

j. *Other demolition permits.*

1. All applications for permits to demolish structures other than contributing structures shall be referred to the board for the purpose of determining whether or not the structure may have historical, cultural, architectural, or archaeological significance. Such determination shall be made in accordance with the criteria found in subsections (1)i.2.i through vi of this section.
2. The board shall make such determination within 30 days after receipt of the completed application and shall notify the building official in writing. If the structure is determined to have no cultural, historical, architectural, or archaeological significance, a demolition permit may be issued immediately, provided such application otherwise complies with the provisions of all city code requirements.
3. If said structure is determined by the board to have historical significance, the board shall make such information available to the preservation board for review and recommendation as to significance. If the board concurs in the significance, using criteria set forth in subsections (1)i.2.i through vi of this section, the board shall recommend to the city council that the structure be designated a contributing structure.
4. Upon such a recommendation by the board, issuance of any permit shall be governed by subsection (1)i.3 of this section.

k. *Treatment of site following demolition.* Following the demolition or removal of any buildings, objects or structures located in the historic district, the owner or other person having legal custody and control thereof shall:

1. Remove all traces of previous construction, including foundation;
2. Grade, level, sod and/or seed the lot to prevent erosion and improve drainage; and
3. Repair at his or her own expense any damage to public rights-of-way, including sidewalks, curb and streets, that may have occurred in the course of removing the building, object, or structure and its appurtenances.

(2) *North Hill preservation zoning districts: PR-1AAA, PR-2, PC-1.*

- a. *Purpose.* The North Hill preservation zoning districts are established to preserve the unique architecture and landscape character of the North Hill area, and to promote orderly redevelopment that complements and enhances the architecture of this area of the city.
- b. *Character of the district.* The North Hill preservation district is characterized by mostly residential structures built between 1870 and the 1930s. Queen Anne, Neoclassical, Tudor Revival, Craftsman Bungalow, Art Moderne and Mediterranean Revival are among the architectural styles found in North Hill. North Hill is listed on the National Register of Historic Places.

c. *Uses permitted.*1. *PR-1AAA, single-family district.*

- i. Single-family dwellings at a maximum density of 4.8 units per acre.
- ii. Home occupations, as regulated in [section 12-3-57](#).
- iii. Community residential homes licensed by the state department of health and rehabilitative services with six or fewer residents providing that it is not to be located within 1,000 feet of another such home. If it is proposed to be within 1,000 feet of another such home, measured from property line to property line, it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
- iv. Municipally owned or operated parks or playgrounds.
- v. Public schools and educational institutions having a curriculum the same as ordinarily given in public schools and colleges.
- vi. Libraries, community centers and buildings used exclusively by the federal, state, regional, county and city government for public purposes.
- vii. Churches, Sunday school buildings and parish houses.
- viii. Conditional uses permitted: two-family dwellings (duplex) at a maximum density of 9.6 units per acre.
- ix. Accessory buildings and uses customarily incidental to the above uses not involving the conduct of a business.
- x. Family day care homes licensed by the state department of children and family services as defined in state

statutes.

2. *PR-2, multiple-family district.*

- i. Any use permitted in the PR-1AAA district.
- ii. Single-family, two-family and multifamily residential attached or detached units with a maximum density of 35 dwelling units per acre.
- iii. Community residential homes licensed by the state department of health and rehabilitative services with seven to 14 residents providing that it is not to be located within 1,200 feet of another such home in a multifamily district, and that the home is not within 500 feet of a single-family zoning district. If it is proposed to be within 1,200 feet of another such home in a multifamily district and/or within 500 feet of a single-family zoning district it shall be permitted with city council approval after public notification of property owners in a 500-foot radius.
- iv. Bed and breakfast subject to regulations in section 12-3-84.
- v. Conditional uses permitted:
 - (a) Private clubs and lodges except those operated primarily as commercial enterprises.
 - (b) Office buildings (under 5,000 square feet).
 - (c) Antique shops—No outside displays.
 - (d) Art galleries—No outside displays.
 - (e) Social services homes/centers.
 - (f) Boarding and lodging houses.
 - (g) Child care facilities subject to regulations in section 12-3-87.
- vi. Accessory buildings. Buildings and uses customarily incidental to any of the above uses, including storage garages when located on the same lot not involving the conduct of a business.

3. *PC-1, preservation commercial district.*

- i. Any use permitted in the PR-2 district, including conditional uses.
 - ii. Hand craft shops for custom work or making custom items not involving unreasonable noise, odor or chemical waste.
 - iii. Office buildings (under 7,000 square feet).
 - iv. Barbershops and beauty parlors.
 - v. Florists.
 - vi. Studios.
 - vii. Vending machines when an accessory to a business establishment and located inside the same building as the business.
 - viii. Conditional uses permitted:
 - (a) Gas stations.
 - (b) Other retail shops.
 - (c) Office buildings (over 7,000 square feet).
 - (d) Restaurants, with the exception of drive-in restaurants.
 - ix. Accessory buildings and uses customarily incidental to the above uses.
- d. *Procedure for review.*
1. *Review and approval.* All activities regulated by this subsection shall be subject to review and approval by the architectural review board as established in section 12-12-3. The board shall adopt written rules and procedures for abbreviated review for paint colors, minor repairs and minor deviations in projects already approved by the board. This process may authorize the board to designate one of its members to undertake such abbreviated review without the necessity for review by the entire board; provided, however, such abbreviated review process shall

NORTH HILL PRESERVATION
ZONING DISTRICTS

Standards	PR-1AAA	PR-2	PC-1
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5/25/2021

Pensacola, FL Code of Ordinances

Minimum Yard Requirement (Minimum Building Setbacks) Front Yard Side Yard Rear Yard	*30 feet 9 feet 25 feet	*15 feet 7.5 feet 25 feet	None 5 feet (for dwellings or wood frame structures only) 15 feet
Minimum Lot Area for Residential Uses	9,000 s.f.	9,000 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	75 feet	None
Maximum Building Height (Except as Provided in <u>Section 12-3-62</u>)	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.

- i. *Demolition of structures within the North Hill preservation district.* The demolition provisions established in subsections (1)j through k of this section, applicable to contributing and noncontributing structures within the historic district, shall apply in the preservation district.
- (3) *Old East Hill preservation zoning districts: OEHR-2, OEHC-1, OEHC-2 and OEHC-3.*
 - a. *Purpose.* The Old East Hill preservation zoning districts are established to preserve the existing residential and commercial development pattern and distinctive architectural character of the structures within the district. The regulations are intended to preserve, through the restoration of existing buildings and construction of compatible new buildings, the scale of the existing structures and the diversity of original architectural styles.
 - b. *Character of the district.* The Old East Hill neighborhood was developed over a 50-year period, from 1870 to the 1920's. The architecture of the district is primarily vernacular, but there are also a few properties that display influences of the major architectural styles of the time, such as Craftsman, Mission and Queen Anne styles.