

PROPOSED
ORDINANCE NO. 08-16

ORDINANCE NO. 11-16

AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-2-4 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; CREATING THE R-1B ZONING DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a proper public hearing was held on March 17, 2016 and April 14th, 2016 concerning the following proposed amendment to the Land Development Code; and

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Chapter 12-2-4 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-2-4. - Medium density residential land use district regulations.

The regulations in this section shall be applicable to the one- and two-family zoning districts: R-1AA, R-1A and R-1B.

(A) *Purpose of district.* The medium density residential land use district is established for the purpose of providing a mixture of one- and two-family dwellings with a maximum density of seventeen and four-tenths (17.4) dwelling units per acre. Recognizing that, for the most part, these zoning districts are located in older areas of the city, the zoning regulations are intended to promote infill development which is in character with the density, intensity and scale of the existing neighborhoods.

(B) *Uses permitted.*

- (a) Single-family detached dwellings.
- (b) Accessory residential units subject to regulations in section 12-2-52
- (c) Single-family attached dwellings (townhouse construction, maximum two (2) units).
- (d) Two-family attached dwellings (duplex).
- (e) Community residential homes licensed by the Florida Department of Health and Rehabilitative Services with

six (6) or fewer residents providing that it is not to be located within one thousand (1,000) feet of another such home. If it is proposed to be within one thousand (1,000) feet of another home it shall be permitted with city council approval after public notification of property owners in a five hundred-foot radius.

- (f) Cemeteries, when
 1. Seventy-five (75) percent of all owners of adjacent dwellings within one hundred seventy-five (175) feet of the boundary of the cemetery give their written consent, and;
 2. The provisions of section 12-2-56 have been met.
- (g) Residential design manufactured homes are permitted in the R-1A district, with a maximum density of twelve and four-tenths (12.4) units per acre subject to regulations in section 12-2-62
- (h) Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-2-65
- (i) Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-2-61
- (j) Churches, Sunday school buildings and parish houses subject to regulations in section 12-2-57
- (k) Home occupations subject to regulations in section 12-2-33
- (l) Municipally owned and operated parks and playgrounds.
- (m) Private stables which shall be no closer than two hundred (200) feet to a property line and further provided that more than seventy-five (75) percent of the owners of dwelling houses within a radius of three hundred (300) feet of the stable have given their written consent to the stable and further provided that there shall not be kept more than one horse for each two (2) acres of property.
- (n) Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-2-59

- (o) Accessory structures, buildings and uses customarily incidental to the above uses not involving the conduct of a business subject to regulations in section 12-2-31
 - (p) Family day care homes licensed by the Florida Department of Children and Family Services as defined in the Florida Statutes.
- (C) *Conditional uses permitted.*
- (a) Residential design manufactured homes when proposed in the R-1AA zoning district subject to regulations in section 12-2-62
 - (b) Bed and breakfast subject to regulations in section 12-2-55
 - (c) Childcare facilities subject to regulations in section 12-2-58
 - (d) Accessory office units subject to regulations in section 12-2-51
- (D) *Development permitted.*
- (a) Conventional subdivision subject to regulations in section 12-2-76
 - (b) Special planned development subject to regulations in section 12-2-77
- (E) *Regulations for development within the medium density residential land use district. Table 12-2.2 and 12-2.3 describes requirements for the one-and two-family residential zoning districts.*

TABLE 12-2.2

REGULATIONS FOR THE MEDIUM DENSITY RESIDENTIAL ZONING DISTRICTS

Standards	R-1AA			R-1A		
	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)	Single Family Detached	Two-Family Attached (Duplex)	**Single Family Attached (Townhouses)
Maximum Residential Gross Density	8.7 units per acre	11.6 units per acre	11.6 units per acre	12.4 units per acre	17.4 units per acre	17.4 units per acre
Minimum Lot Area	5,000 s.f.	7,500 s.f.	3,750 s.f.	3,500 s.f.	5,000 s.f.	2,500 s.f.
Lot Width at Minimum Building Setback Line	40 feet	60 feet	30 feet	30 feet	50 feet	25 feet
Minimum Lot Width at Street R-O-W Line	40 feet	50 feet	25 feet	30 feet	50 feet	25 feet
Minimum Yard Requirements *Front Yard Side Yard Rear Yard	(Minimum Building Setbacks) 30 feet 6 feet 30 feet			(Minimum Building Setbacks) 20 feet 5 feet 25 feet		
Off-Street Parking	1 space/unit		2 sp./unit	1 space/unit		2 sp./unit
Maximum Building Height	35 feet (Except as provided in Sec. 12-2-39)			35 feet (Except as provided in Sec. 12-2-39)		

*
The front yard depths in the R-1AA and R-1A districts shall not be less than the

average depths of all front and street side yards located on either side of the block face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.

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Each single-family attached dwelling unit must be located on its own lot. If a development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in Chapter 12-8.

Table 12-2.3

<u>Standards</u>	<u>R-1B</u>		
	<u>Single Family Detached</u>	<u>Two-Family Attached (Duplex)</u>	<u>**Single Family Attached (Townhouses)</u>
<u>Maximum Residential Gross Density</u>	<u>8.7 units per acre</u>	<u>11.6 units per acre</u>	<u>17.4 units per acre</u>
<u>Minimum Yard Requirements</u> <u>*Front Yard</u> <u>Side Yard</u> <u>Rear Yard</u>	<u>(Minimum Building Setbacks)</u> <u>10 feet</u> <u>5 feet</u> <u>10 feet</u>		
<u>Off-Street Parking</u>	<u>1 space/unit</u>		
<u>Maximum Building Height</u>	<u>45 feet</u> <u>(Except as provided in Sec. 12-2-39)</u>		
<u>Lot Coverage Requirements For All Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units</u>	<u>Maximum 50%</u> <u>(See Note 4)</u>		
<u>Lot Coverage Requirements For All Development Other Than Single-Family, Duplex, Townhouse or Zero-Lot-Line Residential Units:</u> <u>The maximum combined area occupied by all principal and accessory buildings</u>	<u>Building Height</u> <u>1-4 stories</u> <u>5-7 stories</u> <u>8-9 stories</u> <u>(See note 4)</u>	<u>Building Coverage</u> <u>30%</u> <u>25%</u> <u>20%</u>	

*The front yard depths in the R-1AA, R-1A and R-1B districts shall not be less than the average depths of all front and street side yards located on either side of the block

face, up to the minimum yard requirement; in case there are no other dwellings in the block, the front yard depths shall be no less than the footages noted.

**Each single-family attached dwelling unit must be located on its own lot. If a Development requires subdivision procedures it shall be subject to and must comply with subdivision regulations as set forth in Chapter 12-8.

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall become effective on the fifth business day after adoption, unless otherwise provided pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Passed: May 12, 2016

Approved: s/Charles L. Bare
President of City Council

Attest:

s/Ericka L. Burnett
City Clerk