

LAND DEVELOPMENT CODE (LDC) AMENDMENTS

See the last page of this document for most recent amendments and date of last revision of this document. (09-24-08)

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
1996				
1996-02	01-04-96	02-05-96	Prohibition of red clay on Santa Rosa Island	Code of Ordinances Part 1 (Sec. 1-8-3)
1996-03	03-28-96	04-03-96	Escambia County Land Development Code	
1996-07	03-28-96	04-03-96	Rezoning hearing examiner ordinance	Code of Ordinances Part 1 (Ch. 1-24)
1996-10	04-25-96	04-30-96	White Sand Ordinance	12.05.00
1996-11	04-25-96	05-02-96	Warrington Overlay District	6.05.14
1996-22	07-25-96	07-31-96	Make automobile service stations a Cond. Use in R-6	6.05.11
1996-42	10-24-96	10-31-96	Establish re-zoning hearing examiner system	2.08.00
1997				
1997-05	01-30-97	02-07-97	Sign Code: Article 8	Article 8
1997-08	02-27-97	03-07-97	Noise regulations for construction sites	7.07.01.E.4
1997-11	04-03-97	04-09-97	Change used auto sales to Conditional Use in C-1 district	6.05.12
1997-13	04-03-97	04-09-97	Board of Adjustment; change membership & terms to 4 years	2.03.00
1997-18	06-05-97	06-12-97	Villages (Cantonment) Zoning: Ten Mile Rd to Well Line	Articles 6 and 7
1997-32	07-03-97	07-10-97	Governmental right-of-way takings	9.07.00
1997-39	08-07-97	08-15-97	Add Mini-warehouses as a Conditional Use in R-6 district	6.05.11
1997-41	08-07-97	08-15-97	Off-premise signs on Perdido Key	8.05.04
1997-51	10-02-97	10-10-97	LDC fine-tuning Amendment #1	Articles 1-7 Articles 10-13
1997-59	12-04-97	12-08-97	Commercial communication towers	6.01.01 - .02 6.05.12, .14, 6.05.16 - .17 6.05.20 & .22, 6.05.27 & .28 7.18.00
1998				
1998-03	01-08-98	01-14-98	Amend the references to Villages zoning districts in landscaping requirements	7.01.02.B 7.01.06.A.2 & .3 7.01.06.F 7.06.00.A 7.07.01.C.1
1998-09	02-12-98	02-20-98	Changes to Article 8 - Signage	Article 8
1998-21	06-04-98	06-10-98	Amend Article 13 regarding building heights	13.05.01 13.05.02 13.05.04 13.05.07
1998-41	09-09-98	09-17-98	North End Zoning: Well Line Rd. to Alabama line	6.00.00 6.01.00 6.02.00 6.05.20 & .22 6.05.27 & 28
1998-42	09-09-98	09-17-98	Airport Environs	4.06.03 6.05.10 6.05.12 & .13 6.05.17 7.18.00 11.00.01 11.02.02
1998-43	09-09-98	09-17-98	Perdido Key: Amend PK residential and C-1 zones; establish PR PK, CC PK, and CG PK zones; reduced density and changed heights	6.01.00 6.02.00 6.04.06 & .08 6.04.13 6.05.04 6.05.13.01-.03
1998-49	11-05-98	11-10-98	Semiconductor or microchip fabrication in ID-1	6.05.16
1998-53	12-03-98	12-11-98	LDC Fine-tuning #2	Articles 2-9 & Articles 12-13

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
1998-54	12-03-98	12-11-98	Perdido Key: to reinsert building footprint	6.05.13.01
1999				
1999-2	01-07-99	01-12-99	BOA re-application limitation, fences, restoration of non-conforming uses	2.05.05 7.04.00 9.06.00
1999-12	03-04-99	03-09-99	Scenic Highway Overlay District	6.05.14.01
1999-13	03-04-99	03-09-99	Brownsville Overlay District	6.05.14.04
1999-14	03-04-99	03-09-99	Warrington Overlay District	6.05.14.02
1999-20	04-08-99	04-14-99	V-2A Villages Single Family District created	6.05.22
1999-23	05-06-99	08-01-99	Sewage collection and disposal	7.19.00
1999-25	05-06-99	05-12-99	Appeals to Administrative Decisions	2.04.00
1999-28	06-03-99	06-10-99	Temporary medical waiver for mobile homes	6.04.10
1999-33	07-01-99	07-06-99	Test for concurrency	5.09.00 & 5.12.04
1999-34	07-01-99	07-06-99	Wellhead protection	7.12.02 - .04
1999-38	08-05-99	08-12-99	Various: regarding lots, re-subdivision of land, conversion of a platted lot into a thoroughfare	4.01.00 4.01.02 & .03 4.05.00 6.05.07 6.05.14
1999-42	09-02-99	09-09-99	Adult entertainment	6.05.14
1999-44	09-16-99	09-20-99	Vested rights	2.11.00 3.00.00
1999-47	10-07-99	10-11-99	Section 7.17.00 - Density Bonus. Add V-1, V-2, V-2A, V-3, V-4, and V-5 to the allowable list	7.17.00
1999-55	11-04-99	11-12-99	Amend non-conforming uses; make distinction between houses and mobile homes; add new mobile home policy – standards for replacement and mobile home parks; delete old replacement provision (9.04.01.F)	9.00.01 9.02.01.A & B - (new) 9.04.01.E
1999-60	12-02-99	12-08-99	Delete ID-P; replace with ID-CP & new language, Commerce Park District	6.05.15
2000				
2000-4	02-10-00	02-14-00	Define Appliance Repair Shop; provide for zoning previously unzoned parcels; clarify parcels split by zoning districts; decrease required lot width in R2-PK; provide for determination of compatible uses in the SDD zoning district by LPA.	3.00.01 6.01.03 6.02.01 6.05.06 6.05.19
2000-6	02-10-00	02-18-00	Quasi-judicial Rezoning; increase notification/sign posting period	2.08.02
2000-8	03-02-00	03-06-00	Section 6.01.00 and 6.05.12 to allow R-6 Residential Density in C-1 and C-2 zoning categories; clarify Section 7.18.00, determine location of replacement towers.	6.01.00 6.05.12 7.18.00
2000-28	07-06-00	07-12-00	Changes to accessory buildings section; add definition of required yard; add a conditional use requirement for waterfront lots; add motorcycle rental as a conditional use in R-6	2.10.07 3.00.00 6.03.01 6.05.11
2000-30	07-06-00	07-12-00	Add definition of coastal properties; delete definition of minor subdivision; eliminate mylar requirement; remove stormwater management review; add coastal properties requirement for note of mean high water line on site plan	3.00.00 4.01.04 4.02.01, .02, .03, .05, & .10 4.06.03
2000-38	09-07-00	09-11-00	Provide for administrative interpretation of FLU categories; changes to allowable size for residential accessory buildings	2.07.02 6.03.01.E
2000-44	10-05-00	10-11-00	Authorize Director to grant 10% variance to required minimum lot size; to provide for density rounding for one additional du	2.05.00 2.10.01.F
2000-45	10-05-00	10-11-00	Protection of white sand on Santa Rosa Island and Perdido Key; amend Article 6 sections relating to landscaping; authorize NESD to differentiate allowable soil materials for gulf front primary dune; clarifying corrective actions regarding depth of contaminated materials; provide for preapproval process	6.05.04, .06, .08, .13 6.05.13.01 -.03 12.01.01 12.05.01-.07& 12.06.00 13.14.00

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
2000-46	10-19-00	10-26-00	Delete note from hotels/motels definition; add max density of 25 du/ac to hotels, motels, and timeshares in PRPK	3.00.00 6.05.13.03
2000-49	11-02-00	11-06-00	Delete definitions for valid lot, inheritance, and deed or gift; Add family conveyance exception; reorder lettering of E-G	4.01.03
2000-50	11-02-00	11-6-00	Add radio broadcasting & telecasting stations, studios, & offices definition; Add this use as a Conditional Use in R-6; Include max density of 25 units/acre in PRPK for hotels & motels; Clarify permitted use for radio broadcasting in C-2 & specify height limit; Add radio broadcasting to Conditional Use Standards	3.00.00 6.05.11 6.05.13.03 6.05.14 6.08.02
2000-51	11-02-00	11-09-00	Allocate a portion of Vested Rights fee to County Engineer for stormwater review; Provide for notice & posting Vested Rights meetings; Eliminate Planning Board from review; Clarify criteria; Amend time limitation; Change applicant to owner	2.11.02 to 2.11.08
2000-52	11-02-00	11-09-00	Amend definition of Mini-DRC; Clarify use of Mini-DRC process; Clarify definitions of right-of-way, street, & subdivision; Identify review process (unplatted subdivisions) of land into 3 to 5 parcels	3.00.00 4.01.05
2000-59	12-11-00	12-13-00	Redefine allowable density in R-5 & R-6 zoning when FLU is LDR	6.05.10 & 6.05.11
2001				
2001-11	03-01-01	03-07-01	Amend definitions; Amend s/d plan requirement; amend site plan approval requirements; Amend entire Concurrency Management Article (significant)	3.00.00 4.02.00 & 4.06.00 5.02.00 to 5.07.00 5.09.00 5.10.01-.02 5.12.00, 5.12.01- .05 5.13.00 & 5.15.00
2001-12	03-01-01	03-07-01	Amend definition of educational facility; remove references to maximum density	3.00.00 6.01.00
2001-20	04-05-01	04-11-01	Amend definitions related to protection of trees; add playground exemptions, borrow pits, and utilities; prohibit clear-cutting on non-agriculture lands; add 7.01.03.D-fees; add mitigation requirements; add 7.01.09 inspections	3.00.00 7.01.01 to .05 7.01.09
2001-35	07-05-01	07-10-01	Amend BOA membership, term of office, duties, procedures; amend appeal procedures	2.03.00.A-C 2.03.01 2.04.01.A, .D
2001-40	08-02-01	60 days from 08-02-01; BCC to amend 10-02-01	Amend wetlands definition; delete and replace 7.13.00-7.13.04 with 7.13.00-7.13.06 relating to wetlands and environmentally sensitive lands; amend 12.13.02 and 12.13.03 relating to mitigation; amend 12.13.04, provide for in-lieu fee program; amend 12.16.00, clarify role of the County in protecting natural resources	3.00.00 7.13.00 12.13.00 12.16.00
2001-52	09-20-01	10-01-01	Amend definition of mobile home park; add definition of mobile home subdivision; Change number of spaces from six to five; delete minimum lot width; delete recorded plat requirement	3.00.00 7.09.00.C 7.09.00.D
2001-58	10-18-01	10-24-01	Amend Perdido Key Sections: delete transfer of development rights, replace with density transfer	6.05.13.K 6.05.13.01.J 6.05.13.02.J 6.05.13.03.B
2001-59	10-18-01	10-24-01	Amend Section 2 of Ord. 2001-40 relating to 7.13.01: exemption from review/permitting requirements of 2001-40, construct one sfd on lot of record <5 ac if max impact to wetlands is <1/4 ac	7.13.01
2001-64	11-15-01	11-19-01	Amend traffic requirements in commercial districts; Add new performance standard for commercial traffic in residential areas	6.05.12.E & .13.E 6.05.13.01.D 6.05.13.02.D & .03.F 6.05.14.E 6.05.27.D & .29.D 7.11.09
2002				
2002-08	02-07-02	02-12-02	Amend Airport Environs Area: add two additional zones (B4 and C4); specify allowable uses and prohibit certain uses therein; provide that existing sfds are conforming uses; provide family conveyance exception; provide temporary medical waiver for mobile home as guest residence; provide variances and conditional uses relief; provide for TDRs at a future time; renumber sections	11.01.00 11.01.01 & 11.01.02 11.01.03-.06 11.01.07 11.01.08-.15 11.01.16-.22

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
2002-09	02-21-02	02-28-02	Amend Article 4 Part 1 "Subdivision Regulations" to delete all references to subdivision improvement agreements that allow for final platting prior to completion of improvements; require surety warranty; replace "developer" with "applicant"; renumber Sections 4.03.04-4.03.07; delete Sections 4.03.01B-E; delete and replace Sections 4.03.03, 4.04.04, and 4.04.05	4.02.07 4.02.08 4.03.00 4.03.01.A 4.03.02-.06
2002-11	03-07-02	03-18-02	Amend Section 7.13.03 to add a new sub-section "P" - Utility Companies, to provide for utility companies to have limited exemptions in wetlands and environmentally sensitive areas	7.13.03.P
2002-18	04-04-02	04-12-02	Amend Section 6.05.12.C to add a new sub-section "7" to add boat sales to conditional uses	6.05.12.C.7
2002-23	06-02-02	06-12-02	Amend definitions of heights and story.	3.00.00
2002-24	06-06-02	06-12-02	Amend Section 8.05.03, Signage: Limit the total number of billboards allowed in the County; provide for a billboard inventory; revise requirements related to dimensions, location, and spacing; remove "agriculture" from permitted zoning districts. Reletter sub-sections A & B, add new sub-sections A.1-3, B.1-2, & E	8.05.03.A 8.05.03.B 8.05.03.C 8.05.03.D 8.05.03.E
2002-30	07-02-02	07-08-02	Amend definition of footprint; specify elevated, above-grade parking as accessory use on Perdido Key; provide lot coverage & footprint requirements in C-1PK; amend lot coverage requirements in CCPK; provide lot coverage and footprint requirements in CGPK	3.00.00 6.03.01 6.05.13 & .01-.02
2002-36	08-01-02	08-06-02	Amend definition of <i>de minimis</i> development and development approval; Correct cross-reference for impacted roadways; Correct cross reference for <i>de minimis</i> traffic determination criteria; Apply Comp Plan Objective 11.A.7 to hurricane evacuation time; Amend concurrency management system manual title; Clarify <i>de minimis</i> traffic concurrency exemptions; Apply Comp Plan Objective 11.A.7 to hurricane evacuation route	3.00.01 4.06.00.C 5.06.00 5.08.00.C, D, F 5.10.01.D.3 5.10.02.B, C, G 5.12.00 & .04.F 5.13.00.A 5.14.00-.01
2002-45	10-17-02	10-25-02	Remove development orders from list of permits, clarify name & type of permits issued; allow conditional approvals on preliminary subdivision plats, etc.; clarify requirement for resolution by BOA of approvals prior to issuance of permit; add development order to Administrative Appeals; clarify DRC projects are subject to rules in effect at time of application	2.02.00, .02, .03, .04 2.04.00 2.04.01.B,C,&D 2.04.02 2.07.01
2002-46	10-17-02	10-25-02	Add extension of development orders and temporary use for medical hardship to BOA authority, add to variances and conditional uses; add notice requirements; provide criteria for extension of development orders and temporary use due of a mobile home as a guest residence due to medical hardship; provide for judicial review; amend definition of guest residence, delete definition of guest residence for medical care, add definition of medical hardship; extend effective approval period for a development order to 18 months; delete reference to temporary medical waiver, replace with temporary use of a mobile home as a guest residence due to medical hardship	2.03.00.C 2.03.01 2.05.00 2.05.01 2.05.05 2.05.06 2.05.07 3.00.01 4.06.08 6.04.10
2002-54	12-02-02	12-20-02	Add definitions for change of use, development, major and minor; amend impervious and pervious surface, and public utility; delete Mini DRC and public service structures. Amend site plan regulations, clarify requirements: 4.06.00; delete A, move B & C to 4.06.0; amend 4.06.02 and 4.06.03, clarify criteria for minor development or an exception; amend 4.06.07 to add "approved" to title & specify guidelines for modification of approved site plan; amend 7.15.09 to add county engineer signature.	3.00.01 4.06.00 4.06.01 4.06.02.A-F 4.06.03.A-E 4.06.04-10 7.15.09
2003				
2003-04	02-06-03	02-13-03	Amend definition of multiple dwelling and add definition of mixed-use commercial development; Add multi-family dwelling as a conditional use in C-1 zoning district; Specify multi-family dwelling density; Add multi-family dwelling conditional use regulations	3.00.01 6.05.12.C 6.08.02.M
2003-05	02-06-03	02-13-03	Add boat and recreational vehicle storage as a conditional use in C-1 district and provide buffering and screening requirements; Add boat and recreational vehicle storage as a permitted use in C-2 zoning district	6.05.12.C 6.05.14.B
2003-09	03-20-03	03-25-03	Amend definition of Wetlands; add definitions for environmentally sensitive lands, cluster development, holding pond, dry pond, wet pond, and threatened and endangered species habitat; Amend preliminary plat to include wetland delineation date; add habitat id; amend in-lieu fee calculation; provide for silviculture exemption and permit; provide for stormwater design standards; clarify role of county in protecting natural resources	3.00.01 4.02.05; 4.02.07 4.04.13 4.06.06 7.13.00-7.13.06 7.15.05-.06 12.13.00 & 12.16.00

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
2003-21	06-05-03	06-10-03	Add portable food vendors to prohibited uses in Warrington commercial overlay district; change lettering sequence; modify performance standards and amend conditional use performance standards in Warrington commercial overlay district; add "T" Street to the Brownsville commercial overlay district; modify performance standards and conditional use performance standards in the Brownsville commercial overlay district	6.05.14.02.C 6.05.14.02.D 6.05.14.02.E 6.05.14.02.G 6.05.14.04 6.05.14.04.F 6.05.14.04.G
2003-33	07-24-03	07-31-03	Add the following statement to the Sections: "Refer to the Escambia County Comprehensive Plan and latest Amendments, specifically Policy 7.A.4.7.f.(4), regarding dwelling and lodging unit caps on Perdido Key.	6.05.04.A, .06.A 6.05.08.A, .13.A 6.05.13.01.A 6.05.13.02.A 6.05.13.03.A
2003-38	08-07-03	08-13-03	Amend definitions of public utility, public utility and service structures, and delete definition of utility; Amending the phrase "buildings used...for public purposes" throughout the code to "public buildings..."; amend conditional use standards; change the permitted use of public utility and service structures to conditional uses in R-1, R-1PK, & V-1 to V-5 zoning districts and add as permitted use in R-5, ID-2, & VM-1, and add as conditional use in S-1, S-1PK, & SDD, and change from conditional use to permitted use in VAG & VR; amend language in Airport Environs overlays B4 & C4 and in SRIA government and civic district	3.00.01 6.05.01.B.6&15 6.05.01.D.2 6.05.02.C.4 6.05.03.B.3 6.05.03.C.9&10 6.05.04.B.4 & 5 6.05.04.C.4 6.05.10.B.4 & 5 6.05.17.B.13-14 6.05.18.C.1 6.05.19.B.10-11 6.05.19.C.2 6.05.20.B.6&15 6.05.20.D.3 & 4 6.05.21.B.6&15 6.05.21.C.2&5 6.05.22.B.3 6.05.22.C.9&10 6.05.25.B.9 6.08.02.A&J.4 11.10.02 & .07 13.03.11
2003-39	08-07-03	08-13-03	Amend definitions, repeal and replace dwelling (multi-family) and add quadruplex, and delete mixed use commercial development; amend R-4, C-1, & C-2 zoning districts to reference Comp Plan; delete multi-family dwelling from C-1 conditional uses; delete multi-family dwelling from conditional use standards	3.00.01 6.05.09.B.2 6.05.12.A, .C.8 6.05.12.G & 6.05.14.A 6.08.02.M
2003-53	11-06-03	11-13-03	Amend definition of off-site parking; add exception to required parking spaces; add requirement for alternatives submitted during the review process; amend exemptions and requirements in provisions and add new requirements	3.00.01 7.02.00.C 7.02.00.D 7.02.00.D.5 & 6
2003-54	11-06-03	11-13-03	Prohibit the BOA from granting a variance to any provision in Section 7.14.00 (alcoholic license)	2.05.02
2004				
2004-07	02-05-04	02-12-04	Implementing the recommended density reduction in Area "A" as identified in the recently accepted JLUS; change APZ A to CZ and amend A	11.01.00.B.1 11.01.00.B.3 11.01.00.C 11.01.01
2004-09	02-05-04	02-12-04	Increase BOA members from 5 to 7; add new subsections to list BOA authority and duties, membership requirements, terms of office, and procedures; Amend administrative appeal requirements; Add medical hardship and site plan extensions to BOA; Amend administrative variances and application procedures; Increase size allowed for medical hardship mobile homes from 1000 to 1280 sf; Clarify setbacks for accessory structures; Add Section 2.12.00 to establish 7-member Planning Board and regulations and procedures (repealed from Chapter 78 of Code of Ordinances); Amend development order extensions	2.03.00-2.03.06 2.04.01-2.04.02 2.05.00-2.05.03 2.05.05-2.05.06 2.10.07 2.12.00 4.06.11
2004-13	03-04-04	03-08-04	Amend lot of record dates to be October 8, 1990	2.10.01.D 6.04.08 7.13.03.C
2004-14	03-04-04	03-08-04	Regarding subdivisions and site plans, add language authorizing BCC to issue additional model home permits	4.01.03.E
2004-21	05-06-04	05-13-04	Modify scope of authority of BOA regarding in Administrative Appeals; add a Development Review section and DRC procedures; delete development approval definition and revise DRC definition	2.04.01 2.13.00 3.00.01

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
2004-23	05-20-04	05-26-04	Delete required wetlands minimum mitigation ratio; incorporate Uniform Mitigation Assessment Method; (new) allow director of NESD authority to grant admin variances to required wetland buffer width	7.13.03.C 7.13.03.D 7.13.03.E 7.13.03.N.6 (new)
2004-32	06-03-04	06-08-04	Add definition for absolute, amend lot of record; Incorporate JLUS recommendations; Amend applicability to remove Bronson Field reference, add JLUS reference; delineate uses allowed in AIPD; Revise density limitations, clarify regulations for commercial subdivisions; add method and explanation for height calculation in airport environs	3.00.01 11.00.01 11.01.15 11.02.00
2004-33	06-03-04	06-08-04	Amend Article 6 to facilitate incorporation of JLUS recommendations; Amend 6.05.03 to add two Airfield Mixed Use zoning districts (and renumber all sub-sections); Amend Article 7 to add Airfield Mixed Use 1 and 2, and Villages SFR2A to list of uses exempt from landscaping and include them in list requiring buffering	6.00.01 6.01.00 6.05.01 et al 7.01.02 7.01.06
2004-34	06-03-04	06-08-04	Amend map showing AIPDs, APZs, & Noise contours for Pensacola NAS, OLF Saufley & Site 8 as in 11.01.00.C; repealing Ord. 2001-44	6.02.00
2004-41	08-05-04	08-10-04	Make the C-4 Brownsville overlay consistent with boundaries of underlying R-6 & C-1 zoning districts; add existing welding shops as a conditional use;	6.05.16.04.B 6.05.16.04.C 6.05.16.04.E
2004-62	10-08-04	10-14-04	Amend Article 6 to add new section 6.04.11 allowing mobile homes and RVs as temporary housing (regardless of zoning) following a disaster	6.04.11 (new)
2004-68	11-04-04	11-15-04	Add definitions for boardwalk, dock and pier; Amend Section 7.05.00 "docks, piers, and mooring devices "to add plan submission requirements; repeal requirement that objections from adjoining owners be considered by the Planning Board when proposed docks are w/in 25' of property line; add a prohibition on docks w/in 25' of adjoining side lot lines; require access to open water from existing docks or piers; allow joint use of docks and piers by adjoining owners	3.00.01 7.05.00.C.12.a-e
2004-75	12-09-04	12-13-04	Amend 6.04.11 to establish a requirement that property owners contract with the County to ensure timely removal of a mobile home, manufactured home, or RV in order to obtain a temporary use permit; providing for off-site location of same when on-site structure is damaged; establish a limit of one per lot	6.04.11.A & .D 6.04.11.D.2 6.04.11.D.6 & .7 (new)
2005				
2005-02	01-06-05	01-10-05	Amend intent and purpose portion of R-1, R-2, R-3, R-6, C-1, C-2, and ID-1 zoning districts to add a reference to the applicable overlay district; delete Sections 6.05.16.01-.04 and replace/renumber with Section 6.07.00	6.05.05.A 6.05.07.A 6.05.09.A 6.05.13.A 6.05.14.A 6.05.16.A 6.05.16.01-.04 6.05.18.A 6.07.00
2005-04	02-17-05	02-21-05	Add new section 6.04.12 for "New C & D Pit Moratorium"	6.04.12 (new)
2005-12	05-05-05	05-11-05	Amend definitions of child care center, educational facility, family day care home, & group home & add family foster home & kindergarten; add family day care & foster homes as permitted uses in AG, AMU-2, R-1, R-1PK, SDD, VAG, VR, & V districts; prohibit nursing homes & similar uses in CHHA FLU in AG; exclude child care centers & kindergartens from educational facilities listed as CU in R-1 & V districts; remove text in intent portions of R-1, R-1PK, R-2, R-2PK, R-3, & R-3PK districts in re permitted & conditional uses of certain structures & uses; add public parks & recreation facilities as CU in R-1 & R-1PK districts; correct unclear references in site requirements of PK districts; amend intent portion of VR regarding mobile home parks	3.00.01 6.05.01 6.05.04-11 6.05.15 605.15.01-.03 6.05.21-.24
2005-13	05-05-05	05-11-05	Create additional notification requirements for variance requests for alcohol sales within 1000' of a place of worship; add an item to allow BCC review of BOA actions regarding such variances; add an exemption to the prohibition on alcohol sales within 1000' of a place of worship or educational facility for temporary alcohol licenses; modify language regarding Florida Statutes.	2.05.01 2.05.02 2.05.07 7.14.01.A 7.14.01.E (new) 7.14.01.F (new)
2005-17	06-02-05	06-14-05	Amend Section 2.12.00, Planning Board: provide that all seven members reside in Escambia County; provide that a Navy representative be an <i>ex officio</i> , non-voting member	2.12.02 2.12.03.A
2005-22	04-07-05	07-13-05	Amend Section 6.00.00 to clarify the applicability of locational criteria in the different zoning categories; add a new section 7.20.00 to provide specific locational criteria to be applied to commercial and industrial development	6.00.00 6.00.02-.03 6.05.00 6.05.03-.04 6.05.13-.14 6.05.16-.19 6.05.27-.28 7.20.00

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
2005-23	07-07-05	07-13-05	Amend definition of borrow pit; add new definitions for: disposal facility, disposal facility (land clearing debris), hazardous waste, junkyard, land clearing debris, landfill, mining, reclamation, reclamation plan, salvage yard, solid waste, solid waste transfer station, waste tire processing facility, and yard trash; Amend Articles 6, 7, 11, and 12 to add definitions and amend permitted, conditional, and prohibited uses within zoning districts pertaining to borrow pits and reclamation activities, landfills, solid waste transfer stations, collection points, junkyards, etc; add standards regulating adverse off-site impacts and conditional uses for borrow pits and land clearing debris disposal sites; provide applicable references and establish performance standards	3.00.01 6.05.01-.05 6.05.14-.24 6.05.27, .29, .30 & .32 6.08.01.M 7.07.01.D (new) 7.07.07 (new) 11.01.02-.04 11.01.07-.11 12.09.00
2005-35	08-18-05	08-22-05	Amend Section 6.04.11: provide that application for temporary housing can be made within 6 months of any declaration of disaster; provide that the Board make a finding regarding the subject disaster; provide additional requirement for extension of temporary use due to damage from an additional disaster	6.04.11 6.04.11.D.7 (new)
2005-36	08-18-05	08-22-05	Amend Section 4.06.11: Provide that expiration date of site plans pertaining to areas of Perdido Key beach mouse habitat be tolled 180 days after mitigation; Amend Section 5.15.00: Add provision that expiration of capacity be tolled pursuant to Section 4.06.11	4.06.11 5.15.00.A.4 (new)
2005-45	10-06-05	10-12-05	Amend Article 2 to change the name of the department everywhere Planning and Engineering or Growth Management is cited to "Planning and Zoning"; amend Article 3 to change the definition of department from Growth Management to "Planning and Zoning"	Article 2 3.00.01
2005-56	11-17-05	11-22-05	Amend Article 2 to prohibit variances to shoreline protection zone; amend Article 12: establish 1975 CCCL as shoreline protection zone 1; prohibit construction in shoreline protection zones; establish setbacks	2.05.02 12.01.00 & 12.01.01 12.02.00
2006				
2006-01	01-05-06	01-10-06	Amend Article 7, Section 7.13.03.E.3 to allow the (mitigation option) in-lieu fee to be utilized for impacts to the Perdido Key beach mouse and associated habitats	7.13.03.E.3
2006-02	01-05-06	01-10-06	Amend Article 7, Section 7.13.03.E.5 (new) to be known as the Perdido Key Beach Mouse Special Assessment Ordinance	7.13.03.E.5
2006-04	01-05-05	01-10-06	Amend Article 3, definitions of building height, height, and story; Amend entire Article 10, Flood Plain Management, to provide for: definitions, an additional three feet of freeboard, National Flood Insurance Program and floodplain management related requirements of the State, and hardship appeals; Included in the Ordinance, but not in the text of Article 10 is a penalty provision	3.00.01 10.00.00 10.01.00 10.02.00 10.03.00
2006-10	02-02-06	02-10-06	Amend Article 6, Section 6.04.12.B to change the C&D pits moratorium from February 17, 2006 to August 17, 2006.	6.04.12.B
2006-16	03-02-06	03-09-06	Amend Article 6, Zoning Districts, to include Waterfront Mixed Use (WMU) zoning district; establish new section to provide for Waterfront Mixed Use zoning district; establish new section to provide for the RA-1(OL) Barrancas Development Area overlay district and map	6.00.02 6.01.00 6.05.05, .07, & .09 6.05.11, .13, & .14 6.05.33 (new) 6.07.04 (new)
2006-20	03-02-06	03-09-06	Amend Article 13, Santa Rosa Island Authority Regulations, Sections 13.00.05 (Flood Insurance Program), 13.03.00 (Zoning Districts), 13.15.00 (Building Heights), 13.20.00 (Floodplain Management on Pensacola Beach under the Control of the SRIA); amend flood map numbers, setbacks, heights, floodplain regulations, and add definitions	13.00.05 13.03.01 13.15.00 13.20.00
2006-21	03-02-06	03-09-06	Amend Article 4, Subdivisions and Site Plans, Section 4.06.11 as it relates to the 180 day tolling of certain development orders on Perdido Key	4.06.11
2006-22	03-02-06	03-10-06	Amend Articles 2, Administrations, Section 2.10.02 to add additional provisions for appurtenant structures, and Article 6, Zoning Districts, Section 6.05.17 to amend building height limit	2.10.02.C (new) 6.05.17
2006-26	04-06-06	04-12-06	Amend Article 6, to delete Section 6.04.12, repealing the temporary moratorium on the issuance of permits for C&D pits	6.04.12
2006-28	04-06-06	04-12-06	Amend Article 6, Section 6.05.00, to add or amend cross reference to requirements of Article 11 Airport Environs	6.05.00
2006-30	04-06-06	04-12-06	Amend Articles 4, 7, & 9 to cross reference appropriate portions of Article 11 Airport Environs; amend Article 11 to incorporate regulations and adopt an overlay district for Pensacola Regional Airport	4.06.06.A.1 4.06.09.V 7.18.00.L & .M 9.06.00 Article 11 (all)
2006-56	07-20-06	07-25-06	Amend Article 4, Section 4.02.07 to require the creation of an MSBU to fund the maintenance activities of stormwater retention pond(s) serving a subdivision prior to final plat approval	4.02.07.B.6 (new) 4.04.13.A.10 (new)
2006-62	08-03-06	08-09-06	Amend Article 2, Section 2.02.02 "Issuance of Permits" to allow development activity at applicants risk after required state and federal permits are applied for and approved as to content by the County Administrator or designee	2.02.02

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
2006-63	08-03-06	08-09-06	Amend Article 7, Section 7.13.03 "Protection standards" to include the acceptance of the nationwide permit conditions for numbers 14 and 39 from the US Army Corp of Engineers as a standard for protection of the wetlands...and to establish criteria.	7.13.03
2006-64	08-03-06	08-09-06	Amend Sections 3 and 6; Section 3.00.01 to add a definition for carport; and Section 6.03.01 to add carports and review criteria.	3.00.01 6.03.01.G (new)
2006-70	09-07-06	09-14-06	Amend Article 3, Section 3.00.01 to clarify definitions of automobile rental agencies and truck, utility trailer, and RV rental service & facility; Amend Article 6, various sections, to identify in which zoning districts these uses are allowed, including placement of truck rental with mini-warehouses; clarify language of vehicle placement in public r-o-w; amend verbiage of automobile rental agencies for consistency; and amend conditional use standards to add automobile rental agencies and truck rental service	3.00.01 6.05.04 6.05.13 & 6.05.14 6.05.16 6.05.30 6.07.01 6.07.03 6.08.02
2006-71	09-07-06	09-14-06	Amend Article 10, to amend the Flood Insurance Rate Maps revision date; amend definitions as related to the new maps	10.00.02 10.01.02 & 10.01.03
2006-72	09-07-06	09-14-06	Amend Article 3, Definitions, to remove the square footage limits for hotel/motel units	3.00.01
2006-75	09-21-06	09-27-06	Amend Article 4, Section 4.06.11, as it relates to the tolling of certain development orders on Perdido Key, change 270 to 450 days pertaining to beach mouse habitat	4.06.11
2006-80	10-05-06	10-05-06	Amend Article 6, various sections, to add a minimum five-foot side yard setback to site and building requirements	6.05.01-6.05.07 6.05.09-6.05.11 6.05.15 6.05.21-6.05.28
2006-86	11-02-06	11-09-06	Amend Article 2, amending administrative variances provisions	2.05.00 2.05.01 2.05.02
2006-87	11-16-06	11-21-06	Amend 5, Concurrency Management, to include the proportionate fair share program	5.13.00
2006-92	12-07-06	12-12-06	Amend Article 4, Subdivision Regulations, to add provision to allow surety to be posted for incidentals as part of the final plat approval process; and to add reference to incidentals to completion of public improvements and lot improvements	4.02.07.C.6 4.03.01.A
2007				
2007-3	01-04-07	01-09-07	Amend Article 3, Definitions, to add definitions for artificial lake, artificial pond, & acre-foot; Amend Article 7, Performance Standards, to add new Section 7.21.00 (7.21.01 to 7.21.04) to add standards for artificial lakes and ponds	3.00.01 Section 7.21.00
2007-5	02-01-07	02-05-07	Amend Article 2, Administration, Section 2.08.02: clarify when it is permissible for an applicant to amend a rezoning request, set forth a process for notification, & amend content of notifications	2.08.02.C.1 2.08.02.D
2007-6	02-15-07	02-19-07	Amend Article 4, Subdivision and Site plans, Section 4.04.13 drainage; delete Section 4.04.12.A.8 & reorder the section numbers; (the one-time pond maintenance fee is no longer required since an MSBU ordinance will provide for pond maintenance)	4.04.13.A.8
2007-14	03-05-07	03-09-07	Amend Article 2, Administration and Article 7, Performance Standards; as pertains to the issuance of a zoning certificate for the sale of alcoholic beverages for on-premise consumption: delete the term variances and replace with the term conditional use everywhere cited	2.04.01.D 2.05.01-.03 & .07 7.14.00, 7.14.01 7.14.01.E
2007-15	03-05-07	03-09-07	Amend Article 2, Administration, regarding appeal of administrative decisions; prove that those aggrieved by a BOA decision can petition directly to the Circuit Court	2.04.00 2.04.01
2007-25	05-01-07	05-07-07	Amend Article 7, Performance Standards; as pertains to fence heights, materials, and setbacks	7.04.00
2007-27	05-24-07	05-30-07	Amend Article 8, Sign Regulations; provide for general principals, procedural safeguards, amended statement of purpose, & a message substitution clause	8.00.00- 8.10.00 (new)
2007-36	07-19-07	07-26-07	Amend definition of "campground"	3.00.01
2007-37	07-19-07	07-26-07	Amend Article 2, Administration, to provide for burden shifting applicable to quasi-judicial rezoning; establish that status quo serves public purpose; provide that BCC can adopt, modify or reject RHE finding re public purpose	2.08.02.D.7 (new) 2.08.02.E.1
2007-38	07-19-07	07-26-07	Amend definition of hotel/motel and lodging unit; add definitions for condo, condo hotel, and exchange company	3.00.01
2007-42	08-02-07	08-08-07	Amend Article 7, Performance Standards, as pertains to sale of alcoholic beverages within 1,000 feet of a child care or day care facility, to add a conditional use provision	7.14.01.B, C, E, & F
2007-44	08-16-07	08-22-07	Amend Articles 2, 3, 6, & 7 as pertains to lot of record date, change date from October 8, 1990 to February 8, 1996	2.10.01.D 3.00.01 6.04.08 7.13.03.C
2007-48	09-06-07	09-13-07	Amend Articles 6 & 7 as pertains to Perdido Key landscaping regulations: providing that State or Federal shall prevail if in conflict with County landscaping or buffer regulations	6.05.06, 6.05.08 6.05.10, 6.05.15 6.05.15.01 - .03 7.01.02

Ord. #	BCC Date	Effective Date	Brief Description	Section Number
2007-49	09-06-07	09-13-07	Amend Article 13, SRIA as pertains to covenants & restrictions removing the statement "Nothing in this section shall be construed so as to prohibit such leases from containing more restrictive provisions."; correct F.S. reference to "Laws of Fla."	13.00.03
2007-60	10-04-07	10-12-07	Amend Articles 2, 3, 4, & 7 as pertains to Development Review Committee members, duties, reviews, timelines, submittal requirements, & eliminate certain sureties, & to add division manager approval	2.13.01 3.00.01 4.01.04-4.04.15 4.02.05 4.03.04 7.02.00-7.15.14
2007-63	10-04-07	10-12-07	Amend Article 8 Signage to amend definitions and to add provisions for electronic message boards	Article 8 8.02.00, 8.04.02.A. 18.07.03.B.1 8.08.00.C (new)
2007-68	11-01-07	11-08-07	Amend Articles 3 & 6 to add a definition & requirements for portable storage containers	3.00.01 6.04.12 6.04.13 6.04.14 6.04.15
2007-69	11-01-07	11-08-07	Amend Articles 2 & 6 as related to administrative variances; delete area and clarify administrative variance provisions; & setback requirements to clarify variance provisions	2.05.02 6.02.02
2007-70	11-01-07	11-08-07	Amend Article 11 Airport/Airfield Environs as related to real estate disclosures	11.02.01.B.3 11.03.00.E
2008				
2008-38	06-05-08	06-12-08	Amend Article 3 in its entirety	Article 3
2008-39	06-05-08	06-12-08	Amend Article 3 Definitions of: area of special flood hazard & height, & add definitions for average finished grade, mean roof height, & special flood hazard area; Amend Article 6 to modify building heights & airport/airfield environs	3.02.00 6.05.05 6.05.07 6.05.09 6.05.24-.29 6.05.31
2008-40	06-05-08	06-12-08	Amend Article 10 Floodplain Management to revise definitions of coastal high hazard area & floodplain administrator	10.01.03 10.02.01
2008-44	08-07-08	08-13-08	Amend Article 7 Performance Standards: establish guidelines for fund expenditures; remove dollar amount and reference adopted fee schedule for mitigation tree costs	7.01.03.D 7.01.04.A.2
2008-45	08-07-08	08-13-08	Amend Article 6 Zoning Districts: amend requirement for land use certificate for portable storage containers in residential zoning districts; clarify existing text from tenant to occupant; create text clarifying no fee for county container	6.04.12 6.04.14 6.04.15
2008-46	08-07-08	08-13-08	Amend Article 2 Administration: correct sentence structure and department name; add provisions regarding setbacks as shown approved subdivision plats	2.10.02.A 2.10.04.B 2.10.06
2008-49	09-04-08	09-11-08	Amend Article 7 Performance Standards: amend the setback requirements for any dock, boathouse structure, pier.	7.05.00C.12.d
2008-50	9-18-08	9-25-08	Amend Chapter 37, Article II Section 37-36 Code of Ordinances. Defining the powers of the County Administrator during a State of local emergency.	
2008-51	9-18-08	9-25-08	Amend Chapter 2 Article V, Division 1 Section 2-207(f) of the code of Ordinances; repealing a fixed monthly stipend for Board members of the Escambia County merit system board; allowing the board of County Commissioners to approve a monthly stipend by resolution.	
2008-52	10-02-08	10-09-08	Rezone 4430 N Hwy 29; 2475 & 2480 Interstate Circle	Z 2008 04;2008-15;2007-45
2008-53	10-02-08	10-09-08	New ordinance that extends the time a development order shall remain effective by one year from its expiration date. Timeframe is any order that expires within one year of the effective date of this ordinance.	
2008-54	10/16/08	10/20/08	Repealed Ordinance 2007-80 which amended part 2 Chapter 7, Chpt 8, Chpt 11; remove MUPK DU & LU caps	
2008-55	10/06/08	10/14/08	Rezone 229 & 233 E Brent Ln from R6 to C1	Z 2008-16
2008-56	11/06/08	11/14/08	Chapter 14-Capital Improvement Element Updating the 5 yr schedule	
2008-57	11/20/08	11/24/08	Amend Chapter 50, Art. 1 Sect 50-1; create Chapter 50, Art. 1, Sect 50-2 to 50-4	

This document was last updated on Sept 24, 2008

H:\PZ\Codes\LDC 9-24-08\LDC Amendments updated 09-24-08.doc