

# NEIGHBORHOOD RESIDENTIAL (NR)

Excerpt from the City's Unified Land Development Code

The purpose of this zoning district is to provide areas for the preservation or development of the historic, traditional, and walkable neighborhoods of the city that include single-family detached and some Missing Middle housing. Missing Middle housing types typical for this district include Duplexes, Small Multi-plex, and Cottage Courts. These standards implement key provisions of the Strategic Vision established as part of the City's Long Term Recovery Plan.



**City of  
Panama City**

**Allowable Uses:** *All other uses are prohibited.*

Single detached dwellings; up to 2 dwelling units attached per building; cottage courts; ADUs (one per lot); public and private schools grades k-12; public or noncommercial private recreation; accessory uses or structures (see Chapter 110); public utilities customarily found in residential areas; Family day care homes pursuant to Section 125.0109, Florida Statutes; Bed and Breakfast Inns; Neighborhood Corner Stores are allowed (see Sec. 104-36.3. C. for additional requirements).

## **DEVELOPMENT STANDARDS:**

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|--|---|--|
| <p><input type="checkbox"/> <b>IMPERVIOUS SURFACE RATIO (ISR):</b><br/>not more than .60 (or 60%)</p> <p><input type="checkbox"/> <b>MAX BUILDING FOOTPRINT:</b><br/>not more than 4,000 sq ft*<br/>*except for civic uses (schools, religious, etc)</p> <p><input type="checkbox"/> <b>MAX BUILDING HEIGHT:</b> 2 stories + attic</p> | <p><input type="checkbox"/> <b>SETBACKS:</b></p> <p><u>Primary Structure</u><br/>Front and Side/Street: 7' Min / 20' Max<br/>Side/Mid-Block: 5' Min / No Max<br/>Rear: 15' Min / No Max</p> <p><u>Accessory Structure</u><br/>Front: Not permitted in front yards<br/>Sides and Rear: 3' Min / No Max</p> | <p><input type="checkbox"/> <b>MIN LOT SIZE REQUIREMENTS:</b></p> <p><u>Lot Width</u><br/>Square, Rectangle, &amp; Corner Lots: 40' Min.<br/>Cul-de-sac lots: 20' Minimum</p> <p><u>Lot Area</u><br/>No minimum lot area requirement</p> |
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--- MAX BUILDING SETBACK      - - - - - MIN BUILDING SETBACK

NOTE: These regulations are general in nature and are not all inclusive - see Sec. 104-36 of the ULDC.

