** or designee shall make a written administrative interpretation as to the substantial similarity of a requested **Use** that is not named in Table 2.03.02.
 3. Upon the entry of an administrative interpretation finding that the requested **Use** is substantially similar to a **Use** named in Table 2.03.02, the former **Use** shall be deemed named in Table 2.03.02 together with the latter.

D. The following *Land Uses* are prohibited in every zoning district:

1. *Junk Yards and Salvage Yards*;
2. Landfills other than land clearing debris and construction debris landfills; and
3. *Motor Scooter Rentals*.
(Ord. #1254, 11/14/13; Ord. #1351, 11/12/15)

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 5.06.00 et seq)
4. S = Supplemental, 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 5.04.00 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: Land Uses in Base Zoning Districts

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Adult Uses												S 5.04. 01				
Agriculture	P	A	A	A	A	A	A	A	A	A	A	A	A			
Airport, excluding private airstrip																S 5.04. 02
Amusement Park and Amusements not otherwise specified												C 5.06. 02				
Arcades and Game Rooms												P				
Arenas/Stadiums	C 5.06. 03											C 5.06. 03	C 5.06. 03		C 5.06. 03	
Bakeries (production)												P	P			

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Bed and Breakfast	S 5.04. 03								S 5.04. 03	P	P	P				
Borrow Pits/C&D Landfills, Land Clearing Debris, Heavy Industry	C 5.06. 04												C 5.06. 04			C 5.06. 04
Car Wash Facilities (freestanding)												P	P			
Cemetery	P									C 5.06. 05	C 5.06. 05	P	P			P
Civic Centers												C 5.06. 06	C 5.06. 06			
Clinics and Medical Offices										P	P	P	P		A	
Clubs, Lounges, Bars									A	A	A	C 5.06. 06	C 5.06. 06			
Coffee Shops, Delicatessens									A	A	S 5.04. 26	S 5.04. 26	A			
Commercial Use of Front Yards in an FBO District											S 5.04. 06	S 5.04. 06	S 5.04. 06			
Communication Towers										S 5.05. 00	S 5.05. 00	S 5.05. 00	S 5.05. 00		S 5.05. 00	S 5.05. 00
Community Centers	P											P	P		C 5.06. 08	P
Construction Materials and Supplies												S 5.04. 08	P			
Discount Stores or Centers ("Big Box")											S 5.04. 08	P	P			
Distribution Centers												S 5.04. 31	S 5.04. 31			
Drive-through/Drive-In Facilities											P	P	P			
Dry Cleaning Plants													P			
Dwellings:																
Duplexes, Triplexes, Quadplexes,							P	S 5.04. 09	S 5.04. 09	S 5.04. 09	S 5.04. 09	S 5.04. 09				

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Multi-family Buildings (5+ units)							S 5.04. 10	S 5.04. 10	S 5.04. 10	S 5.04. 10	S 5.04. 10	S 5.04. 10				
Single Family	P	P	P	P	P	P	P	P	P	S 5.04. 11	S 5.04. 11	S 5.04. 11	A			
Fire Stations	P										S 5.04. 12	P	P			P
Foster Care Facilities	P	P	P	P	P	P	P	P	P	P	P	P				
Fraternal Lodges	S 5.04. 13											P	P			
Funeral Homes (with or without crematory)	P										P	P				
Gift Shops									A	A	P	P	A			
Golf Courses	P	C 5.06. 09	C 5.06. 09	C 5.06. 09	C 5.06. 09	C 5.06. 09	C 5.06. 09	C 5.06. 09	C 5.06. 09	C 5.06. 09	C 5.06. 09	P			P	
Golf Driving Ranges without Golf Course												S 5.04. 14	S 5.04. 14			
Government Buildings										P	P	P	P		P	P
Health Clubs												P	P			
Hospital												S 5.04. 15	S 5.04. 15			S 5.04. 15
Kennel, Animal Shelters, Veterinary Offices	S 5.04. 17										S 5.04. 17	S 5.04. 17	S 5.04. 17			
Laundries (commercial plants)													P			
Laundry or Dry Cleaning Pick-up Station									A	P	P	P	P			
Licensed Facilities, 0-6 residents	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05			S 5.04. 05
Licensed Facilities, 7-14 residents								S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05				
Licensed Facilities, 15+ residents									S 5.04. 05	S 5.04. 05	S 5.04. 05	S 5.04. 05				
Light Industrial Uses													S 5.04. 16			

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Live Theaters (Performing Arts)	P										C 5.06. 10	P		P	P	P
Lodging Accommodations (Public Lodging Establishments)							S 5.04. 18	S 5.04. 18	S 5.04. 18	S 5.04. 18	S 5.04. 18	S 5.04. 18	S 5.04. 18			
Low Speed Vehicle Rental Business												S 5.04. 07				
Manufactured Homes	P				P											
Manufactured Homes and RV Sales Facilities												S 5.04. 19	P			
Marina														C 5.06. 11	C 5.06. 11	
Mobile Homes																
Modular Homes	P	P	P	P	P	P	P	P	P	S 5.04. 11	S 5.04. 11	S 5.04. 11	A			
Motorcycle Rentals												C 5.06. 12				
Motor Vehicle Storage and Impound Lots										A			S 5.04. 31			
Movie Theaters												P				
Museums	P									S 5.04. 20	P	P	P	S 5.04. 20	P	P
Newsstands									A	A	P	P	A			A
Offices and Financial Institutions, excluding Medical Offices										P	P	P	P			P
Parking Lots and Garages (commercial), Excluding Accessory Parking Lots	P											P	P			P
Parks and Recreation Facilities, Public or Private	P	A	A	A	A	A	A	A	A	A	A	P	P	P	P	P
Personal Services										P	P	P	P		P	P
Piers and docks on pilings	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Plant Nursery	P										P	P	P			

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Police Stations	P										S 5.04. 12	P	P			P
Post Office (excludes <i>Distribution Center</i>)											P	P	P			P
Print and Copy Shops										P	P	P	P			
Private Airstrip	P															
Private Schools	P	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	P	P			P	P
Public Health Facilities												P	P			P
Public Schools	P	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	C 5.06. 13	P	P			P	P
Public Works and Emergency Service Facilities	S 5.04. 22											S 5.04. 22	P	S 5.04. 22	P	P
<i>Recreational Vehicle Parks and Campgrounds</i>												C 5.06. 16			C 5.06. 16	
Religious Uses	P	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	S 5.04. 24	P	P	P	P			P
Repair Shops (large equip. and appliances)	S 5.04. 08											S 5.04. 08	P			
Repair Shops (light repair, small equipment repair)	S 5.04. 08											P	P	P		
Repair Shops (computer, small appliance repair)										P	P	P	P			
Research and Development Center										S 5.04. 25	P	P	P			
<i>Residential Community Accessory Uses</i>	A	A	A	A	A	A	A	A	A	A	A	A	A			
Restaurants (excluding <i>Drive-In</i>)									A	A	S 5.04. 26	S 5.04. 26	A			
<i>Retail Sales and Services</i> (not otherwise specified)	S 5.04. 27									S 5.04. 27	S 5.04. 27	S 5.04. 27	A			
Self-service Laundries									A	A	A	P	P			
<i>Self-storage Facilities / Mini-warehouse</i>											S 5.04. 28	P	P			

2. Zoning Districts and Uses

Land Uses	AR	R-1a	R-1b	R-1c	R-1cT	RO	RTH	R-2	R-3	CL	CM	CH	M1	C	R	PF
Service Stations/ Convenience Stores with Gas Pumps/Boat Repair Yards											S 5.04. 29	S 5.04. 29	S 5.04. 29			
Shopping Center											S 5.04. 30	S 5.04. 30	A			
Temporary Child Care Facility – Family Day Care Home; Large Family Child Care Home									A	S 5.04. 04	S 5.04. 04	S 5.04. 04	A			
Terminals (truck or bus)													S 5.04. 31			
Townhomes							P	P	P			S 5.04. 32				
Transient Residential Rentals				S 5.04. 33			S 5.04. 04	S 5.04. 04	S 5.04. 04	P	P	P				
Trucking, freight, moving and storage												S 5.04. 31	S 5.04. 31			
Vehicle sales, rental or service facilities												P	P			
Walkways and bikeways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Warehousing and Storage													P			
Wholesale Facilities													P			
Zoo	C 5.06. 02											C 5.06. 02				

(Ord. #1335, 2/26/15; Ord. #1351, 11/12/15; Ord. #1369, 12/10/15; Ord. #1398, 2-23-17; Ord. #1413, 5/25/17; Ord. #1491, 5-23-19; Ord. #1492, 7/11/19)