

ORDINANCE BOOK ~~13~~ PG ~~285~~

ORDINANCE 2013 - 15

AN ORDINANCE RELATING TO SANTA ROSA COUNTY, FLORIDA;
 AMENDING THE LAND DEVELOPMENT CODE ORDINANCE 91-24 AS
 AMENDED; AMENDING ARTICLE ELEVEN SECTIONS 11.03.01 AND
 11.04.01 REGARDING HEIGHT LIMITATIONS WITHIN PAZs AND
 MAZs; AMENDING SECTION 11.08.04 REGARDING LIGHTING
 STANDARDS WITHIN MILITARY AIRPORT AND PUBLIC AIRPORT
 ZONES; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN
 EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF
 SANTA ROSA COUNTY, FLORIDA:

SECTION 1. Article 11.03.01, 11.04.01 and 11.08.04 of the Santa Rosa County
 Ordinance 91-24 as amended to read as follows: (Language added is printed in type which is
bold underline type, and language deleted is printed in ~~struck through~~ type.).

ARTICLE ELEVEN – AIRPORT ENVIRONS

SECTION 11.03.01 - HEIGHT LIMITATIONS WITHIN PUBLIC AIRPORT ENVIRONS:

Structure Type	Runway Protection Zone (RPZ)	Approach Surface Floor	PAZ	General Surface Floor	PAIA
Single Family Residential Structure	Structure Not Allowed	1	1	±	1
Multiple Family Residential Structure	Structure Not Allowed	1	Structure Not allowed	±	1
Non-Residential (Habitable Space)	Structure Not Allowed	1	1	±	1
Non-Residential Façade (Non-Habitable Space), Steeples, Chimneys, Smoke Stacks	Structure Not Allowed	50'	50'	±	1
Communication Towers/Radio or TV Transmission Towers	Structure Not Allowed	Structure Not allowed	Structure Not allowed	±50'	150'
Water Tower	Structure Not Allowed	Structure Not allowed	50'	±50'	150'
Small Wind Energy Systems	Structure Not Allowed	1	1	1	1
Above Ground Local Utility or Electric Service Lines ²	Structure Not Allowed	1	± <u>50'</u>	±	± <u>75'</u>
Regional Electric Transmission Lines ²	Structure Not Allowed	±50' <u>Structure Not Allowed</u>	Structure Not Allowed	±50'	150'

¹ Height restricted by applicable zoning category unless otherwise restricted by this ordinance.

² Utility or electric distribution or transmission lines in place prior to July 2013 that are non-conforming with regard to height may be replaced so long as the non-conformity is not increased.

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SECTION 11.04.01 - HEIGHT LIMITATIONS WITHIN MILITARY AIRPORT ENVIRONS:

Structure Type	Clear Zone	APZ 1	APZ 2	MAZ	MAIA
Single Family Residential Structure	Structure Not Allowed	35'	35'	35'	1
Multiple Family Residential Structure	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed	1
Non-Residential (Habitable Space)	Structure Not Allowed	35'	50'	50'	1
Non-Residential Façade (Non-Habitable Space), Steeples, Chimneys, Smoke Stacks	Structure Not Allowed	35'	50'	50'	1
Communication Towers/Radio or TV Transmission Towers	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed	150'
Water Tower	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed	50'
Small Wind Energy Systems	Structure Not Allowed	1	1	1	1
Above Ground Utility or Electric Service Lines ³	Structure Not Allowed	± 50' rotary; 75' fixed wing²	± 75	± 150	± 150
Regional Electric Transmission Lines ³	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed	Structure Not Allowed 150	150'

¹ Height restricted by applicable zoning category unless otherwise restricted by this ordinance.

² Rotary wing airfields are Spencer, Pace, Harold, and Santa Rosa. Fixed wing airfields are Whiting, Holly, and Choctaw.

³ Utility or electric distribution or transmission lines in place prior to July 2013 that are non-conforming with regard to height may be replaced so long as the non-conformity is not increased.

11.08.04 - LIGHTING STANDARDS WITHIN MILITARY AIRPORT OR PUBLIC AIRPORT ZONES.

The following standards apply to all non-military lands within an MAZ or PAZ, unless otherwise stated.

- A. **Outdoor Lighting Limitations within MAZs.** Outdoor lighting shall only be used to accommodate minimum illumination for general safety, security and utility within a MAZ, but shall not be used for outdoor public assembly, commercial sales, product display, industrial activities, or other uses occurring outdoors or outside an enclosed building.
- B. **Outdoor Recreation and Commercial Facilities.** Outdoor lighting shall not be used to illuminate golf courses, golf practice driving ranges, and athletic fields or courts located within a Military Airport Zone or Public Airport Zone.
- C. **Parking Lot Lighting Standards.** Lighting Standards (poles) shall be sized in such a manner that the top of any luminary does not exceed ~~twenty-four (24)~~ **twenty nine (29)** feet above adjacent grade. For all parking lots, outdoor lighting shall be fully-shielded and use low pressure sodium light fixtures. ~~Applicable only to a MAZ, parking lot lighting for non-residential uses shall be turned off within one hour after a business or~~

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establishment is closed and shall not be turned on until one hour prior the business or establishment opening.

D. Type of Lighting. The use of low pressure (LPS) sodium lighting for outdoor, unroofed areas shall be required for all non-military development within a Military Airport Zone or Public Airport Zone.

E.D. Landscape, Decorative, and Architectural Lighting

- a. Luminaries used to illuminate flags, statues, steeples, monuments, and other tall narrow objects shall be illuminated with the type of luminary that directs the narrowest beam capable of illuminating the object.
- b. Lighting on buildings for aesthetic purposes shall be directed downward from the top. No lighting will be placed on buildings for aesthetic purposes except as may be exempt in this Article for holiday seasons.

F.E. Fixed lights, including street lights, must be fully-shielded. All light fixtures that are required to be shielded shall be installed in such a manner that the shielding is effective as described Section 11.08.1202, Definitions, for fully or partially shielded fixtures. This section does not apply to individual single family or duplex residential lots, including security lights installed by the electric utility provider that are mounted on poles in the right-of-way but are directed toward the residential lot. Unshielded street lights in place prior to July 2013 may be replaced by unshielded lights as needed for maintenance purposes.

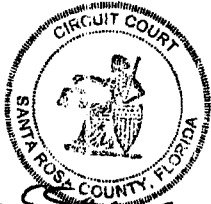
G.F. Moveable lights, such as spot lights attached to infrared-sensitive cameras, must be mounted such that the lights cannot be directed higher than twenty degrees below the horizontal, measured from the center of the light beam.

H.G. Automobile Canopies. All luminaries mounted on the under surface of automobile canopies for service stations, drive-in restaurants, or other commercial or industrial uses shall be fully shielded and utilize flat glass or flat plastic (acrylic or polycarbonate) covers.

SECTION 3. CODIFICATION. The provisions of this ordinance shall become and be made a part of the code of laws and ordinances of the County of Santa Rosa. The sections of this ordinance may be renumbered or relettered to accomplish such, and the word "ordinance" may be changed to "section", "article", or any other appropriate word.

SECTION 4. EFFECTIVE DATE. This Ordinance shall take effect upon filing of a certified copy of this Ordinance with the Department of State within ten (10) days after enactment.

PASSED AND ADOPTED by a vote of 5 yeas and 0 nays and 0 absent of the Board of County Commissioners of Santa Rosa County, Florida, on the 25th day of July 2013.



ATTEST:

Donald Spencer
Clerk of Court

**BOARD OF COUNTY COMMISSIONERS
SANTA ROSA COUNTY, FLORIDA**

By: *[Signature]*
Chairman

I, Donald Spencer, Clerk of Court of Santa Rosa County, Florida, do hereby certify that the same was adopted and filed of record and a copy deposited in the Postal Department of the United States of America for delivery by registered mail to the Secretary of the State of Florida, on this 30th day of July, 2013.

Donald C. Spencer
Clerk of Court

