



City of Panama City Zoning Regulations



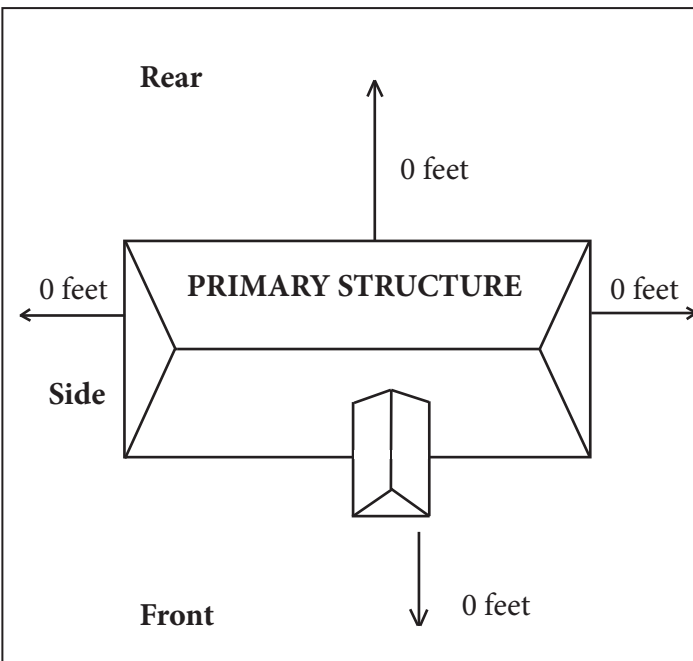
Allowable Uses:

- All uses allowed in the GC-1, GC-2, R-1, R-2, MU-1, MU-2, MU-3, UR-1, UR-2, LI, PI, and REC zoning districts EXCEPT:

Prohibited Uses:

- Mobile or Manufactured Home Parks or Sales;
- Perpetual Yard Sales or similar sales;
- Check cashing business or any business which provides “payday loans,” payday advances, or “car title loans”;
- Pawnshops; towing service; labor pools;
- Bail bond agencies; abandoned railroad cars;
- Palm readers, fortune tellers, tarot card readers, psychics & similar businesses; portable storage units;
- Bottle clubs; window tinting;
- Impound yards; automobile wrecking; recycling or salvage yards; automobile sales; dispatch offices;
- RV and vehicle fleet sales, storage or repair;
- Car wash facilities; lumberyards;
- Heavy equipment sales, service & storage;
- Self-service storage facilities;
- Adult entertainment; P.O.D.s
- Manufacturing of chemical products;
- Contractor storage, salvage yard, towing service
- Funeral homes including crematoriums; & similar uses.

Setbacks:



General requirements:

This zoning district is the most inclusive district within the City. It allows the largest mixture of land uses within the City’s regulations - allowing residential with commercial, entertainment and industrial uses.

There are too many incentives determinants for this district to include here (please consult the appropriate section of the City’s Land Development Regulation listed below).

Because this district is located within the Downtown Community Redevelopment Area (CRA), it is likely that the CRA Board will be involved in determining approval for most projects.

The area also involves the following districts: Downtown Improvement Board (DIB), and the Downtown Entertainment District (which includes a reduction in the distance requirement for the sale of alcohol.

Other pertinent information:

Maximum building height¹: 120 feet above base flood elevation, plus 25 feet for roof & mechanical equipment. Not more than 100% impervious surface.

Density¹: Not more than 30 units per acre, determined by:

$$\text{Lot size in acres} \times 30 = \# \text{ of units}$$

OR

$$(\text{Lot size in SF} / 43,560) \times 30 = \# \text{ of units}$$

EXAMPLE: $10,500 \text{ SF} / 43,560 = 0.24 \text{ acre}$

$$0.24 \text{ acre} \times 30 = \text{four units}$$

Maximum floor area ratio (FAR): 5.0.

¹ Incentives may push this limitation higher

Extracted From:

Section 104-34 from the City’s Land Development Regulation.