

PROPOSED  
ORDINANCE NO. 41-21

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE  
TO BE ENTITLED:

AN ORDINANCE AMENDING TABLE 12-3.9 OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA, REGULATIONS FOR THE NORTH HILL PRESERVATION ZONING DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Table 12-3.9 of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

**TABLE 12-3.9. REGULATIONS FOR THE NORTH HILL PRESERVATION ZONING DISTRICTS**

| Standards  | PR-1AAA                       | PR-2   | PC-1  |
|--|-------------------------------|--|---|
| Minimum Yard Requirement (Minimum Building Setbacks)<br>Front Yard<br>Side Yard<br>Rear Yard>  | *30 feet<br>9 feet<br>25 feet | *15 feet<br>7.5 feet<br>25 feet  | None<br>5 feet (for dwellings or wood frame structures only)<br>15 feet |
| Minimum Lot Area for Residential Uses  | 9,000 s.f.                    | <u>5,000</u> <del>9,000</del> s.f. for single-family and 10,000 s.f. for multifamily | None  |
| Minimum Lot Width at Street Row Line   | 50 feet                       | 50 feet  | None  |
| Minimum Lot Width at Building Setback Line   | 75 feet                       | <u>50</u> <del>75</del> feet   | None  |
| Maximum Building Height (Except as Provided in Section 12-3-62)  | 35 feet                       | 35 feet  | 45 feet   |
| Minimum Floor Area   | N/A                           | 600 s.f. per dwelling unit for multifamily   | None  |
| *Front yard depths in the North Hill Preservation zoning district shall not be less than the average depths of the front yards located on the block, up to the minimum yard requirement; in case there are no other dwellings, the front yard depths shall be no less than the footages noted. |                               |  |   |

SECTION 2. If any word, phrase, clause, paragraph, section or provision of this ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional, such finding shall not affect the other provision or applications of the ordinance which can be given effect without the invalid or unconstitutional provisions or application, and to this end the provisions of this ordinance are declared severable.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. This ordinance shall take effect on the fifth business day after adoption, unless otherwise provided, pursuant to Section 4.03(d) of the City Charter of the City of Pensacola.

Adopted: \_\_\_\_\_

Approved: \_\_\_\_\_  
President of City Council

Attest:

\_\_\_\_\_  
City Clerk