

OKALOOSA COUNTY ZONING SUMMARY

FUTURE LAND USE/ ZONING DISTRICT	PERMITTED USES	MAX. UNITS PER ACRE	BLDG. SETBACKS			MIN. WIDTH	MAX. HEIGHT	MAX. FAR/ISC
			F	S	R			
<i>Agriculture/ Agriculture (AA)</i>	Agriculture, conservation, outdoor recreation, public/institutional, commercial, one-family detached houses, churches, schools, subdivisions	10/1*	40'	25'	25'	50'	75'	.10/55%
<i>Rural Residential/ Residential Rural (RR)</i>	One-family detached houses, utilities, parks and playgrounds, schools, churches, small-scale agriculture, recreation	5/2*	20'	10'	10'	50'	45'	.10/55%
<i>Low Density Residential/ Residential – 1 (R-1)</i>	One-family detached houses, townhomes in a PUD, utilities, parks & playgrounds, community facilities, public transit stops, community residential homes, churches, schools	4	20'	10'	10'	20'	45'	.10/55%
<i>Med. Density Residential/ Residential – 2 (R-2)</i>	All R-1 permitted uses					20'	45'	.10/55%
	One-family detached	6	20'	7.5'	10'			
	Townhomes (min. 2 units per bldg)	16	20'	7.5'	10'			
	Duplex, triplex, quadraplex	8	20'	10'	10'			
	Multi-family	16	20'	10'	10'			
<i>High Density Residential/ Residential – 3 (R-3)</i>	All R-1 and R-2 permitted uses, assisted living facilities, adult congregate facilities, nursing homes, parking garages, private marinas					20'	200'	.10/55%
	One-family detached	8	20'	5'	10'			
	Townhomes, duplex, triplex, quadraplex	16	20'	10'	10'			
	Multi-family	25	20'	10'	10'			

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<i>Suburban Residential (SR)/</i> Suburban Residential (SR)	All R-2 permitted uses, business office (C-1) uses, neighborhood commercial (C-2) uses	Same as R-2	Same as R-2	Same as R-2	Same as R-2	.25/60%
<i>Med. Density Residential</i> <i>High Density Residential/</i> Manufactured/Mobile Home Park (MHP)	Manufactured/mobile home parks, neighborhood commercial (C-2)	AS SPECIFIED BY RULE 64E-15 FLA. ADMIN. CODE				
<i>Mixed Use-1/</i> Mixed Use -1 (MU-1)	As specified in Future Land Use Element Policy 10.1, f	20				.75/65%
<i>Mixed Use-2/</i> Mixed Use-2 (MU-2)	As specified in Future Land Use Element Policy 10.1, g	16				.75/65% Min. 20% open space
<i>Mixed Use/</i> Mixed Use (MU) Inside UDB Outside UDB	All R-1, R-2, R-3, and C-2 permitted uses or combinations thereof	25 4	20' 5' 10' 20' 10' 10'	20' 20'	200' 45'	.55/75% .10/50%
<i>Commercial/</i> Business Office (C-1)	Light commercial and office-type uses where business is conducted indoors and hours of operation are limited to regular working hours (7AM-7PM) with limited potential for excessive traffic, noise, odor, dust, glare, dirt, etc.	Same as R-3	10' 0 0	0	45'	.75/75%

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<i>Commercial/ Neighborhood Commercial (C-2)</i>	Small-scale commercial facilities within or adjacent to areas or neighborhoods which are essentially residential in nature.	Same as R-3	10'	0	0	0	45'	.75/75%
<i>Commercial/ General Commercial (C-3)</i>	Intensive commercial uses involving conducting business, professional, service, or government which generally does not involve the manufacture of new products from raw materials.	Same as R-3	10'	0	0	0	75'	.75/85%
<i>Airport Compatibility/ Airport Compatibility</i>	One-family detached houses, parks & playgrounds, public utilities, government activities.	AC-1: 1 AC-.5: 2	20'	10'	10'	80'	45'	NA
<i>Industrial/ Industrial (I-1)</i>	Industrial activities including the production, manufacture, and distribution of goods and products.	None	0	0	0	0	100'	.75/85%

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<i>Industrial/</i>								
Airport Industrial Park (I-2)	Public airport operations, related facilities, and airport-related or airport-compatible business and industrial operations, facilities, and activities.	None	0	0	0	0	100'	.75/85%
<i>Institutional/</i>								
Institutional (INST)	Public, semi-public, and institutional lands and land uses.							
Inside UDB		16	0	0	0	0	0	.75/85%
Outside UDB		2	0	0	0	0	0	.75/85%
<i>Recreation/</i>								
Recreation (REC)	Public recreation lands, uses, or activities. Public parks, playgrounds, and open spaces serving local, community, and regional needs.	0	0	0	0	0	75'	.75/85%
<i>Natural Resource Development Areas/</i>								
Natural Resource Development Areas (NRDA)	All R-1, C-1, and C-2 Permitted uses, private airports	4	20'	10'	10'	0	45'	.30/20%

