# TABLE OF CONTENTS

## CHAPTER 1  GENERAL PROVISIONS  1-1

- 101. Title  
- 102. Authority  
- 103. General Purpose  
- 104. Applicability  
- 105 Definitions  
- 106. Exemptions and Exceptions  
- 107. Relationship to Comprehensive Plan  
- 108. Existing/Nonconforming Uses  
- 109 Interpretation  
- 110 Amendments or Changes to this Code  
- 111 Severability  
- 112 Inconsistency with other Ordinances  
- 113 Disclaimer of Liability

## CHAPTER 2  ADMINISTRATIVE PROCEDURES  2-1

- 201. Purpose  
- 202. Duties and Responsibilities – Board of County Commissioners  
- 203. Duties and Responsibilities – Planning Commission  
- 204. Planning Commission Membership  
- 205. Planning Official  
- 206. Due Process; Public Hearings  
- 207. Quasi-Judicial Hearings  
- 208. Hardship Relief  
- 209. Appeals  
- 210. Enforcement, Penalties, and Remedies  
- 211. Continuance and Postponement of Hearings, Withdrawal and Denial of Applications

## CHAPTER 3  ZONING ADMINISTRATION  3-1

- 301. Title  
- 302. Purpose  
- 303. Scope  
- 304. Relationship to Comprehensive Plan  
- 305. Zoning Districts Established  
- 306. Official Zoning Map  
- 307. Procedure for Zone Changes  
- 308. Comprehensive Plan Amendments  
- 309. Liability  
- 310. Uses Located in Overlay Zones

## CHAPTER 4  RESIDENTIAL ZONES  4-1

- 401. Purpose  
- 402. Residential Zones  
- 403. Discouraged Activities
Bay County Land Development Regulations

404. R-1 Single-Family Zones 4-1
405. R-2 Single-Family and Duplex Dwellings 4-3
406. R-3 Duplex, Triplex, and Quadraplex Zones 4-4
407. R-4 Manufactured Housing/Mobile Home Zones 4-4
408. R-5 Multi-Family Zones 4-5
409. R-5A Multi-Family Light Zones 4-6
410. Bulk Regulations 4-7

CHAPTER 5  SEASONAL/RESORT ZONES  5-1
501. Purpose  5-1
502. Seasonal/Resort Zones  5-1
503. SR-1 Seasonal/Resort-Residential  5-1
504. SR-1A Seasonal/Resort Mixed Use  5-2
505. SR-2 Seasonal/Resort-Commercial  5-2
506. Bulk Regulations  5-4

CHAPTER 6  COMMERCIAL ZONES  6-1
601. Purpose  6-1
602. Commercial Zones  6-1
603. C-1 Neighborhood Commercial  6-1
604. C-2 Plaza Commercial  6-2
605. C-3 General Commercial  6-3
606. C-3A General Commercial Low Zones  6-5
607. C-4 Research and Design Zones  6-7
608. MLU Mixed Land Use Zones  6-8
609. Bulk Regulations  6-12

CHAPTER 7  CONSERVATION ZONES  7-1
701. Purpose  7-1
702. Conservation Zones  7-1
703. CSVP Conservation Preservation Zone  7-1
704. CSVR Conservation Recreation Zone  7-1
705. CSVH Conservation Habitation Zone  7-2
706. Innovative Development Techniques  7-3
707. Special Regulations  7-4
708. Bulk Regulations  7-5

CHAPTER 8  INDUSTRIAL ZONES  8-1
801. Purpose  8-1
802. Industrial Zones  8-1
803. IND-1 Light Industry Zones  8-1
804. IND-2 Industrial Zones  8-2
805. Special Performance Measures  8-3
806. Bulk Regulations  8-4

CHAPTER 9  AGRICULTURE ZONES  9-1
901. Purpose  9-1
Bay County Land Development Regulations

902. Agriculture Zones 9-1
903. AG-1 General Agriculture Zones 9-1
904. AG-2 Agriculture/Timberland Zones 9-2
905. Bulk Regulations 9-3

CHAPTER 10  SPECIAL TREATMENT ZONES  10-1
1001. Purpose 10-1
1002. Special Treatment Zones 10-1
1003. Special Requirements and Standards 10-1

Map 10-1  Airport Obstruction Height Zone
Map 10-2  Airport Noise Zone
Map 10-3  Aircraft Overflight Zone
Map 10-4  Wildlife Attractant Hazard Zone

CHAPTER 11  PLANNED UNIT DEVELOPMENT  11-1
1101. Purpose and Intent 11-1
1102. Definitions 11-1
1103. Demonstration of Applicability 11-2
1104. Procedure for Approval 11-2
1105. Changes to Final Development Plan 11-5
1106. Effect of PUD Overlay District 11-6
1107. Amendments to Built Planned Unit Developments 11-6
1108. Area and Density Requirements 11-6
1109. Fees 11-6

CHAPTER 12  CONDITIONAL USES  12-1
1201. Purpose 12-1
1202. Applicability 12-1
1203. Permit Required 12-1
1204. Procedure 12-1
1205. Authorization 12-1
1206. Conditional Use Permit Review Criteria 12-2
1207. Expiration and Revocation 12-2
1208. Changes or Amendments 12-2

CHAPTER 13  SPECIAL USES  13-1
1301. Purpose 13-1
1302. Home Occupation; Home Office of Convenience 13-1
1303. Nightclubs 13-1
1304. Adult Uses (Reserved) 13-2
1305. Fences and Hedges 13-2
1306. Cannabis Dispensing Facility 13-3

CHAPTER 14  PUBLIC/INSTITUTIONAL ZONES  14-1
1401. Purpose 14-1
1402. Public/Institutional Zones 14-1
1804. Streamlined Permitting for Development Projects 18-4
1805. Required Application and Site Plan Information 18-6
1806. Inspection and Disposition 18-11
1807. Certificate of Acceptance 18-12

CHAPTER 19  ENVIRONMENTAL STANDARDS 19-1
1901. Purpose 19-1
1902. Other Regulations 19-1
1903. Significant Natural Resources 19-1
1904. Environmental Standards 19-1
1905. Ecosystem Management Areas 19-4
1906. Deer Point Reservoir Protection Zone 19-5
1907. Habitat Conservation Areas 19-8
1908. Sand Hills Lakes 19-8
1909. Wetlands 19-9
1910. Potable Water Sources 19-11
1911. Tree Protection 19-12
1912. Outstanding Florida Waters (OFW) 19-16
1913. Deep Point Watershed 19-17
1914. Clustering 19-17
1915. Environmental Impact Analysis 19-18
1916. Protection of Natural Resources 19-18
1917. Turtle Lighting (ORD 02-07) 19-20

CHAPTER 20  CONCURRENCY 20-1
2001. Purpose 20-1
2002. Certificate of Concurrency Required 20-1
2003. Adopted Levels of Service 20-1
2004. Initial Determination of Concurrency 20-1
2005. Burden of Proof 20-1
2006. De Minimus Exemptions 20-2
2009. Minimum Requirements for Certificate of Concurrency 20-7
2010. Expiration of Certificate of Concurrency 20-12
2011. Exceptions to Concurrency Requirements 20-12
2013. Monitoring 20-13
2014. Assurances 20-15
2015. Appeals 20-15

CHAPTER 21  MOBILE HOME PARKS 21-1
2101. Purpose 21-1
2102. Permit Required 21-1
2103 Development and Operation Standards 21-1
<table>
<thead>
<tr>
<th>Chapter</th>
<th>Title</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>Recreational Vehicle Parks</td>
<td>22-1</td>
</tr>
<tr>
<td>2201.</td>
<td>Purpose</td>
<td>22-1</td>
</tr>
<tr>
<td>2202.</td>
<td>Permit Required</td>
<td>22-1</td>
</tr>
<tr>
<td>2203.</td>
<td>General Requirements</td>
<td>22-1</td>
</tr>
<tr>
<td>2204.</td>
<td>Allowable Uses</td>
<td>22-2</td>
</tr>
<tr>
<td>2205.</td>
<td>Site Design Requirements</td>
<td>22-2</td>
</tr>
<tr>
<td>23</td>
<td>Site Preparation</td>
<td>23-1</td>
</tr>
<tr>
<td>2301.</td>
<td>Purpose</td>
<td>23-1</td>
</tr>
<tr>
<td>2302.</td>
<td>Land Clearing</td>
<td>23-1</td>
</tr>
<tr>
<td>2303.</td>
<td>Adequate Grading</td>
<td>23-2</td>
</tr>
<tr>
<td>2304.</td>
<td>Fill Material</td>
<td>23-3</td>
</tr>
<tr>
<td>2305.</td>
<td>Excavation</td>
<td>23-4</td>
</tr>
<tr>
<td>2306.</td>
<td>Mining Activities</td>
<td>23-6</td>
</tr>
<tr>
<td>2307.</td>
<td>Landfills</td>
<td>23-7</td>
</tr>
<tr>
<td>24</td>
<td>Drainage and Stormwater Management</td>
<td>24-1</td>
</tr>
<tr>
<td>2401.</td>
<td>Purpose</td>
<td>24-1</td>
</tr>
<tr>
<td>2402.</td>
<td>Applicable State Requirements</td>
<td>24-1</td>
</tr>
<tr>
<td>2403.</td>
<td>Applicable Federal Requirements</td>
<td>24-1</td>
</tr>
<tr>
<td>2404.</td>
<td>Exemptions</td>
<td>24-1</td>
</tr>
<tr>
<td>2405.</td>
<td>Obstruction of Drainage-Ways</td>
<td>24-2</td>
</tr>
<tr>
<td>2406.</td>
<td>Uncontrolled Stormwater Runoff</td>
<td>24-2</td>
</tr>
<tr>
<td>2407.</td>
<td>Drainage and Stormwater Management Plan</td>
<td>24-2</td>
</tr>
<tr>
<td>2408.</td>
<td>Drainage and Stormwater Management Plan Adherence, Dedication and Maintenance</td>
<td>24-6</td>
</tr>
<tr>
<td>2409.</td>
<td>Connection Permit</td>
<td>24-7</td>
</tr>
<tr>
<td>2410.</td>
<td>Illicit Discharge</td>
<td>24-7</td>
</tr>
<tr>
<td>25</td>
<td>Parking and On-Site Circulation</td>
<td>25-1</td>
</tr>
<tr>
<td>2501.</td>
<td>Purpose</td>
<td>25-1</td>
</tr>
<tr>
<td>2502.</td>
<td>Off-Street Parking Required</td>
<td>25-1</td>
</tr>
<tr>
<td>2503.</td>
<td>Exemptions</td>
<td>25-1</td>
</tr>
<tr>
<td>2504.</td>
<td>Change in Use</td>
<td>25-1</td>
</tr>
<tr>
<td>2505.</td>
<td>Parking Space Requirements</td>
<td>25-1</td>
</tr>
<tr>
<td>2506.</td>
<td>Joint Use and Off-Site Facilities</td>
<td>25-4</td>
</tr>
<tr>
<td>2507.</td>
<td>Design Standards</td>
<td>25-4</td>
</tr>
<tr>
<td>2508.</td>
<td>Bicycle Parking Requirements</td>
<td>25-6</td>
</tr>
<tr>
<td>2509.</td>
<td>Parking Structures</td>
<td>25-7</td>
</tr>
<tr>
<td>2510.</td>
<td>Landscaping</td>
<td>25-8</td>
</tr>
<tr>
<td>2511.</td>
<td>On-Site Circulation</td>
<td>25-8</td>
</tr>
<tr>
<td>2512.</td>
<td>Parking Area Connectivity</td>
<td>25-9</td>
</tr>
<tr>
<td>2513.</td>
<td>Alternate Methods and Materials</td>
<td>25-10</td>
</tr>
<tr>
<td>26</td>
<td>Roadways and Driveways</td>
<td>26-1</td>
</tr>
<tr>
<td>2601.</td>
<td>Purpose</td>
<td>26-1</td>
</tr>
</tbody>
</table>
2602. State Highway System 26-1
2603. County Road System 26-1
2604. Functional Classifications 26-1
2605. Minimum County Standards 26-2
2606. General Requirements 26-2
2607. Access Control 26-3
2608. Right-of-Way 26-7
2609. Private Driveways and Roadways 26-7
2610. Right-of-Way Permits 26-11
2611. Right-of-Way Abandonment 26-12
2612. Sidewalks and Bikeways 26-12
2613. Site Distance at Intersections and Driveways 26-12
2614. Pedestrian Ways and Crosswalks 26-12

CHAPTER 27 UTILITIES 27-1
2701. Purpose 27-1
2702. Required Utilities 27-1
2703. Responsibility for Utilities 27-1
2704. Utility Ownership and Easement Rights 27-2
2705. Guidelines and Standards 27-2
2706. Permits Required 27-3
2707. Water and Sewer Connections 27-3
2708. Regulation of Public and Private Sewers 27-3
2709. Sewer Construction and Connection 27-5
2710. Communications Towers 27-7

CHAPTER 28 LANDSCAPING AND BUFFERS 28-1
2801. Purpose and Intent 28-1
2802. Applicability 28-1
2803. Landscaping Plan Required 28-1
2804. Required Landscaping 28-2
2805. Landscaping Materials 28-6
2806. Maintenance of Landscaped Areas 28-6
2807. Shoreline Consideration 28-7
2808. Buffers 28-7

CHAPTER 29 SUBDIVISIONS 29-1
2901. Purpose 29-1
2902. Applicability 29-1
2903. Pre-Application Review 29-2
2904. Subdivision Approval 29-2
2905. On-Site Improvement Standards for Residential Subdivisions 29-4
2906 Off-Site Improvements 29-10
2907. Environmental Protection 29-10
2908. Maintenance of Improvements 29-11
2909. Site Clearing 29-13
2910. Development of Floodplains 29-13
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>2911. Commercial Subdivisions</td>
<td>29-13</td>
</tr>
<tr>
<td>2912 Disclosure Required for Privately Maintained Subdivisions</td>
<td>29-14</td>
</tr>
<tr>
<td>2913. Restrictive Covenants and Deed Restrictions</td>
<td>29-14</td>
</tr>
<tr>
<td>2914. Relationship to S.H.I.P. Programs</td>
<td>29-14</td>
</tr>
<tr>
<td>2915. Plat Approval</td>
<td>29-14</td>
</tr>
<tr>
<td>2916. Plat Vacation and Right-of-Way</td>
<td>29-16</td>
</tr>
<tr>
<td>2917. Replat</td>
<td>29-20</td>
</tr>
</tbody>
</table>

**CHAPTER 30 SIGNS**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3001. Purpose</td>
<td>30-1</td>
</tr>
<tr>
<td>3002. General Provisions</td>
<td>30-1</td>
</tr>
<tr>
<td>3003. Exemptions</td>
<td>30-1</td>
</tr>
<tr>
<td>3004. Prohibited Signs</td>
<td>30-5</td>
</tr>
<tr>
<td>3005. General Sign Standards</td>
<td>30-7</td>
</tr>
<tr>
<td>3006. Off-Premises Sign Standards</td>
<td>30-8</td>
</tr>
<tr>
<td>3007. On-Premises Sign Standards</td>
<td>30-11</td>
</tr>
<tr>
<td>3008. Permits and Prohibited Work</td>
<td>30-15</td>
</tr>
<tr>
<td>3009. Existing Signs</td>
<td>30-17</td>
</tr>
<tr>
<td>3010. Enforcement</td>
<td>30-18</td>
</tr>
<tr>
<td>3011. Appeals</td>
<td>30-19</td>
</tr>
</tbody>
</table>

**CHAPTER 31 TOURIST CORRIDORS**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3101. Purpose</td>
<td>31-1</td>
</tr>
<tr>
<td>3102. Applicability</td>
<td>31-1</td>
</tr>
<tr>
<td>3103. Exterior Walls of Metal Buildings</td>
<td>31-1</td>
</tr>
<tr>
<td>3104. Underground Utilities and Landscaping of Utilities</td>
<td>31-2</td>
</tr>
<tr>
<td>3105. Sidewalks</td>
<td>31-2</td>
</tr>
<tr>
<td>3106. Waste and Recycling Containers</td>
<td>31-3</td>
</tr>
<tr>
<td>3107. Construction Sites Cleanliness, Construction Safety, and Hours of Construction Activity</td>
<td>31-4</td>
</tr>
<tr>
<td>3108. Screening of Construction Sites</td>
<td>31-5</td>
</tr>
<tr>
<td>3109. Construction Vehicles, Delivery Vehicles, and Worker Vehicles</td>
<td>31-6</td>
</tr>
<tr>
<td>3110. Outdoor Use of Amplifiers</td>
<td>31-7</td>
</tr>
</tbody>
</table>

**CHAPTER 32 TRANSFERABLE DEVELOPMENT RIGHTS**

<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3201. Purpose</td>
<td>32-1</td>
</tr>
<tr>
<td>3202. Applicability</td>
<td>32-1</td>
</tr>
<tr>
<td>3203. Definitions</td>
<td>32-1</td>
</tr>
<tr>
<td>3204. TDR Sending Sites</td>
<td>32-2</td>
</tr>
<tr>
<td>3205. TDR Receiving Sites</td>
<td>32-2</td>
</tr>
<tr>
<td>3206. Calculation of Residential Density Development Rights for TDR Sending Sites</td>
<td>32-2</td>
</tr>
<tr>
<td>3207. Calculation of Residential Density Development Rights for TDR Receiving Sites</td>
<td>32-3</td>
</tr>
<tr>
<td>3208. Calculation of Intensity Development Rights for TDR Sending Sites</td>
<td>32-3</td>
</tr>
<tr>
<td>3209. Calculation of Intensity Development Rights for TDR</td>
<td>32-3</td>
</tr>
</tbody>
</table>
Receiving Sites 32-4
3210. Application to Transfer Development Rights 32-4
3211. Administrative Review and Approval of the Application to Transfer Development Rights 32-6
3212. Recording 32-7
3213. Monitoring 32-8
3214. Development of TDR Sending Sites 32-9
3215. Development of TDR Receiving Sites 32-9

CHAPTER 33 PROPORTIONATE SHARE MITIGATION 33-1
3301. Purpose 33-1
3302. Applicability 33-1
3303. Exclusions 33-1
3304. Minimum Requirements for Proportionate Fair-Share Mitigation 33-1
3305. Intergovernmental Coordination 33-3
3306. Application Process 33-3
3307. Methodology for Determining Proportionate Fair-Share Mitigation 33-4
3308. Certificate of Concurrency for Proportionate Fair-Share Mitigation 33-6
3309. Appropriation of Fair-Share Revenues 33-8
3310. Impact Fee Credit for Proportionate Fair-Share Mitigation 33-8

CHAPTER 34 BEACHES SPECIAL TREATMENT ZONE 34-1
3401. Purpose 34-1
3402. Definitions 34-1
3403. Minimum architectural, site development, and aesthetic standards 34-1
3404. Existing Mobile Homes 34-4
3405. Exceptions 34-4
3406-3410. Reserved 34-4

CHAPTER 35 SUPPLEMENTAL STANDARDS 35-1
3501 Purpose 35-1
3502 Glare and Illumination 35-1
3503 Screening of Open Storage 35-1
3504 Recreational Vehicles 35-1
3505 Commercial and Industrial Structures 35-1
3506 Commercial Wind Turbine Farms 35-1
3507 Parking Lot Vendors 35-2
3508 Hydraulic Fracturing 35-4

CHAPTER 36 DETAILED SPECIFIC AREA PLAN DEVELOPMENT ORDERS 36-1
3601 Purpose 36-1
3602 Pre-Application Review 36-1
3603 DSAP Review Procedures 36-1
3604 Standards of Review 36-3
3605 Development Review Procedures 36-4
3606 Required Application and Site Plan Information 36-5
<table>
<thead>
<tr>
<th>Number</th>
<th>Description</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>3607</td>
<td>Term</td>
<td>36-8</td>
</tr>
<tr>
<td>3608</td>
<td>Inspection and Disposition</td>
<td>36-9</td>
</tr>
<tr>
<td>3609</td>
<td>Certificate of Acceptance</td>
<td>36-10</td>
</tr>
</tbody>
</table>

**APPENDIX A**

**DEFINITIONS**

**APPENDIX A-1**

**SIGN DEFINITIONS**

**APPENDIX A-2**

**TREE REPLANT LIST**