

## ORDINANCE NO. 1560

AN ORDINANCE OF THE CITY OF PANAMA CITY BEACH, FLORIDA, AMENDING THE CITY'S LAND DEVELOPMENT CODE RELATED TO ZONING DISTRICT STANDARDS; PLACING ADDITIONAL SITE DESIGN STANDARDS ON DEVELOPMENT OF VACANT LOTS IN NEIGHBORHOODS WITHOUT A STORMWATER MASTER PLAN; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; AND PROVIDING AN IMMEDIATELY EFFECTIVE DATE.

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, Section 4.02.02 of the Land Development Code of the City of Panama City Beach related to Dimensional Standards for Zoning Districts, is amended to read as follows (new text **bold and underlined**, deleted text ~~struckthrough~~):

### 4.02.02 Dimensional Standards for Zoning Districts

#### A. Minimum Residential Area

1. The minimum living space as defined in the building code of a ***Single Family Dwelling*** shall be not less than 750 square feet or the FHA minimum, whichever is greater.
2. The minimum living space as defined in the building code of a ***Multi-Family Dwelling*** shall be not less than 450 square feet or the FHA minimum, whichever is greater.

#### B. Minimum Non-residential Area

The minimum commercial floor area for a non-residential ***Building*** or structure shall be not less than 750 square feet.

#### C. Setback Requirements

The ***Setback*** of a given zoning district shall be increased for applicable ***Lots*** pursuant to section 4.04.02. (Visibility at ***Intersections***).

#### D. Building Height, Setback and Coverage Requirements

1. ***Building*** location is determined by the ***Setback*** standards from the property line on the front, sides and rear of the property. Table 4.02.02.A sets forth the ***Setback*** requirements, along with the maximum ***Building Height*** for each zoning district. These provisions are modified for FBO districts pursuant to Section 7.02.03.

2. Every part of the required **Setback area** shall be open from its lowest point to the sky, unobstructed except for the customary projection of sills, belts, courses, **Cornices**, ornamental features, and **Eaves** that do not extend more than three (3) feet into the setback area; approved **Accessory Buildings**; and fencing. Open or enclosed fire escapes, outside stairways, balconies, chimneys, flues, generators or other projections shall not extend into any required **Setback area**, except that uncovered steps may project not more than three (3) feet into any required **Setback area**. Air conditioner/heat pumps shall be located the lesser of the **Setback** for the principal **Building** or five (5) feet from the property line. Underground improvements are not subject to **Setback** requirements.
3. **Building Height** shall be measured from the highest crown (highest point in the vehicular area of the right of way) of an abutting street to the highest point of the ceiling in the highest habitable **Story**.
4. **Roof** pitches greater than 12:12 (twelve feet of rise for twelve horizontal feet), height are prohibited.
5. Nothing shall extend above the ridgeline except chimneys, cupolas, steeples, parapets, antennas, mechanical equipment and elevator equipment. Within the AR zoning district, height limitations shall not apply to silos.
6. Within commercial districts, there shall be no projection of sills, belts, courses ornamental features or **Eaves** over any public right-of-way.
7. **A vacant lot located within a subdivision without an approved stormwater management plan must additionally comply with the following standards:**
  - a. **No impervious surface is permitted within five (5) feet of a property line;**
  - b. **A swale shall be constructed within the entire limits of the adjacent right-of-way consisting of grass seed or sod and a minimum depth of six (6) inches;**
  - c. **The roof shall be designed to drain toward swales (roof drains may be required when necessary);**
  - d. **Lot grading shall not be directed towards adjacent properties;**
  - e. **Stem wall construction may be required by the Public Works Department in Special Flood Hazard Areas and/or on lots where adjacent property elevations differentiate by six (6) inches or more.**
  - f. **The City may approve a pool deck to be installed up to the rear property line subject to additional requirements to adequately mitigate stormwater runoff. Grading away from adjacent lots and a combination of deck drains or catch basins installed to control runoff could be required. A retaining wall may be required for elevation changes of six (6) inches or more with an adjacent property.**

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.

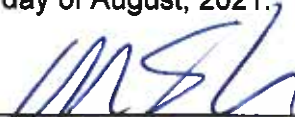
PASSED, APPROVED AND ADOPTED at the regular meeting of the  
City Council of the City of Panama City Beach, Florida, this 26<sup>th</sup> day of August, 2021.

  
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MARK SHELDON, MAYOR

ATTEST:

  
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LYNNE FASONE, CITY CLERK

EXAMINED AND APPROVED by me this 26<sup>th</sup> day of August, 2021.

  
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MARK SHELDON, MAYOR

Published in the News Herald on the 8<sup>th</sup> day of August, 2021.  
Posted on [pcbfl.gov](http://pcbfl.gov) on the 26<sup>th</sup> day of July, 2021.