

Performance Standards

Open Space/Landscaping: Open space/landscaping is permitted / required in accordance with the requirements set forth in Article 7 of the Land Development Code. Additionally:

- a. A landscape plan shall be prepared as part of the site plan.
- b. In a P-1 District the landscape plan will identify the natural vegetation to be protected or conserved, etc., plus limited improvements are permitted.
- c. In a P-2 District all required yards and open spaces adjacent to streets and contiguous to residential property shall be planted and properly maintained with suitable plantings in the form of sod, sprigging, shrubs, hedges and trees to present an attractive appearance appropriate to the neighborhood.

Parking: Parking for public parks shall be required in accordance with the requirements set forth in Article 7 of the Land Development Code when the proposed use or uses will attract a greater number of users with vehicles than would otherwise frequent the park as pedestrians.

Lighting

- a. Exterior lighting is permitted in accordance with the requirements set forth in Article 7 of the Land Development Code.
- b. Exterior lighting on park sites shall be so designed and placed to avoid (to the greatest extent possible) shining into adjacent residential properties and all right-of-ways.

Performance Standards (Con't)

Fences and Walls

- a. Fences and walls are permitted or required in accordance with the requirements set forth in Article 7 of the Land Development Code.
- b. No fence or wall shall be erected within twenty-five (25) feet of any street line.
- c. No fence or wall situated within ten (10) feet of any residentially zoned property line shall exceed six (6) feet in height.

Signage: Signage is permitted in accordance with the requirements set forth in Article 8 of the Land Development Code..

Refuse Collection: Facilities for refuse collection and removal of solid wastes shall be provided pursuant to Article 7 of the Land Development Code.

Site Size: There shall be no limit to size of a site.

Santa Rosa County

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Santa Rosa County

PUBLIC PARK (P1/P2) ZONING DISTRICT

(EFFECTIVE APRIL 1, 2004)
(REVISED NOVEMBER 12, 2008)
(REVISED MARCH 20, 2013)

Research done today, could save you time and money.

The information provided in this brochure is extracted from the Santa Rosa County Land Development Code; however, it is the responsibility of the applicant to contact the Planning and Zoning Division to discuss land use issues when a change is desired. This brochure is only to be used as an overall help tool for the general public.

Note: Land Development Code is subject to change.

Purpose

The P-1 and P-2, Park and Recreation Districts, are intended for lands used for passive or active recreational functions. It is also intended that these districts be applied but not necessarily pertaining to lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, cemeteries, etc.... These districts are also intended for outdoor sports and recreational activities in which the participants are actively engaged, but which may also provide entertainment for spectators. The activities for which the P-1 Districts are provided are normally and primarily conducted in the open air while related accessory activities may be in the open air or in a building or structure. The functional characteristics of a P-1 District may require its location within, or in close relationship to, residential areas, public recreational areas or scenic areas. Because of the nature of uses involved and the variety of arrangement of uses and facilities, a development site plan shall be required to be furnished to the Community Planning, Zoning and Development Division for approval prior to improvements being installed. These regulations shall apply to public as well as private recreational land and facilities.

Permitted Uses

Permitted Uses

1. P-1 Passive Park District: On lands to be conserved and protected such as open space, estuarine areas, public and quasi-public lands, spoil sites, and the like, uses shall be limited to walkways, paths, sanitary facilities, refuse containers and similar uses.
2. P-2 Active Park District: Lands to be used for recreational purposes may be used as permitted above plus one or more of the following specified uses, (subject to the requirements provided in subparts (C) and (D) of this section of the Land Development Code):

Permitted Uses Con't

Archery Range
Auditorium
Baseball Fields
Basketball Courts
Bathing Beach
Benches
Bicycle Path
Boat Anchorage
Boat Dock
Boat Launching Ramp
Botanical Garden
Bridle Trails
Cabanas
Cemeteries
Charter Boat Dock
Concession Stands
Cooking Grills
Country Club
Excursion/Charter Boat Dock
Fishing Pier
Football Field
Horseshoe Pitching Courts
Golf Course or Driving Range
Miniature Golf Courses
Handball/Racquetball Courts
Picnic Tables
Lawn Bowling
Recreational Vehicles & RV Parks
Outdoor Rifle and Pistol Range
Shuffleboard Courts
Public Park
Soccer Field
Rifle and Pistol Range
Swimming Pool
Softball Field
Tennis Courts
Stadium & Bleachers
Track and Field Facilities
Social, Athletic, Neighborhood
Zoo or Community Club or Center
Water Oriented Recreational Uses (boating, diving, fishing, swimming, surfing, wading, water skiing)
Yacht Club

Minimum Required Setbacks

1. No parking area shall be located within twenty-five (25) feet of any residentially zoned property.
 2. No structure, (except benches, tables, sitting areas, fountains, fences, or walls) as hereinafter provided, shall be located within twenty-five (25) feet of any property line.
 3. When structures, (except benches, tables, sitting areas, fountains, fences, or walls) are built within the P-2 Zone, no required open space, yard or setback area shall be used or developed for any purpose other than for landscaping and paths, walkways and/or driveways reasonably necessary to serve the permitted use.
 4. Setbacks Along Collector or Arterial Roads: The minimum required building setback along a collector or arterial road, as described in Section 4.04.03(D) of the Land Development Code, shall be as follows:
 - (a) Along a collector road, the minimum required building setback shall be twenty-five (25) feet.
 - (b) Along an arterial road, the minimum required building setback shall be fifty (50) feet.
- If any other setback requirement of the Land Development Code conflicts with the above requirements, the more restrictive requirement will apply.