# TABLE OF CONTENTS

<table>
<thead>
<tr>
<th>CHAPTER 1</th>
<th>GENERAL PROVISIONS</th>
<th>1-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>101. Title</td>
<td>1-1</td>
<td></td>
</tr>
<tr>
<td>102. Authority</td>
<td>1-1</td>
<td></td>
</tr>
<tr>
<td>103. General Purpose</td>
<td>1-1</td>
<td></td>
</tr>
<tr>
<td>104. Applicability</td>
<td>1-2</td>
<td></td>
</tr>
<tr>
<td>105 Definitions</td>
<td>1-2</td>
<td></td>
</tr>
<tr>
<td>106. Exemptions and Exceptions</td>
<td>1-2</td>
<td></td>
</tr>
<tr>
<td>107. Relationship to Comprehensive Plan</td>
<td>1-3</td>
<td></td>
</tr>
<tr>
<td>108. Existing/Nonconforming Uses</td>
<td>1-3</td>
<td></td>
</tr>
<tr>
<td>109 Interpretation</td>
<td>1-6</td>
<td></td>
</tr>
<tr>
<td>110 Amendments or Changes to this Code</td>
<td>1-8</td>
<td></td>
</tr>
<tr>
<td>111 Severability</td>
<td>1-8</td>
<td></td>
</tr>
<tr>
<td>112 Inconsistency with other Ordinances</td>
<td>1-8</td>
<td></td>
</tr>
<tr>
<td>113 Disclaimer of Liability</td>
<td>1-8</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CHAPTER 2</th>
<th>ADMINISTRATIVE PROCEDURES</th>
<th>2-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>201. Purpose</td>
<td>2-1</td>
<td></td>
</tr>
<tr>
<td>202. Duties and Responsibilities – Board of County Commissioners</td>
<td>2-1</td>
<td></td>
</tr>
<tr>
<td>203. Duties and Responsibilities – Planning Commission</td>
<td>2-1</td>
<td></td>
</tr>
<tr>
<td>204. Planning Commission Membership</td>
<td>2-2</td>
<td></td>
</tr>
<tr>
<td>205. Planning Official</td>
<td>2-4</td>
<td></td>
</tr>
<tr>
<td>206. Due Process; Public Hearings</td>
<td>2-5</td>
<td></td>
</tr>
<tr>
<td>207. Quasi-Judicial Hearings</td>
<td>2-6</td>
<td></td>
</tr>
<tr>
<td>208. Hardship Relief</td>
<td>2-7</td>
<td></td>
</tr>
<tr>
<td>209. Appeals</td>
<td>2-9</td>
<td></td>
</tr>
<tr>
<td>210. Enforcement, Penalties, and Remedies</td>
<td>2-11</td>
<td></td>
</tr>
<tr>
<td>211. Continuance and Postponement of Hearings, Withdrawal and Denial of Applications</td>
<td>2-12</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CHAPTER 3</th>
<th>ZONING ADMINISTRATION</th>
<th>3-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>301. Title</td>
<td>3-1</td>
<td></td>
</tr>
<tr>
<td>302. Purpose</td>
<td>3-1</td>
<td></td>
</tr>
<tr>
<td>303. Scope</td>
<td>3-1</td>
<td></td>
</tr>
<tr>
<td>304. Relationship to Comprehensive Plan</td>
<td>3-1</td>
<td></td>
</tr>
<tr>
<td>305. Zoning Districts Established</td>
<td>3-2</td>
<td></td>
</tr>
<tr>
<td>306. Official Zoning Map</td>
<td>3-2</td>
<td></td>
</tr>
<tr>
<td>307. Procedure for Zone Changes</td>
<td>3-3</td>
<td></td>
</tr>
<tr>
<td>308. Comprehensive Plan Amendments</td>
<td>3-6</td>
<td></td>
</tr>
<tr>
<td>309. Liability</td>
<td>3-6</td>
<td></td>
</tr>
<tr>
<td>310. Uses Located in Overlay Zones</td>
<td>3-6</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>CHAPTER 4</th>
<th>RESIDENTIAL ZONES</th>
<th>4-1</th>
</tr>
</thead>
<tbody>
<tr>
<td>401. Purpose</td>
<td>4-1</td>
<td></td>
</tr>
<tr>
<td>402. Residential Zones</td>
<td>4-1</td>
<td></td>
</tr>
<tr>
<td>403. Discouraged Activities</td>
<td>4-1</td>
<td></td>
</tr>
</tbody>
</table>
Bay County Land Development Regulations

404. R-1 Single-Family Zones 4-1
405. R-2 Single-Family and Duplex Dwellings 4-3
406. R-3 Duplex, Triplex, and Quadraplex Zones 4-3
407. R-4 Manufactured Housing/Mobile Home Zones 4-4
408. R-5 Multi-Family Zones 4-4
409. R-5A Multi-Family Light Zones 4-5
410. Bulk Regulations 4-7

CHAPTER 5 SEASONAL/RESORT ZONES 5-1
501. Purpose 5-1
502. Seasonal/Resort Zones 5-1
503. SR-1 Seasonal/Resort-Residential 5-1
504. SR-1A Seasonal/Resort Mixed Use 5-2
505. SR-2 Seasonal/Resort-Commercial 5-2
506. Bulk Regulations 5-4

CHAPTER 6 COMMERCIAL ZONES 6-1
601. Purpose 6-1
602. Commercial Zones 6-1
603. C-1 Neighborhood Commercial 6-1
604. C-2 Plaza Commercial 6-2
605. C-3 General Commercial 6-3
606. C-3A General Commercial Low Zones 6-5
607. C-4 Research and Design Zones 6-7
608. MLU Mixed Land Use Zones 6-8
609. Bulk Regulations 6-13

CHAPTER 7 CONSERVATION ZONES 7-1
701. Purpose 7-1
702. Conservation Zones 7-1
703. CSVP Conservation Preservation Zone 7-1
704. CSVR Conservation Recreation Zone 7-1
705. CSVH Conservation Habitation Zone 7-2
706. Innovative Development Techniques 7-3
707. Special Regulations 7-4
708. Bulk Regulations 7-5

CHAPTER 8 INDUSTRIAL ZONES 8-1
801. Purpose 8-1
802. Industrial Zones 8-1
803. IND-1 Light Industry Zones 8-1
804. IND-2 Industrial Zones 8-2
805. Special Performance Measures 8-3
806. Bulk Regulations 8-4

CHAPTER 9 AGRICULTURE ZONES 9-1
901. Purpose 9-1
CHAPTER 10  SPECIAL TREATMENT ZONES  10-1
1001. Purpose  10-1
1002. Special Treatment Zones  10-1
1003. Special Requirements and Standards  10-1

Map 10-1 Airport Obstruction Height Zone
Map 10-2 Airport Noise Zone
Map 10-3 Aircraft Overflight Zone
Map 10-4 Wildlife Attractant Hazard Zone

CHAPTER 11  PLANNED UNIT DEVELOPMENT  11-1
1101. Purpose and Intent  11-1
1102. Definitions  11-1
1103. Demonstration of Applicability  11-2
1104. Procedure for Approval  11-2
1105. Changes to Final Development Plan  11-5
1106. Effect of PUD Overlay District  11-6
1107. Amendments to Built Planned Unit Developments  11-6
1108. Area and Density Requirements  11-6
1109. Fees  11-6

CHAPTER 12  CONDITIONAL USES  12-1
1201. Purpose  12-1
1202. Applicability  12-1
1203. Permit Required  12-1
1204. Procedure  12-1
1205. Authorization  12-1
1206. Conditional Use Permit Review Criteria  12-2
1207. Expiration and Revocation  12-2
1208. Changes or Amendments  12-2

CHAPTER 13  SPECIAL USES  13-1
1301. Purpose  13-1
1302. Home Occupation; Home Office of Convenience  13-1
1303. Nightclubs  13-1
1304. Adult Uses (Reserved)  13-2
1305. Fences and Hedges  13-2
1306. Cannabis Dispensing Facility  13-3

CHAPTER 14  PUBLIC/INSTITUTIONAL ZONES  14-1
1401. Purpose  14-1
1402. Public/Institutional Zones  14-1
1403. P/I Public Institutional Zones 14-1
1404. Bulk Regulations 14-4

CHAPTER 15 AIRPORT/INDUSTRIAL ZONES 15-1
1501. Purpose 15-1
1502. Airport/Industrial Zones 15-1
1503. Special Regulations 15-2
1504. Conditional Uses Within or Variances to this Regulation 15-3
1505. Bulk Regulations 15-4

CHAPTER 16 BAY-WALTON SECTOR PLAN ZONES 16-1
1601. Purpose, Applicability, and Conflicts 16-1
1602. Bay-Walton Sector Plan Zones 16-1
1603. REC Regional Employment Center 16-1
1604. BC Business Center 16-3
1605. WBC West Bay Center 16-4
1606. VC Village Center 16-6
1607. LIR Low Impact Residential 16-8
1608. AT Agriculture/Timberland 16-9
1609. WBP West Bay Preservation Area 16-10
1610. LTC Long-Term Conservation Area 16-11
1611. ROS Recreation/Open Space 16-12
1612. TC Town Center 16-13
1613. Development Standards 16-14
1614. Development Review Process 16-14
1615. Right of Way Typical Sections 16-15
Bay-Walton Sector Plan Bulk Regulations 16-19

CHAPTER 17 DEVELOPMENT CODE ADMINISTRATION 17-1
1701. Purpose 17-1
1702. Development Order Required 17-1
1703. Exemptions and Exceptions 17-2
1704. General Guidelines for Issuing Development Order 17-2
1705. Responsibility for Compliance 17-3
1706. Term 17-3
1707. Strict Adherence to Development Order 17-3
1708. Right-of-Entry 17-4
1709. Relationship to Building Construction Permits;
    Certificates of Occupancy 17-4
1710. Development Agreement 17-4
1711. Permits from Other Agencies 17-4

CHAPTER 18 DEVELOPMENT REVIEW 18-1
1801. Purpose 18-1
1802. Pre-application Review 18-1
1803. Development Review Procedures 18-1
1804. Streamlined Permitting for Development Projects  18-4
1805. Required Application and Site Plan Information  18-6
1806. Inspection and Disposition  18-11
1807. Certificate of Acceptance  18-12

**CHAPTER 19  ENVIRONMENTAL STANDARDS**  19-1
1901. Purpose  19-1
1902. Other Regulations  19-1
1903. Significant Natural Resources  19-1
1904. Environmental Standards  19-1
1905. Ecosystem Management Areas  19-4
1906. Deer Point Reservoir Protection Zone  19-5
1907. Habitat Conservation Areas  19-8
1908. Sand Hills Lakes  19-8
1909. Wetlands  19-9
1910. Potable Water Sources  19-11
1911. Tree Protection  19-12
1912. Outstanding Florida Waters (OFW)  19-16
1913. Deep Point Watershed  19-17
1914. Clustering  19-17
1915. Environmental Impact Analysis  19-18
1916. Protection of Natural Resources  19-18
1917. Turtle Lighting (ORD 02-07)  19-20

**CHAPTER 20  CONCURRENCY**  20-1
2001. Purpose  20-1
2002. Certificate of Concurrency Required  20-1
2003. Adopted Levels of Service  20-1
2004. Initial Determination of Concurrency  20-1
2005. Burden of Proof  20-1
2006. De Minimus Exemptions  20-2
2009. Minimum Requirements for Certificate of Concurrency  20-7
2010. Expiration of Certificate of Concurrency  20-12
2011. Exceptions to Concurrency Requirements  20-12
2013. Monitoring  20-13
2014. Assurances  20-15
2015. Appeals  20-15

**CHAPTER 21  MOBILE HOME PARKS**  21-1
2101. Purpose  21-1
2102. Permit Required  21-1
2103. Development and Operation Standards  21-1
### CHAPTER 22  RECREATIONAL VEHICLE PARKS  22-1

2201. Purpose  22-1  
2202. Permit Required  22-1  
2203. General Requirements  22-1  
2204. Allowable Uses  22-2  
2205. Site Design Requirements  22-2  

### CHAPTER 23  SITE PREPARATION  23-1

2301. Purpose  23-1  
2302. Land Clearing  23-1  
2303. Adequate Grading  23-2  
2304. Fill Material  23-3  
2305. Excavation  23-4  
2306. Mining Activities  23-6  
2307. Landfills  23-7  

### CHAPTER 24  DRAINAGE AND STORMWATER MANAGEMENT  24-1

2401. Purpose  24-1  
2402. Applicable State Requirements  24-1  
2403. Applicable Federal Requirements  24-1  
2404. Exemptions  24-1  
2405. Obstruction of Drainage-Ways  24-2  
2406. Uncontrolled Stormwater Runoff  24-2  
2407 Drainage and Stormwater Management Plan  24-2  
2408 Drainage and Stormwater Management Plan Adherence, Dedication and Maintenance  24-6  
2409. Connection Permit  24-7  
2410. Illicit Discharge  24-7  

### CHAPTER 25  PARKING AND ON-SITE CIRCULATION  25-1

2501. Purpose  25-1  
2502. Off-Street Parking Required  25-1  
2503. Exemptions  25-1  
2504. Change in Use  25-1  
2505. Parking Space Requirements  25-1  
2506. Joint Use and Off-Site Facilities  25-4  
2507. Design Standards  25-4  
2508. Bicycle Parking Requirements  25-6  
2509. Parking Structures  25-7  
2510. Landscaping  25-8  
2511. On-Site Circulation  25-8  
2512. Parking Area Connectivity  25-9  
2513. Alternate Methods and Materials  25-10  

### CHAPTER 26  ROADWAYS AND DRIVEWAYS  26-1

2601. Purpose  26-1  

---

The document contains a list of chapters and sections from the Bay County Land Development Regulations. Each chapter and section is numbered and labeled accordingly, indicating the specific requirements and guidelines for various aspects of land development, such as recreational vehicle parks, site preparation, drainage and stormwater management, parking and on-site circulation, and roadways and driveways.
2602. State Highway System
2603. County Road System
2604. Functional Classifications
2605. Minimum County Standards
2606. General Requirements
2607. Access Control
2608. Right-of-Way
2609. Private Driveways and Roadways
2610. Right-of-Way Permits
2611. Right-of-Way Abandonment
2612. Sidewalks and Bikeways
2613. Site Distance at Intersections and Driveways
2614. Pedestrian Ways and Crosswalks

CHAPTER 27 UTILITIES
2701. Purpose
2702. Required Utilities
2703. Responsibility for Utilities
2704. Utility Ownership and Easement Rights
2705. Guidelines and Standards
2706. Permits Required
2707. Water and Sewer Connections
2708. Regulation of Public and Private Sewers
2709. Sewer Construction and Connection
2710. Communications Towers

CHAPTER 28 LANDSCAPING AND BUFFERS
2801. Purpose and Intent
2802. Applicability
2803. Landscaping Plan Required
2804. Required Landscaping
2805. Landscaping Materials
2806. Maintenance of Landscaped Areas
2807. Shoreline Consideration
2808. Buffers

CHAPTER 29 SUBDIVISIONS
2901. Purpose
2902. Applicability
2903. Pre-Application Review
2904. Subdivision Approval
2905. On-Site Improvement Standards for Residential Subdivisions
2906 Off-Site Improvements
2907. Environmental Protection
2908. Maintenance of Improvements
2909. Site Clearing
2910. Development of Floodplains
2911. Commercial Subdivisions 29-13
2912. Disclosure Required for Privately Maintained Subdivisions 29-14
2913. Restrictive Covenants and Deed Restrictions 29-14
2914. Relationship to S.H.I.P. Programs 29-14
2915. Plat Approval 29-14
2916. Plat Vacation and Right-of-Way 29-16
2917. Replat 29-20

CHAPTER 30 SIGNS 30-1
3001. Purpose 30-1
3002. General Provisions 30-1
3003. Exemptions 30-1
3004. Prohibited Signs 30-5
3005. General Sign Standards 30-7
3006. Off-Premises Sign Standards 30-8
3007. On-Premises Sign Standards 30-11
3008. Permits and Prohibited Work 30-15
3009. Existing Signs 30-17
3010. Enforcement 30-18
3011. Appeals 30-19

CHAPTER 31 TOURIST CORRIDORS 31-1
3101. Purpose 31-1
3102. Applicability 31-1
3103. Exterior Walls of Metal Buildings 31-1
3104. Underground Utilities and Landscaping of Utilities 31-2
3105. Sidewalks 31-2
3106. Waste and Recycling Containers 31-3
3107. Construction Sites Cleanliness, Construction Safety, and Hours of Construction Activity 31-4
3108. Screening of Construction Sites 31-5
3109. Construction Vehicles, Delivery Vehicles, and Worker Vehicles 31-6
3110. Outdoor Use of Amplifiers 31-7

CHAPTER 32 TRANSFERABLE DEVELOPMENT RIGHTS 32-1
3201. Purpose 32-1
3202. Applicability 32-1
3203. Definitions 32-1
3204. TDR Sending Sites 32-2
3205. TDR Receiving Sites 32-2
3206. Calculation of Residential Density Development Rights for TDR Sending Sites 32-2
3207. Calculation of Residential Density Development Rights for TDR Receiving Sites 32-3
3208. Calculation of Intensity Development Rights for TDR Sending Sites 32-3
3209. Calculation of Intensity Development Rights for TDR
Receiving Sites 32-4
3210. Application to Transfer Development Rights 32-4
3211. Administrative Review and Approval of the Application to Transfer Development Rights 32-6
3212. Recording 32-7
3213. Monitoring 32-8
3214. Development of TDR Sending Sites 32-9
3215. Development of TDR Receiving Sites 32-9

CHAPTER 33 PROPORTIONATE SHARE MITIGATION 33-1
3301. Purpose 33-1
3302. Applicability 33-1
3303. Exclusions 33-1
3304. Minimum Requirements for Proportionate Fair-Share Mitigation 33-1
3305. Intergovernmental Coordination 33-3
3306. Application Process 33-3
3307. Methodology for Determining Proportionate Fair-Share Mitigation 33-4
3308. Certificate of Concurrency for Proportionate Fair-Share Mitigation 33-6
3309. Appropriation of Fair-Share Revenues 33-8
3310. Impact Fee Credit for Proportionate Fair-Share Mitigation 33-8

CHAPTER 34 BEACHES SPECIAL TREATMENT ZONE 34-1
3401. Purpose 34-1
3402. Definitions 34-1
3403. Minimum architectural, site development, and aesthetic standards 34-1
3404. Existing Mobile Homes 34-4
3405. Exceptions 34-4
3406-3410. Reserved 34-4

CHAPTER 35 SUPPLEMENTAL STANDARDS 35-1
3501 Purpose 35-1
3502 Glare and Illumination 35-1
3503 Screening of Open Storage 35-1
3504 Recreational Vehicles 35-1
3505 Commercial and Industrial Structures 35-1
3506 Commercial Wind Turbine Farms 35-1
3507 Parking Lot Vendors 35-2

CHAPTER 36 DETAILED SPECIFIC AREA PLAN DEVELOPMENT ORDERS 36-1
3601 Purpose 36-1
3602 Pre-Application Review 36-1
3603 DSAP Review Procedures 36-1
3604 Standards of Review 36-3
3605 Development Review Procedures 36-4
3606 Required Application and Site Plan Information 36-5
3607 Term 36-8
<table>
<thead>
<tr>
<th>Section</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3608</td>
<td>Inspection and Disposition</td>
<td>36-9</td>
</tr>
<tr>
<td>3609</td>
<td>Certificate of Acceptance</td>
<td>36-10</td>
</tr>
<tr>
<td>APPENDIX A</td>
<td>DEFINITIONS</td>
<td>A-1</td>
</tr>
<tr>
<td>APPENDIX A-1</td>
<td>SIGN DEFINITIONS</td>
<td>A1-1</td>
</tr>
<tr>
<td>APPENDIX A-2</td>
<td>TREE REPLANT LIST</td>
<td>A2-1</td>
</tr>
</tbody>
</table>