

ZONING

NEIGHBORHOOD GENERAL (NG)

Excerpt from the City's Unified Land Development Code

The purpose of this zoning district is to provide areas for the preservation and development of historic, traditional, and walkable mixed-use neighborhoods and corridors within the city. These standards implement key provisions of the Strategic Vision established as part of the City's Long Term Recovery Plan.

Neighborhood General areas includes a mix of commercial, civic, and residential uses. Buildings are typically built on or near the front property line to encourage pedestrian activity. Missing Middle housing types typical for this district include Duplexes, Small Multi-plex, Cottage Courts, Courtyard Apartments, and Rowhouses.

Allowable Uses: *All other uses are prohibited.*

All uses allowed in Neighborhood Residential (NR); Attached and detached residential uses; Live/work units; Public/Institutional uses (ex: religious, educational, healthcare, cemeteries); Commercial Office/Retail/Entertainment; Temporary Open-air commercial uses; Hotels, Inns, and Bed and Breakfasts; Small-scale manufacturing (all non-retail activities, such as storage, shall not be visible from the street); Grocers, Restaurants (no drive-thru), Bars, and Breweries; Public and Private Marinas; Parking Garages and Parking Lots; Public and Private, passive and active recreational uses.



**City of
Panama City**

DEVELOPMENT STANDARDS:

IMPERVIOUS SURFACE RATIO (ISR):
not more than .80 (or 80%)

MAX BUILDING FOOTPRINT:
not more than 10,000 sqft*
*except for civic uses and grocery stores

MAX BUILDING FRONTAGE: 80'

MAX BUILDING HEIGHT: 3 stories plus attic

MIN LOT SIZE REQUIREMENTS: None

MAX BUILDING SETBACKS:
Front and Side/Street: 0' Min / 15' Max
Side/Mid-Block and Rear/Alley: 5' min / No max
Rear/No Alley: 10' min / No Max

MIN PARKING SETBACKS:
Front and Side/Street: 25'
Side/Mid-Block: 0'
Rear: 5'

MIN FRONTAGE OCCUPANCY: 65%

PARKING:

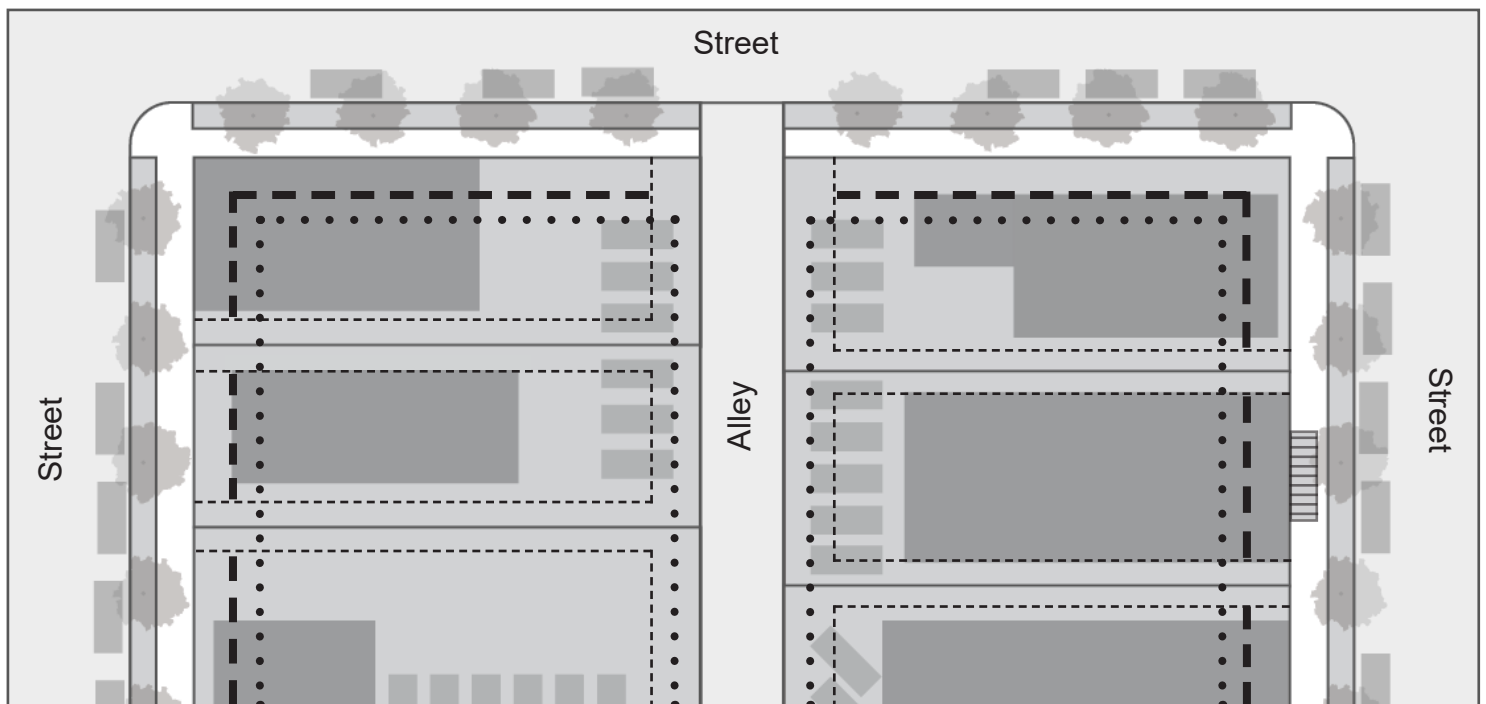
Parking requirements will be waived for all development that meets the requirements of this district including the building design standards.

Residential Uses:

- 1 space per unit minimum
- 3 spaces per unit maximum

Non-Residential Uses:

- 1 space per 800 sqft minimum
- 1 space per 300 sqft maximum



— — — MAX BUILDING SETBACK - - - - - MIN BUILDING SETBACK MIN PARKING SETBACK

NOTE: These regulations are general in nature and are not all inclusive - see Sec. 104-33 of the ULDC.