

# ZONING

# DOWNTOWN DISTRICT(DTD)

*Excerpt from the City's Unified Land Development Code*

The purpose of this zoning district is to provide for the vitality of downtown Panama City as a safe walkable community of business, residential, commercial, cultural, government, public institutional, light industrial, and entertainment uses, including public green spaces and recreational access to the waterfront, while protecting the environment and enhancing the quality of life. These zoning standards implement key provisions of the Strategic Vision for Downtown, established as part of the City's Long Term Recovery Plan. To encourage and promote economic growth and redevelopment downtown, higher residential density and non-residential intensities may be achievable within the Downtown District through development bonuses.



**City of  
Panama City**

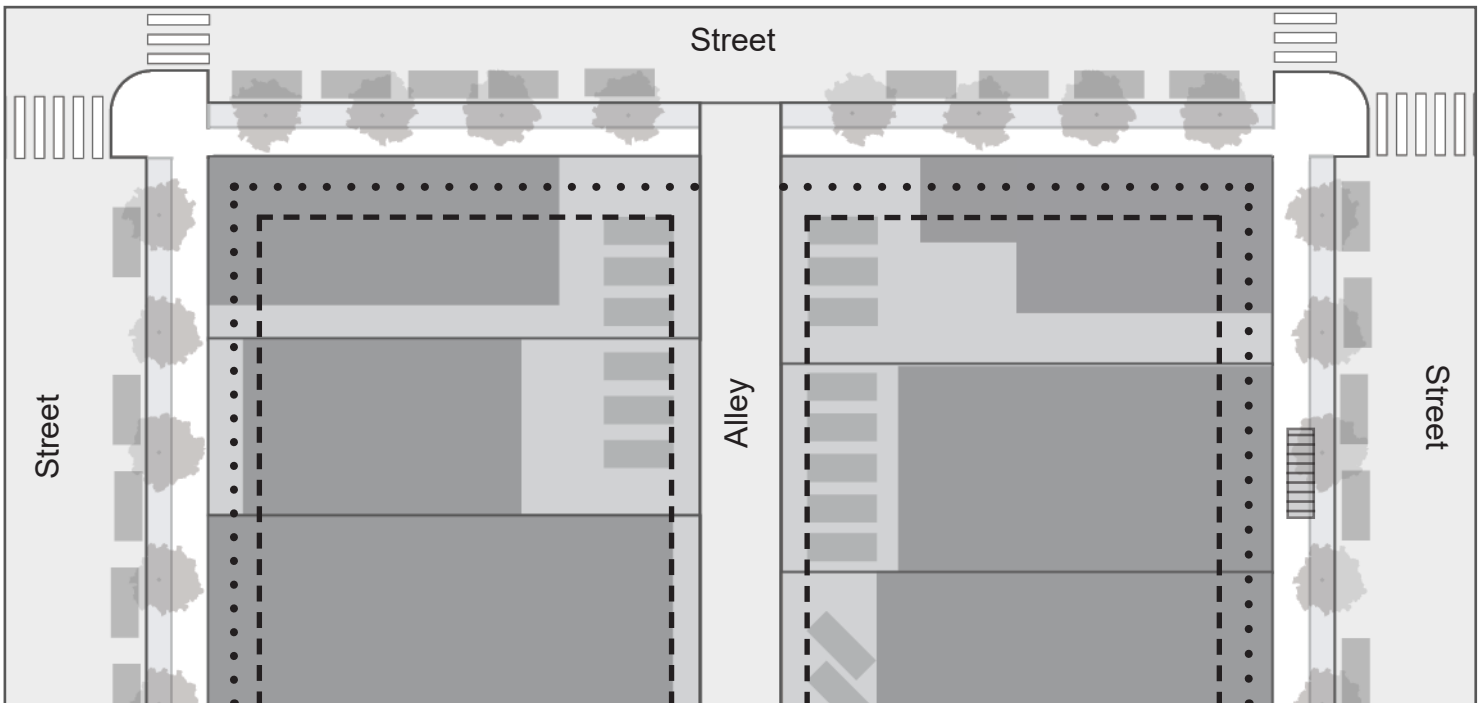
**Allowable Uses:** *All other uses are prohibited.*

Civic uses including passive and active recreation, government, entertainment, religious, social, and educational uses; Professional offices; Professional services; Open air retail such as farmers' markets, etc; Hotels, Inns, and Bed and Breakfasts; Artisanal production establishments; Restaurants (no drive-thru) including cafes and lounges; Bars and Breweries; Retail uses; Fine Art studios and schools; Specialty food stores; Commercial marinas; Parking garages and lots; Residential uses including single and multi-family; Warehousing provided the buildings compliment the areas where they are located.

## DEVELOPMENT REQUIREMENTS:

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| <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>IMPERVIOUS SURFACE RATIO (ISR):</b><br/>not more than 1.0 (or 100%)</li> <li><input type="checkbox"/> <b>FLOOR AREA RATIO (FAR):</b><br/>not more than 3.0 or 300%<br/>for nonresidential.*</li> <li><input type="checkbox"/> <b>DENSITY: 30 Units/Acre*</b></li> <li><input type="checkbox"/> <b>HEIGHT: 120*</b> (+25' mechanical allowance)</li> <li><input type="checkbox"/> <b>MIN LOT SIZE REQUIREMENTS:</b> None</li> <li><input type="checkbox"/> <b>MIN SETBACKS:</b> None</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>MAX BUILDING SETBACKS:</b><br/>Downtown Center (Harrison Ave): 5'<br/>Downtown General: 15'</li> <li><input type="checkbox"/> <b>MIN PARKING SETBACKS:</b><br/>(Front/Side Street)<br/>Downtown Center (Harrison Ave): 25'<br/>Downtown General: 20'</li> <li><input type="checkbox"/> <b>MIN FRONTAGE OCCUPANCY:</b><br/>Downtown Center (Harrison Ave): 80%<br/>Downtown General: 50%</li> </ul> | <ul style="list-style-type: none"> <li><input type="checkbox"/> <b>MIN FACADE TRANSPARENCY:</b><br/>Ground Story Retail: 60%<br/>Ground Story Non-Retail: 30%<br/>Upper Stories: 20%</li> <li><input type="checkbox"/> <b>PARKING:</b><br/>No parking is required for:<br/>- Lots less than 10,000 sqft<br/>- Buildings built prior to 1945<br/>- Buildings less than 5 stories</li> </ul> |
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\*Development bonuses can allow up to 5.0 FAR, 60 Units/Acre, and a height limit increase up to 150' with City Commission approval.



••••• MAX BUILDING SETBACK      - - - - MIN PARKING SETBACK

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