

Disclaimer: This is an unofficial reproduction of the Future Land Use Categories taken from Chapter 7 of the Escambia County Comprehensive Plan and is intended to be for general information only. To access the official (codified) Escambia County Code of Ordinances, go to www.myescambia.com; click departments, click Planning and Zoning, click Comprehensive Plan for instructions.

Policy 7.A.4.7: Future Land Use Categories (Densities and Intensities)

The following permitted uses and densities and intensities of use are hereby established for each land use category depicted on the Future Land Use Map. The LDC (reference Policy 7.A.1.1) shall include regulations pursuant to Policy 7.A.2.1 (b) with the following:

- a. The **Agriculture Category** includes approximately 215,174 acres, which is approximately 50.9 percent of the County. Site specific (parcel specific) densities are governed by the provisions in Table 7-1 (reference Policy 7.A.4.8). Uses within this category include routine agricultural and silvicultural activities, residential uses as herein described and commercial activities limited to those commercial endeavors ancillary to agricultural or silvicultural pursuits or in support of agricultural activities such as seed, feed and food outlets, farm equipment and repair and the like. Also, recreational uses, public utilities and facilities, facilities of religious organizations, educational facilities, medical facilities and other similar uses designed to provide for the needs of the rural, agrarian community are allowed. That acreage in the AG category which is also in the Coast High Hazard Area (CHHA) as defined herein will be designated AG/CHHA. The total acreage within the AG/CHHA subset of the AG category is 4,499 acres. Rezoning within the AG/CHHA to a higher density and/or intensity will be discouraged.

The intensity of the non-residential uses allowed in this category will be governed by a maximum impervious cover ratio of 80 percent. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

- b. The **Rural Residential Category** includes approximately 13,330 acres, which is approximately 3.2 percent of the County. Site specific (parcel specific) densities shall be governed by Table 7-1 (reference Policy 7.A.4.8). Allowable uses and the intensity of non-residential uses shall be as defined in sub-part (a) above. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3. Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

- c. The **Low Density Residential Category** includes approximately 24,738 acres which is approximately 5.8 percent of the County. The purpose of this category is to provide for a complimentary mix of residential uses near the urban area so as to facilitate the preservation of existing neighborhoods and the development of new residential opportunities in a compact and orderly manner. In addition, this category is intended to provide for the protection of important natural resources. Residential development density ranges for the LDR category will be as follows:

<i>Percent of Category</i>	<i>d.u.s Per Acre</i>
3%	10-18 d.u.s/1 acre
4%	5-12 d.u.s/1 acre
8%	3-6 d.u.s/1 acre
3%	1-4 d.u.s/1 acre
2%	.1-2 d.u.s/1 acre
80%	<.2 d.u.s/1 acre

Site-specific (parcel-specific) densities (lot size) shall be as specified in the LDC pursuant to the requirements of the zoning district wherein a particular parcel or site is located subject to the provisions described below. Also, if a zoning district allows more than 18 d.u.s per gross acre, the above provisions restrict the maximum number of d.u.s available to 18 per gross acre (R-5 & R-6 areas). Uses allowed within this category include residential lots and subdivisions, planned unit developments, public facilities and utilities, educational and religious facilities, recreation uses and compatible supporting neighborhood commercial uses when such new neighborhood commercial uses are proposed as part of a predominately residential development or a planned unit development. Neighborhood commercial uses that are not a part of a predominately residential development or planned unit development are allowed and shall follow the locational and other criteria of Policy 7.A.4.13 (A). The maximum amount of commercial uses to be allowed in LDR will be three percent. The intensity for non-residential uses shall be governed by a floor area ratio of .9. Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Residential densities shall be compatible with and functionally related to surrounding development, including infrastructure, and such compatibility shall be determined as follows:

- (1) For parcels up to 99.99 acres, 40 percent of the surrounding area within a one-mile radius of the proposed development is developed at densities equal to or greater than the proposed density or four d.u.s per acre, whichever is less.
- (2) For parcels 100 acres or larger, sixty percent of the surrounding area within a two-mile radius of the proposed development is developed at densities equal to or greater than the proposed density or four d.u.s per acre, whichever is less.

- (3) For purposes of calculating density acres required by Parts 1 or 2 above, wetland or environmentally sensitive acreage shall be deducted from the total acres within the radius prior to calculating the number of acres required to be developed at a specified density.
- (4) Parcels within one mile of central sewer facilities (not a package plant) shall not be subject to Parts 1 or 2 above provided that the proposed development connects to the central sewer system with a density of not less than 2.5 d.u.s per acre.

Rezoning and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

- d. The Residential Category includes approximately 7,530 acres, which is approximately 1.8 percent of the County. Residential development density ranges for the R category will be as follows:

<i>Percent of Category</i>	<i>d.u.s Per Acre</i>
2.0%	18-25 d.u.s/1 acre
2.0%	16-22 d.u.s/1 acre
1.5%	10-18 d.u.s/1 acre
10.0%	7-12 d.u.s/1 acre
55.0%	4-8 d.u.s/1 acre
19.0%	1-5 d.u.s/1 acre
10.5%	.1-3 d.u.s/1 acre

Site-specific (parcel-specific) densities (lot size) shall be as specified in the LDC pursuant to the regulations of the zoning district wherein a particular parcel or site located subject to the provisions described below. The purpose of this category is to provide for residential neighborhoods in areas of the County with urban/suburban characteristics. Typically, residential uses will be located conveniently to shopping, schools and employment centers. Other allowable uses in this category include public utilities/facilities, religious and educational facilities, medical offices, planned unit developments, recreation facilities, and compatible supporting neighborhood commercial uses when such new neighborhood commercial uses are proposed as part of a predominately residential development or a planned unit development. Neighborhood commercial uses that are not a part of a predominately residential development or planned unit development are allowed and shall follow the locational and other criteria of Policy 7.A.4.13(A). Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. The maximum amount of commercial uses to be allowed in the residential category will be six

percent. Residential densities shall be compatible with and functionally related to surrounding development, including infrastructure, and such compatibility shall be determined pursuant to the criteria and techniques contained in subparts 1 thru 4 of Policy 7.A.4.7(c) above. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

- e. The **Urban Residential Category** includes approximately 6,151 acres, which is approximately 1.5 percent of the County. The purpose of this category is to provide for residential uses with urban character in the urban or urbanized areas of the County. Residential development density ranges for the UR category will be as follows:

<i>Percent of Category</i>	<i>d.u.s Per Acre</i>
3%	17-25 d.u.s/1 acre
6%	10-18 d.u.s/1 acre
14%	7-12 d.u.s/1 acre
37%	4-8 d.u.s/1 acre
15%	2-5 d.u.s/1 acre
10%	.5-3 d.u.s/1 acre
15%	Non-residential

Site-specific (parcel-specific) densities (lot size) shall be as specified in the LDC pursuant to the requirements of the zoning district wherein a particular parcel or site is located subject to the provisions described below. Allowable uses include single-family residential, multi-family residential, subdivisions, planned unit developments, recreation uses, religious and educational uses, public utilities and facilities, and compatible supporting neighborhood and/or community commercial uses when such new neighborhood and/or community commercial uses are proposed as part of a predominately residential development or planned unit development or consistent with the criteria in Policy 7.A.4.13. The intensity of non-residential uses shall be governed by a floor area ratio of 1. Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Residential densities shall be compatible with and functionally related to surrounding development, including infrastructure, and such compatibility shall be determined pursuant to subparts 1 thru 4 of Policy 7.A.4.7(c) above. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

- f. The **Mixed-Use Categories** are intended to promote innovative arrangements of development types and promote a complimentary mix of residential - commercial - recreation uses so as to minimize the impacts of new development on existing resources and facilities by allowing a variety of uses in close proximity to one another.

It is further the intent of the mixed-use categories to preserve and enhance the character of existing neighborhoods and to promote natural resource protection and enhancement and to promote open spaces around buildings. The mixed-use categories (subsets) will be implemented by the inclusion of two or more zoning districts and zoning designations on the zoning maps consistent with the Future Land Use Map. Within these subsets neighborhood, community and region serving commercial uses (as defined by Policy 7.A.4.13) may be allowed. The density and intensity of use and the composition of the mix of uses in each of the mixed-use category subsets shall be:

- (1) **MU-1** - This mixed-use category (subset) provides for an intense mix of residential/commercial/recreation/light industrial uses within the urban areas of the County. This subset includes approximately 21,754 acres, which is approximately 5.1 percent of the County. Approximately 75 percent of the lands in this category may be developed (or redeveloped) in residential uses. Development density ranges for the MU-1 category will be as follows:

<i>Percent of Category</i>	<i>d.u.s Per Acre</i>
13%	17-25 d.u.s/1 acre
12%	14-20 d.Uus/1 acre
9%	8-15 d.u.s/1 acre
25%	6-10 d.u.s/1 acre
16%	3-7 d.u.s/1 acre
25%	Non-residential

The intensity of non-residential uses in this subset shall be defined by limiting the maximum amount of impervious cover allowed to 85 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending upon site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc.) and a floor area ratio of 1.1. Allowable uses within the subset include all types of residential uses, planned unit developments, compatible neighborhood, community and regional commercial uses (including offices), limited industrial uses (provided that such industrial uses are contained completely within a building(s) and where there is no permanent outside storage of raw materials or products, there is no noise, smoke, odor or glare resulting from the industrial use and that such use is compatible with adjacent and nearby uses), religious, medical and educational facilities, public utilities and facilities, and recreation uses. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

- (2) **MU-2** - This mixed-use category (subset) provides for an intense, but complimentary, mix of residential, commercial and recreation uses within the urban and suburban areas of the County. This subset includes approximately 7,795 acres, which is approximately 1.8 percent of the County. Approximately 80 percent of the lands in this subset may be developed (or redeveloped) in residential uses and the remaining 20 percent may be developed (or redeveloped) in commercial or recreational uses. Development density ranges for the MU-2 category will be as follows:

<i>Percent of Category</i>	<i>d.u.s Per Acre</i>
15%	17-25 d.u.s/1 acre
10%	14-20 d.u.s/1 acre
10%	8-15 d.u.s/1 acre
14%	6-10 d.u.s/1 acre
31%	3-7 d.u.s/1 acre
20%	Non-Residential

The intensity of non-residential uses in this subset shall be defined by limiting the maximum amount of impervious cover allowed to 85 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending upon site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc.) and a floor area ratio of 1.1. Allowable uses within the subset include all types of residential uses, planned unit developments, and compatible commercial uses (including offices), religious, medical and educational facilities, public utilities and facilities, and recreation uses. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be allowed, provided that all other criteria are met, consistent with Policy 7.A.4.3.

- (3) **MU-3** - This mixed-use category (subset) provides for a less intense mixture of residential, commercial and recreation uses. The purpose of the subset is to delineate the mainland CHHA in a separate category for purposes of monitoring development within the Category 1 Hurricane Evacuation Zone. This subset includes approximately 7,939 acres, which is approximately 1.9 percent of the County. The approximate mix of uses within the category shall be 80 percent residential, 10 percent recreation/open space, and 10 percent commercial. Development density ranges for the MU-3 category will be as follows:

<i>Percent of Category</i>	<i>d.u.s. Per Acre</i>
4%	7-20 d.u.s/1 acre
6%	5-10 d.u.s/1 acre
31%	1-6 d.u.s/1 acre
39%	.5-2 d.u.s/1 acre
10%	Commercial
10%	Recreational

The intensity of non-residential uses in this subset shall be defined by limiting the maximum amount of impervious cover allowed to 82 percent (the amount of impervious cover for any particular site or parcel may be further reduced depending upon site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc.) and a floor area ratio of 1.1. To encourage development outside of this category, the County may allow, through the LDC, the transfer of development rights from this category to other non-CHHA future land use categories. To encourage the provision of open space/recreation uses, the County may allow the transfer of density from designated open space/recreation areas to residential areas when such is reflected on the site plan or master plan for the site or area. The density transfer is allowed whenever the proposed open space/recreation areas exceed 10 percent of the site or area. Other allowable uses within this subset include planned unit developments, neighborhood and compatible commercial uses (including offices), religious, medical and educational facilities, public utilities and facilities, water related or water dependent uses and uses developed jointly with the Federal Government. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

- (4) **MU-4** - This mixed-use category (subset) provides for a complimentary mix of residential, commercial and tourism (resort) related uses. The subset includes approximately 1,286 (\pm 5%) acres, without rights-of-way, or approximately 1,425 (\pm 5%) acres, including rights-of-way, which is approximately 0.3 percent of the County and located in the Perdido Key area. Approximately 100 percent of the lands in this category may be developed (or redeveloped) in residential uses. A maximum of 7,150 residential dwelling units and 1,000 lodging units may be accommodated in this category. The County shall adopt Future Land Use categories that refine the distribution of maximum allowable densities consistent with the overall maximum of 8,150 units. This shall be completed by May 2000. Approximately 16 percent of the land in the category may be developed in resort/tourist related uses and in small-scale commercial uses. The intensity of non-residential uses shall be defined by limiting the maximum amount of impervious cover allowed to 80 percent (the amount of

impervious cover for any particular site or parcel may be further reduced depending on site characteristics, presence of important resources, compatibility with adjacent uses, buffering requirements, etc). Other allowable uses include recreation and planned unit developments. Site specific (parcel specific) densities (lot size) shall be as specified in the Land Development Code (LDC) (County Ordinance 96-3) pursuant to the requirements of the zoning district wherein a particular parcel or site is located. Building heights may be no higher than eight stories in residential areas, or two stories less than an adjacent structure, if the adjacent structure is greater than eight stories and existed on June 1, 1997. Building heights in commercial areas may be no higher than 10 stories. Building heights in the commercial core area will be based percentage of lot coverage. Also, the types of small scale commercial uses allowed will be strictly controlled pursuant to The Perdido Key Districts which is part of the LDC (Ordinance 96-3). In the R-1 district the non-residential uses which may be allowed include churches, public utilities and facilities, parks and recreation areas, golf courses, tennis courts, swimming pools, etc. In the R-2 district such non-residential uses may also include kindergarten and child care centers. Additional non-residential uses which may be permitted in the R-3 district include professional offices (architects, engineers, lawyers, consultants, medical/dental, real estate, insurance, etc.). The uses allowed in the commercial district include a full range of commercial enterprise activities. The commercial uses allowed are contingent upon conformity of such uses with all requirements of this Plan and the Perdido Key zoning regulations, among others, thereby assuring that such commercial development is undertaken in an environmentally sensitive manner. (also, see Policy 11.A.6.3.) When using density transfers in MU-4, densities may not be transferred to parcels south of Perdido Key Drive. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

- (5) **MU-5** - This mixed-use category (subset) provides for a complimentary mix of uses and is designed to accommodate and encourage innovative land development types and arrangements. This category is imposed on the developable lands at Pensacola Beach. The category includes approximately 1,162 ($\pm 5\%$) acres, including beaches and rights-of-way. The mix of uses in the category shall be approximately 35 percent residential, 15 percent commercial/tourism (resort) and 50 percent open space/recreation. The average density (area-wide allocation) for the residential uses shall be eight units per developable residential acre (516 acres). The intensity of commercial/tourist related uses shall be defined by limiting the maximum impervious surface to 82 percent. Site specific densities and uses will be further defined by the lease agreements for individual parcels, the 1985 Bond Validation Compromise and Settlement, and Special Acts of the legislature regarding land use, ownership and development on Pensacola Beach.

However, development thresholds established by this Policy shall not be exceeded unless this Comprehensive Plan has been amended and such amendment provides for increased development thresholds. The location and distribution of uses provided in this subset shall generally follow the distribution of uses included in the *1988 Pensacola Beach Land Utilization Plan* which is included in Chapter 1 of the Foundation Document and Chapter 85-409, Laws of Florida. Also, densities may be increased, decreased or transferred on any particular parcel in order to provide protection to important natural resources, accommodate the provision of adequate and functional open space and the provision of a complimentary mix of recreation uses within the Pensacola Beach Community. Other allowable uses include public utilities and facilities, religious and educational facilities and medical facilities (also, see Policy 11.A.6.3). Note: Laws of Florida, Chapter 85-409, prohibits residential or commercial development of a specified parcel within this subset. Further, provisions within the Land Utilization Plan provide that environmental studies be completed prior to approving any development or use of the specified parcel. Rezonings and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

- (6) **MU-6**- This mixed-use category (subset) provides for a complimentary mix of agricultural, residential, commercial and industrial uses while promoting infill development and the separation of urban and rural land uses. This subset includes approximately 17,931 acres, which is approximately 4.2 percent of the County. The approximate mix of uses within the category shall be 25-30 percent Agriculture/Open Space, 60-70 percent Residential, and up to 15 percent Commercial/Industrial. The average density (area-wide allocation) for residential uses shall be 1.00 unit per acre. The average density will be distributed as follows:

<u>Area*</u>	<u>Area-Wide Density</u>
1	1.6 units per acre
2	.90 units per acre
3	.75 units per acre
4	.50 units per acre

(* Area 1 includes Sections 13, 14, 15, and 18-23 of Range 30; Area 2 includes Sections 23-28, 37 and 38 of Range 31; Area 3 includes Section 10 of Range 30 and Sections 10, 11, 13, 14 and 16 of range 31; Area 4 includes Sections 8, 9, 17, 18, 22, 29, 30, 36, and that part of Section 31 in MU-6 of Range 31.)

Non-residential uses shall be governed by an impervious cover ratio of 82 percent and a floor area ratio of 1.1:1. Also, the height, area, and bulk

restriction contained within the Land Development Code will further limit and restrict intensity of use. To enable the preservation of agricultural uses, residential density bonuses will be available for clustering residential lots outside areas of prime farmland. When residential lots are created in agriculture areas, small lot sizes will be allowed in order to protect viable farm production activities and curb premature conversion of prime farmland acreage to non-agricultural uses. Any development with a density of greater than 4 units per acre will be required to connect to the central sewer system. All new subdivisions with lot sizes of 1.9 acres or less shall provide dedicated open space as follows:

- a. 1 to 5 lots = no additional requirements;
- b. 6 to 39 lots = 15% of the parent parcel;
- c. 40 to 100 lots = 20% of the parent parcel;
- d. 101 to 149 lots = 25% of the parent parcel;
- e. 150 lots or more = 30% of the parent parcel.

Allowable uses within this subset include all types of residential uses; clustered developments away from prime farmland and wetlands; compatible neighborhood uses; planned neighborhood commercial centers; planned business developments; industrial uses that are compatible with adjacent and nearby uses; religious, medical and educational facilities; public utilities and facilities; and recreational uses. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.

- g. The **Commercial Category** includes approximately 8,575 acres, which is approximately 2.0 percent of the County. Uses allowed within this category include all types of commercial activities including shopping centers, professional offices, medical offices and facilities, educational and religious uses, public utilities and facilities, convenience retail uses and other similar uses of a commercial nature. This category will be implemented by the inclusion of 2 or more zoning districts and zoning designations on the zoning maps consistent with the Future Land Use Map. The intensity of use within the category shall be defined by limiting the maximum amount of impervious cover to 85 percent and a floor area ratio of 1.1. The purpose of the category is to encourage and promote concentrations of commercial uses which have historically developed in response to market conditions and influences. It is the intent of this category that intensive commercial uses be generally confined to the areas depicted on the Future Land Use Map thereby creating compact commercial development and "infill" commercial development opportunities and minimize the opportunity for continued ribbon or strip commercial development. Generally, residential uses are discouraged in this land use category. However, second floor and/or secondary residential uses are allowed when part of a predominately commercial development or a multi-story structure with residential units above the

first floor. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Note: Pursuant to Section 7.08 and for the purposes of this Plan those otherwise conforming and lawfully developed residential uses existing within this category at time of adoption of this Plan will be considered "conforming" and consistent with the intents and purposes of this Policy.

- h. The **Industrial Category** includes approximately 8,406 acres, which is approximately 2.0 percent of the County. This category provides for and allows intensive industrial development and uses and ancillary commercial uses and provides protection for such uses from adjacent or nearby properties. It is the intent of this Policy to create protected industrial areas to facilitate the continued industrial operations within the County and provide jobs and employment security for present and future residents of the County. The intensity of use for lands within this category shall be defined by limiting the maximum amount of impervious surface to 85 percent and a Floor Area Ratio of 1.1. Also, the height, area and bulk restrictions contained within the County's Zoning Ordinance will further limit and restrict the intensity of use. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.
- i. The **Recreation and Conservation Categories** include approximately 10,894 acres, which is approximately 2.5 percent of the County. Approximately 1,855 acres are in the Recreation Category and 9,039 acres are in the Conservation Category. The purpose of both categories is to promote the conservation of important natural resources and provide recreational opportunities for citizens of and visitors to the County. Intensities of use for the Recreation category shall be as follows:
 - 1) Active recreation areas include boat launching facilities, basketball courts, tennis courts, baseball and softball fields, meeting halls and the like. The intensity of development of such sites shall be consistent with all setback, parking, landscaping and open space requirements as defined within the LDC. Also, buffering to prevent intrusive noise, light, glare, vibration or other nuisance factors shall be required on all newly developed recreation sites. Impervious cover shall be limited to that which is necessary to support the intended recreational uses and facilities, but shall not exceed 80 percent for activity-based parks.
 - 2) Passive recreation areas and Conservation areas include open spaces, picnic areas, wilderness and wetlands preserves, scenic vistas and the like. Uses allowed in these areas shall be strictly passive in nature, and impervious cover shall be limited to that which is necessary to support the intended uses and facilities, but shall not exceed 20 percent for passive-based parks.

- 3) The intensity of use for lands in the Conservation Category shall be consistent with the Management Plans promulgated by the agency or agencies having control of the lands and such intensity shall not exceed the threshold established in subpart 2 above.
- j. The **Public Lands Category** includes approximately 10,148 acres, which is approximately 2.4 percent of the County. Note: Not all Public Lands within Escambia County are classified as Public Lands on the Future Land Use Map because Public Lands are allowed in all land use categories. This category includes correctional facilities, Escambia County Utility Authority reclaimed water reuse/disposal area, Pensacola Naval Air Station and other military facilities, and sanitary landfills, educational, park and other publicly owned facilities including County business parks. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed. The intensity and/or density of use of any of the public lands shall be as specified in and consistent with the master plan or management plan promulgated for the site by the agency or agencies having control of the site.
- [k. *Reserved.*] *Repealed by Ordinance 96-52; see Policy 7.A.4.7.f.(6)*
1. The **Activity Areas** (Node) included on the Future Land Map as a future land use category include approximately 37,463 acres, which is approximately 8.9 percent of the County. There are 17 separate and distinct Activity Areas. The purpose of the Activity Area Category is to recognize and promote the existence of established communities, encourage suitable development within such areas or in close proximity thereto, to prevent new development from significantly changing the character of the established community by restricting the size and intensity of future development, and to promote compact development in the suburban, transition and rural areas of the County. The following provisions govern development within the activity areas together with all other relevant provisions within this Plan:
 - 1) The **Century Area (Area #18)** contains approximately 2,916 acres adjacent to and near the Town of Century in northern Escambia County. The density of use within the node shall be governed by Table 7-1 (reference Policy 7.A.4.8). Generally, the mix of uses within the node will be 50 percent agriculture, 35 percent residential and 15 percent commercial. The intensity of the commercial and other non-residential uses allowed in the node shall be defined by limiting the maximum amount of impervious surface to 82 percent and a floor area ratio of 1.1. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Rezonings and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

- 2) The **Cottage Hill/Quintette Area (Area #15)** contains approximately 6,379 acres, which is approximately 1.5 percent of the County. The density of residential use within the node is governed by the Table 7-1 (reference Policy 7.A.4.8). Approximately 70 percent of the lands within the node shall remain in agricultural uses, 25 percent may be developed in residential uses and five percent may be developed in commercial or light industrial uses. The intensity of the non-residential uses shall be defined by limiting the maximum amount of impervious surface to 82 percent and a floor area ratio of 1.1. Light industrial (commerce) parks greater than 100 acres must be served by central sewer. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.
- 3) The **Molino Area (Area #13)** contains approximately 12,127 acres, which is approximately 2.9 percent of the County. Residential densities within the node shall be governed by the provisions of Table 7-1 (reference Policy 7.A.4.8). Approximately 73 percent of the lands within the node shall remain in agricultural use, 22 percent may be developed in residential uses and five percent in neighborhood commercial or light industrial uses. The intensity of the non-residential uses shall be defined by limiting the maximum amount of impervious surface to 80 percent and a floor area ratio of 1. Mining, resource extraction and/or reclamation activities constituting unique nonresidential uses may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3.
- 4) Other **Rural Activity Areas (#1 to #12, #14 and #17)** These Rural Activity Areas are predominately residential in character and can be further defined by the existence of a community serving facility such as a school, church, market place, meeting hall and the like. These nodes contain distinct, well established rural communities. The residential densities shall be governed by Table 7-1 (reference Policy 7.A.4.8). Approximately five percent of the lands within these nodes may be used for neighborhood commercial purposes, which do not directly relate to the agricultural and silvicultural activities within the County. For agricultural or silvicultural related commercial uses, the neighborhood commercial thresholds established by Policy 7.A.4.13 do not apply. Public facilities and services are allowed in the nodes. The nodes contain approximately 16,993 acres. Generally, 65 percent of the lands within these nodes shall remain in agriculture, silviculture or agricultural related uses during the planning period. The intensity of the non-residential uses shall be defined by limiting the maximum amount of impervious surface to 80 percent and a floor area ratio of 0.88. Reclamation activities to restore previously mined lands to intended post-mining land uses are unique nonresidential uses that may be allowed subject to the provisions of Policies 7.A.2.2 and 7.A.2.3. Rezoning and Future Land Use Map amendments to categories allowing higher densities will be discouraged consistent with Policy 7.A.4.3.

Policy 7.A.4.8: Rural Densities

The following table (7-1) establishes density of residential uses in the agriculture, rural and activity areas (nodes) of the County. Residential densities, lot sizes, clustering and size of proposed new subdivisions shall be governed by the Table based upon the location of a proposed development site and its relationship to an activity node.

Table 7-1

	<i>1</i>	<i>2</i>	<i>3</i>	<i>4</i>
<i>These development controls would be used in conjunction with other caps and triggers.</i>	AGRICULTURE	RURAL (general)	RURAL (within 1 mile of a rural activity area)	RURAL (within or within 3 mile of an activity area)
1. Subdivision development may occur <u>without size constraints or clustering</u> requirements if minimum lot size is ...	1 d.u./20 acres	1 d.u./15 acres	1 d.u./10 acres	1 d.u./5 acres
2. Smaller lot sizes are allowed if the subdivision does not exceed ...	10 d.u. (No size thresholds for farm worker or farm family housing)	15 d.u. (50 d.u. for farm worker or farm family housing)	20 d.u.	30 d.u.
3. Clustering requirements do not apply if subdivisions meet the following lot size requirements and size caps. Subdivisions meeting criteria above (1, 2 or 3) do not require any special rural clustering requirements.	N/A	N/A	30 d.u. <u>if</u> all lots are 3 acre or smaller	40 d.u. <u>if</u> all lots are 3 acre or smaller
4. Subdivisions which do not meet the above requirements must cluster development and leave open space equal to ...	90%	80%	50%	30%
5. Maximum subdivision size without a plan amendment.	50 d.u.	50 d.u.	50 d.u.	50 d.u.
6. Exception to size without a plan amendment.	(No size thresholds for farm worker or farm family housing)	No	can be up to 75% of the number of built d.u. within rural activity area - not to exceed 150 d.u.	can be up to 100% of the number of built d.u. within rural activity area - not to exceed 150 d.u.

Basic Subdivision Requirement:

All subdivisions within the county must meet the uniform County subdivision regulations including requirements to provide paved roads and drainage in all subdivisions.

Notes:

Activity Areas are delineated by the perimeter of historical development. Open Space means agricultural or natural areas maintained in that fashion unless changed thru plan amendment. Prohibitions are established by policy to keep sub-threshold subdivisions from multiplying on parent parcel without controls.