

PROPOSED
ORDINANCE NO. _____

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AN ORDINANCE
TO BE ENTITLED:

AN ORDINANCE AMENDING SECTION 12-2-6(B) OF THE CODE OF THE CITY OF PENSACOLA, FLORIDA; AMENDING THE LOCATION REQUIREMENTS FOR BARBER AND BEAUTY SHOPS IN THE R-2 DISTRICT; PROVIDING FOR SEVERABILITY; REPEALING CLAUSE; PROVIDING AN EFFECTIVE DATE.

WHEREAS, a proper public hearing was held on July 13, 2017 concerning the following proposed amendment to the Land Development Code; NOW

BE IT ORDAINED BY THE CITY OF PENSACOLA, FLORIDA:

SECTION 1. Chapter 12-2-6 (B) of the Code of the City of Pensacola, Florida, is hereby amended to read as follows:

Sec. 12-2-6 (B). - Residential Office land use district.

(B) *Uses permitted.*

- (a) Single-family detached dwellings; Two-family attached dwellings (duplexes).
- (b) Single-family attached (townhouse and quadruplex construction) and detached zero lot line dwellings. The development must comply with the minimum standards established for the R-ZL zoning district in section 12-2-5(A)(5).
- (c) Multiple-family attached dwellings (three or more dwelling units), at a maximum gross density of thirty-five (35) units per acre.
- (d) Community residential homes licensed by the Florida Department of Health and Rehabilitative Services with:
 - 1. Six (6) or fewer residents providing that it is not to be located within one thousand (1,000) feet of another such home, measured from property line to property line.
 - 2. Seven (7) to fourteen (14) residents providing such home is not within one thousand two hundred (1,200) feet of another such home in a multi-family

district, and that the home is not within five hundred (500) feet of a single-family zoning district. If it is proposed to be within the distance limits noted, measured from property line to property or district line, it shall be permitted with city council approval after public notification of property owners in a five hundred-foot radius.

- (e) Cemeteries, subject to regulations in section 12-2-56
- (f) Home occupations, subject to regulations in section 12-2-33
- (g) Municipally owned and operated parks and playgrounds.
- (h) Private stables which shall be no closer than two hundred (200) feet to a property line and further provided that more than seventy-five (75) percent of the owners of dwelling houses within a radius of three hundred (300) feet of the stable have given their written consent to the stable and further provided that there shall not be kept more than one horse for each two (2) acres of property.
- (i) Minor structures for the following utilities: unoccupied gas, water and sewer substations of pump stations, electrical substations and telephone substations subject to regulations in section 12-2-59
- (j) Childcare facilities subject to regulations in section 12-2-58
- (k) Private clubs and lodges, except those operated as commercial enterprises.
- (l) Boarding and lodging houses.
- (m) Bed and breakfast subject to regulations in section 12-2-55
- (n) Dormitories.
- (o) Office buildings.
- (p) Hospitals, clinics (except animal hospitals and clinics).
- (q) Nursing homes, rest homes, convalescent homes.
- (r) Schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges subject to regulations in section 12-2-65

- (s) Libraries and community centers opened to the public and buildings used exclusively by the federal, state, county and city government for public purposes subject to regulations in section 12-2-61
- (t) Churches, Sunday school buildings and parish houses subject to regulations in section 12-2-57
- (u) Social services homes/centers.
- (v) Banks and financial institutions.
- (w) Barber and beauty shops are permitted uses provided that they are located with property frontage on a ~~four-lane~~ Major Urban Collector or larger roadway facility. Such properties must be proven to be a lot of record that was owned as a separate unit as shown of record on or prior to February 18, 2016.
- (x) Accessory structures, buildings and uses customarily incidental to any of the above uses subject to regulations in section 12-2-31

SECTION 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 3. This ordinance shall become effective 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.

Passed: _____

Approved: _____
 President of City Council

Attest:

 City Clerk