

APPENDIX

A

Zoning Recommendations

INTRODUCTION

Appendix A - Zoning Recommendations offers proposed zoning changes that can implement the Panama City Neighborhood Plans.

Section I includes new terminology that can be added to the existing zoning code, to include additional housing types that are compatible with traditional neighborhoods, otherwise known as “Missing Middle” housing.

Section II includes proposed zoning districts for Panama City’s traditional neighborhood areas, encouraging a mixture of uses in a walkable form, and maintaining existing residential neighborhood character.

Section III includes building design standards that apply to the Neighborhood Downtown and Neighborhood General areas.

Section IV includes proposed zoning district maps that apply the Neighborhood Downtown, Neighborhood General and Neighborhood Residential districts to the Glenwood, Millville and St. Andrews neighborhoods. Maps also include site-specific building setback zones, in areas where greater specificity for future building placement is desired to fit surrounding context and the vision of the Neighborhood Plans.

- The new Neighborhood Districts are proposed to replace the existing zoning districts for the parcels shown on each map.
- Transition Overlay Areas are where the previously existing zoning districts (those in place at the time of re-zoning) could be optionally utilized, if desired. If an applicant in the Transition Overlay area uses a Neighborhood District, all standards of that district (including permitted uses, setbacks, parking, as well as building design standards) shall apply. Otherwise, the previously existing zoning standards apply.
- The proposed districts within the Transition Overlay areas represent the future vision for Highway 98, 15th Street, and northern portions of the MLK Jr. Boulevard corridor. At the time of implementation of a street design that incorporates a Complete Street approach (which may include wider sidewalks, protected bike facilities, street trees, and other multi-modal improvements), all properties within 400’ of the street right-of-way should have the Transition Overlay option removed.

Section V includes proposed signage standards for traditional neighborhood areas, encouraging a variety of pedestrian-friendly signs.

Finally, **Section VI** contains design best practices the City can use to encourage and inspire development according to the vision of the Neighborhood Plans.

I | DEFINITIONS

Add to **Definitions Sec 116-3** (to define Missing Middle housing types):

Cottage Court: A series of small, detached structures on a common lot providing multiple units arranged to define a shared court that is typically perpendicular to the street. The shared court takes the place of a private rear yard and becomes an important community-enhancing element.

Courtyard Apartment. A medium-sized structure that consists of multiple dwelling units accessed from a courtyard or series of courtyards. Each unit may have its own individual entry, or may share a common entry. The Courtyard Apartment is appropriately scaled to fit within Neighborhood Downtown or General areas and other similar walkable neighborhood districts.

Live/Work Unit: A mixed-use residential unit that is allowed to house a flexible combination of limited commercial functions and the primary residential function. The commercial function may be anywhere in the unit. It is intended to be occupied by a business operator or employee who lives in the same structure that contains the commercial activity or industry.

Multi-plex: Small. A medium-sized structure that typically consists of 3 to 6 side-by-side and/or stacked dwelling units typically with one shared entry or individual entries along the front. The Small Multi-plex has the appearance of a medium-sized family home and is appropriately scaled to fit within Neighborhood General and similar walkable neighborhood districts.

Multi-plex: Large. A medium-to large-sized structure that typically consists of 7 to 18 side-by-side and/or stacked dwelling units, typically with one shared entry. The Large Multi-plex is appropriately scaled to fit within Neighborhood Downtown areas, and other similar walkable neighborhood districts.

Rowhouse. A small-to medium sized attached structure that consists of 2 to 8 dwelling units placed side-by-side on either a single lot or individual lots. This type is typically located within Neighborhood Downtown or General areas, or other similar walkable neighborhood districts.

II | ZONING DISTRICTS

Sec. 104-3X. - Neighborhood Downtown (ND) zoning district.

The purpose of this zoning district is to provide areas for the preservation and development of active and walkable neighborhood downtown areas within the city. These standards implement key provisions of the Strategic Vision established as part of the City's Long Term Recovery Plan.

Neighborhood Downtown areas includes a mix of commercial, civic, and residential uses. Buildings may be attached or detached, and are typically built on or near the front property line to encourage pedestrian activity. Missing Middle housing types typical for this district include Duplex, Small Multi-plex, Cottage Court, Courtyard Apartment, Row-house, and Large Multi-Plex.

The Florida Department of Transportation (FDOT) has adopted a context classification system to plan and design streets in greater harmony with the surrounding land use characteristics. Streets that pass through Neighborhood Downtown areas should have a C5 (Urban Center) classification.

A. The following bulk regulations shall apply to property zoned Neighborhood Downtown (ND):

1. The **impervious surface ratio (ISR)** shall be no greater than **1.0 (or 100%)** of the total parcel area.
2. The **maximum building footprint** per building shall be 25,000 square feet. An exception is made for civic uses including houses of worship and schools. Grocery stores may exceed this limit, with approval of the **Development Services Director**.
3. The **maximum building frontage** per building shall be 120 feet.
4. **Height:** All structures shall have a maximum height limitation of 4 stories plus an attic story.
 - i. Building Heights shall exclude habitable attics and below grade parking.
 - ii. Stories may not exceed 12 feet in height from finished floor to finished ceiling, except for a first floor commercial function which may be a maximum of 25 feet.
 - iii. Heights shall be measured to the eave of the roof or roof deck (if flat).
 - iv. The first finished floor in residential buildings shall be raised a minimum of 24" above the highest adjacent sidewalk grade.



TABLE 104-X:
Neighborhood Downtown Setbacks

Building Location	
Front and Side/Street Setbacks	0' min / 10' max
Side/Mid-Block and Rear Setbacks	0' min / no max.
Frontage Occupancy	80% minimum
Parking Location	
Parking Setback (front and side/street)	25' min.
Parking Setback (side/mid-block)	0' min.
Parking Setback (rear/alley)	5' min.

TABLE 104-X:
Neighborhood Downtown Parking Standards

Residential Uses	1 space per unit minimum / 3 spaces per unit maximum
Non-Residential Uses	1 space per 800 sq ft GFA minimum / 1 space per 300 sq ft GFA maximum

Parking Exceptions:

1. All applications (for new development or building reuse) within the Neighborhood Downtown district that meet all standards of this district, including for building and parking location (Table 104-X) and building design (Sec 105-XX), shall be exempt from minimum parking requirements.
2. Exceptions to the maximum parking limits may be granted by the **City Commission**.

Sec. 104-3X. -	Neighborhood Downtown (ND) zoning district.
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5. Setbacks:

- i. Setbacks are summarized in Table 104-X.
 - ii. There are no minimum setback requirements. The maximum setback from all public ROWs will be 10 feet unless subject to a Building Setback Zone identified on the zoning map. A Building Setback Zone on a corner lot shall apply at least 50 feet from the block corner.
 - iii. Parking shall be setback 25 feet from all public ROWs with the exception of alleys. The parking setback may be reduced to 8 feet in locations at least 25 feet from a block corner where a garden wall or decorative fence is provided and street trees are planted at 30 ft centers along the length of the parking area between the parking and garden wall or decorative fence.
 - iv. The Frontage Occupancy is the percentage of the total lot frontage width that is occupied by the primary building facade. A garden wall that meets the requirements of Sec. 105-XX may be used to meet this requirement with approval of the Development Services Director.
 - v. All Neighborhood Downtown lots are subject to a 20' rear or side setback when sharing a common rear or side lot line with a property within a Neighborhood Residential (NR) district and require screening of a garden wall or solid fence four to eight feet in height within one foot of the common lot line. Trees from the city's approved tree list shall be planted at a maximum of 30 ft centers between 5 and 10 feet from this wall.
6. There are no **minimum lot size** requirements.

B. The following uses are allowed in the Neighborhood Downtown (ND) zoning district. All other uses are prohibited:

- 1. All uses allowed in the Neighborhood General (NG) zoning district;
- 2. Hospitals, medical offices, clinics, etc.
- 3. Temporary commercial uses, including food trucks, pop-up retail, and similar uses.

C. Additional Requirements.

- 1. Development shall conform to the Building Design Standards of Sec 105-XX.

2. Administrative Exceptions: The Development Services Director shall have authority to grant exceptions to certain specific standards of the ND zoning district as follows:

- i. The Setback and Frontage Occupancy requirements of Sec. 104-3X.A may be waived where development envisioned by the code is not feasible due to irregularly-shaped parcels or environmental constraints (such as flood plain or wetland areas, or existing trees); for building reuse where requirements are incompatible with the existing structure; or for civic uses including schools and houses of worship.
- ii. The Maximum Front Setback of Sec. 104-3X.A may be increased to allow for a new public green or plaza in front of the building facade.

2. Parking shall be provided as described in Table 104-X.

3. No landscape buffers are required in the Neighborhood Downtown zoning district, except where abutting a detached Single Family Dwelling. Streetscape plantings have a higher priority in the neighborhood districts than private landscaping. They provide a public benefit by establishing an environment that encourages and facilitates pedestrian activity and walkable streets that are comfortable, efficient, safe, and interesting; and they contribute to the overall neighborhood character by ensuring the coherence of the public realm. Fee-in-lieu payments for landscape requirements can be used to implement a comprehensive streetscape plan at the time of street rebuilding.

4. Credit shall be applied for existing impervious surface; provided the new development is built over the existing impervious surface. However, new development exceeding these areas or building in a different location on the property will be subject to the City's stormwater requirements.

5. Ground and building lighting shall be confined to the property without causing direct light to protrude on adjacent properties.

6. Setbacks for visibility / sight triangle at intersections are not required in Neighborhood Downtown areas in order to encourage low travel speed and a walkable urban environment.

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Sec. 104-3X. - Neighborhood General (NG) zoning district.

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.

The Florida Department of Transportation (FDOT) has adopted a context classification system to plan and design streets in greater harmony with the surrounding land use characteristics. Streets that pass through Neighborhood General areas should have a C4 (Urban General) classification.

A. The following bulk regulations shall apply to property zoned Neighborhood General (NG):

1. The **impervious surface ratio (ISR)** shall be no greater than **0.80 (or 80%)** of the total parcel area.
2. The **maximum building footprint** per building shall be 10,000 sq ft. An exception is made for civic uses including houses of worship and schools. Grocery stores may exceed this limit, with approval of the **Development Services Director**.
3. The **maximum building frontage** per building shall be 80 feet.
3. **Height:** All structures shall have a maximum height limitation of 3 stories plus an attic story.
 - i. Building Heights shall exclude habitable attics and below grade parking.
 - ii. Stories may not exceed 12 feet in height from finished floor to finished ceiling.
 - iii. Heights shall be measured to the eave of the roof or roof deck (if flat).
 - iv. The first finished floor in residential buildings shall be raised a minimum of 24" above the highest adjacent sidewalk grade.

**TABLE 104-X:
Neighborhood General Setbacks**

Building Location	
Front and Side/Street Setbacks	0' min / 15' max
Side/Mid-Block and Rear/Alley Setback	5' min / no max
Rear/No Alley Setback	10' min / no max
Frontage Occupancy	65% minimum
Parking Location	
Parking Setback (front and side/street)	25' min.
Parking Setback (side/mid-block)	0' min.
Parking Setback (rear)	5' min.

**TABLE 104-X:
Neighborhood General Parking Standards**

Residential Uses	1 space per unit minimum / 3 spaces per unit maximum
Non-Residential Uses	1 space per 800 sq ft GFA minimum / 1 space per 300 sq ft GFA maximum

Parking Exceptions:

1. All applications (for new development or building reuse) within the Neighborhood General district that meet all standards of this district, including for building and parking location (Table 104-X) and building design (Sec 105-XX), shall be exempt from minimum parking requirements.
2. Exceptions to the maximum parking limits may be granted by the **City Commission**.

4. Setbacks:

- i. Setbacks are summarized in Table 104-X.
- ii. Side setbacks may be 0 feet for attached Rowhouse units.
- iii. Parking shall be setback 25 feet from all public ROWs with the exception of alleys. The parking setback may be reduced to 8 feet in locations at least 50 feet from a block corner where a garden wall or decorative fence is provided and street trees are planted at 30 ft centers along the length of the parking area between the parking and garden wall or decorative fence.

Sec. 104-3X. -	Neighborhood General (NG) zoning district.
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- iv. The Frontage Occupancy is the percentage of the total lot frontage width that is occupied by the primary building facade. A garden wall that meets the requirements of Sec. 105-XX may be used to meet this requirement with approval of the Development Services Director.

5. There are no **minimum lot size** requirements.

B. The following uses are allowed in the Neighborhood General (NG) zoning district. All other uses are prohibited:

1. All uses allowed in the Neighborhood Residential (NR) zoning district, and:
2. Residential uses including single-family attached and detached dwellings, and multi-family units. Dwelling units may be located in mixed-use structures with commercial or other non-household living uses.
3. Live/work units.
4. Civic/Institutional uses including educational, healthcare, and religious uses.
5. Commercial office, retail, and entertainment uses.
6. Temporary Open Air Retail.
7. Hotels, Inns, and Bed and Breakfasts.
8. Small-scale manufacturing (all non-retail activities, such as storage, shall not be visible from the street).
9. Grocers, Restaurants (no drive-thru), Bars, and Breweries.
10. Commercial Marinas, private and public.
11. Parking Garages and Parking Lots.
12. Public and Private, Passive and Active Recreational Uses.

C. Additional Requirements.

1. Development shall conform to the building design standards of Sec 105-XX.
2. **Administrative Exceptions:** The Development Services Director shall have authority to grant exceptions to certain specific standards of the NG zoning district as follows:
 - i. The Setback and Frontage Occupancy requirements of Sec. 104-3X.A may be waived where development envisioned by the code is not feasible due to irregularly-shaped parcels or environmental constraints (such as flood plain or wetland areas, or existing trees)for building reuse where requirements are incompatible with the existing structure; or for civic uses including schools and houses of worship.
 - ii. The Maximum Front Setback of Sec. 104-3X.A may be increased to allow for a new public green or plaza in front of the building facade.
3. Parking shall be provided as described in Table 104-X.
4. No landscape buffers are required in the Neighborhood Downtown zoning district, except where abutting a detached Single Family Dwelling. Streetscape plantings have a higher priority in the neighborhood districts than private landscaping. They provide a public benefit by establishing an environment that encourages pedestrian activity and walkable streets that are comfortable, safe, and interesting; and contribute to the neighborhood character by ensuring the coherence of the public realm. Fee-in-lieu payments for landscape requirements can be used to implement a comprehensive streetscape plan at the time of street rebuilding.
5. Credit shall be applied for existing impervious surface; provided the new development is built over the existing impervious surface. However, new development exceeding these areas or building in a different location on the property will be subject to the City's stormwater requirements.

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Sec. 104-3X. - Neighborhood Residential (NR) zoning district.

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 and Cottage Courts. These standards implement key provisions of the Strategic Vision established as part of the City's Long Term Recovery Plan.

The Florida Department of Transportation (FDOT) has adopted a context classification system to plan and design streets in greater harmony with the surrounding land use characteristics. Streets that pass through Neighborhood Residential areas should have a C4 (Urban General) classification.

A. The following bulk regulations shall apply to property zoned Neighborhood Residential (NR):

1. The **impervious surface ratio (ISR)** shall be no greater than **0.60 (or 60%)** of the total parcel area.
2. The **maximum building footprint** per building shall be 4,000 square feet. An exception is made for civic uses including houses of worship and schools.
3. **Height:** All structures shall have a maximum height limitation of 2 stories plus an attic story.
 - i. Building Heights shall exclude habitable attics and below grade parking.
 - ii. Stories may not exceed 12 feet in height from finished floor to finished ceiling.
 - iii. Heights shall be measured to the eave of the roof or roof deck (if flat).
 - iv. The first finished floor in residential buildings shall be raised a minimum of 24" above the highest adjacent sidewalk grade.
4. **Setbacks:**
 - i. Setbacks shall be as summarized in Table 104-X.
 - ii. Porches may extend up to 10 feet into setbacks provided they are at least 8 feet deep. Partial walls, screened areas, and railing on porches that extend into the setback may be no higher than 42 inches.
5. **Minimum lot requirements:**
 - i. Minimum lot width of 40' for square, rectangle, and corner lots.
 - ii. There is no minimum lot size requirement.



TABLE 104-X:
Neighborhood Residential Setbacks

Building Location	
Front and Side/Street Setbacks	7' min / 20' max
Side/Mid-Block	5' min / no max
Rear Setback (primary building)	15' min / no max
Rear/Side Setback (accessory building)	3' min / no max

Sec. 104-3X. -	Neighborhood Residential (NR) zoning district.
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B. The following uses are allowed in the Neighborhood Residential (NR) zoning district. All other uses are prohibited:

1. Single-family detached dwellings.
2. Duplex; up to 2 units attached.
3. Cottage Courts that meet the following conditions:
 - i. Maximum cottage footprint of 800 square feet per building.
 - ii. Maximum cottage height of one story plus an attic story.
 - iii. The central court shall be a green space not more than 1/3rd paved, and at least 20' in width (parallel to the street) and 40' in depth (perpendicular to the street).
3. One Accessory Dwelling Unit (ADU) is allowed per lot.
4. Community residential homes shall be allowed when 6 or fewer residents are located in a single-family, residential dwelling provided that such homes are not located within 1,000 ft of one another and when the location of such homes does not substantially alter the nature and character of the area. Such use must be licensed by a state agency as listed in Section 419.001(1)(b) Florida Statutes.
5. Public and private schools grades K-12.
6. Public or noncommercial private recreation.
7. Accessory uses or structures as set forth in Chapter 110.
8. Public utilities customarily found in residential areas.
9. Family day care homes pursuant to Section 125.0109, Florida Statutes.
10. Bed and Breakfast Inns.
11. Neighborhood Corner Stores are permitted with the following conditions:
 - i. Neighborhood Corner Stores can be either a primary or accessory small-scale neighborhood-oriented commercial use such as a café, barber, salon, professional office, or convenience retail.
 - ii. Neighborhood Corner Stores shall be allowed only on corner lots. No more than one corner store is allowed at an intersection.

- iii. The maximum setback for a Neighborhood Corner Store is 10 feet from both streets with a minimum setback of 5 feet.
- iv. Neighborhood Corner Store buildings are subject to Design Standards as specified in **Sec 105-XX**.
- v. Off-street parking for a Neighborhood Corner Store is discouraged as they are intended to serve the needs of the surrounding neighborhood within walking distance; no minimum parking spaces are required. If off-street parking is provided, the Parking Setback requirements of the Neighborhood General district shall apply.

C. Additional Requirements.

1. **Administrative Exceptions:** The Development Services Director shall have authority to grant exceptions to certain specific standards of the NR zoning district as follows:
 - i. The Setback and Frontage Occupancy requirements of Sec. **104-3X.A** may be waived where development envisioned by the code is not feasible due to irregularly-shaped parcels or environmental constraints (such as flood plain, wetland areas, or existing trees); for building reuse where requirements are incompatible with the existing structure; or for civic uses including schools and houses of worship.
2. Parking shall be provided as specified in Chapter 108.
3. Development shall conform to the landscaping and buffering requirements as specified in Chapter 107.

III | BUILDING DESIGN STANDARDS

Sec. 105-XX. – Neighborhood Building Design Standards.

A. Purpose. The purpose of the Neighborhood Building Design Standards is to shape future development in walkable, mixed-use districts. These standards implement key provisions of the Strategic Vision established as part of the City's Long Term Recovery Plan. **The standards shall apply to the Neighborhood Downtown (ND) and Neighborhood General (NG) districts.**

A. Building Facades

1. Fenestration. All building facades which face onto a street or public space shall meet the minimum fenestration requirements outlined below. The percentage of fenestration per story shall be calculated within the area between finished floor and finished ceiling and shall be a total percentage of doors and windows along that portion of the facade.

- i. Minimum building facade fenestration for ground story (retail use): sixty (60) percent
- ii. Minimum building facade fenestration for ground story (uses other than retail): thirty (30) percent
- iii. Minimum building facade fenestration for upper stories: twenty (20) percent

2. Centerlines. Centerlines serve to organize facade components.

- i. Structural centerlines are vertical lines not interrupted by fenestration. Facades shall feature alternating structural centerlines and fenestration centerlines.
- ii. These centerlines shall extend from the top of a mass to the bottom of a mass.
- iii. Multiple windows and/or doors may be grouped symmetrically around a single fenestration centerline.
- iv. The spacing of centerlines may be identical across a facade, or may vary.
- v. Each facade should be organized into a symmetrical rhythm of facade components grouped in vertical modules. Various patterns may be used, even identical modules.

3. Base, Body and Cap. These elements communicate height to the pedestrian. Expression lines can be used to distinguish between each component.

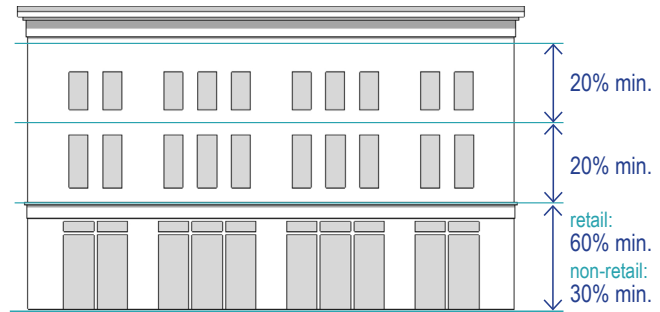


Figure X: Example of compliant facade fenestration

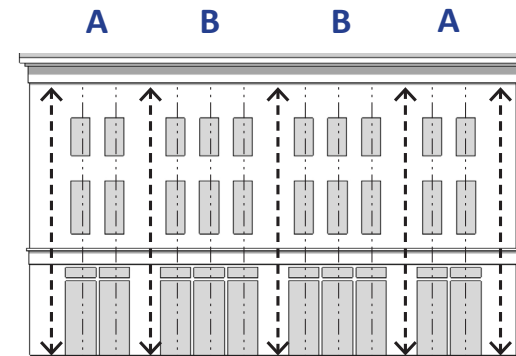


Figure X: Structural and fenestration centerlines, showing how the solid and voids in the facade align vertically; and organization of the facade into vertical modules. The facade example here follows an ABBA pattern.

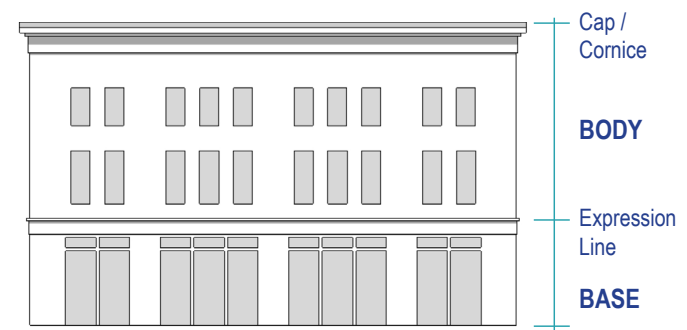


Figure X: The Base, Body & Cap

- i. Expression Lines shall either be moldings extending a minimum of two inches, or jogs in the surface plane of the building wall greater than two (2) inches.
- ii. An expression line may be used to delineate the base of the facade. An expression line shall be used at the top of shopfronts, which may incorporate a band for signage. For buildings three (3) stories or greater, the ground floor shall be differentiated from those floors above by an expression line in order to reinforce the pedestrian realm.
- iii. The top of each building shall be emphasized with a projecting cornice. This cornice shall feature a deeper projection, and therefore stronger shadow line, than any other expression line on a facade.
- iv. Facades may feature a change of colors, materials or textures at an expression line. Buildings should incorporate heavier materials (such as stone or masonry) in the base, below lighter materials (such as siding).

4. Liner Buildings. The character of some uses of land, such as parking structures or grocery stores, may preclude buildings from complying with the Building Facade requirements. Such buildings may be constructed in a manner that they are separated from adjacent streets (but not alleys) by liner buildings that meet the Building Facade requirements in the preceding subsection.

- i. Liner buildings shall be at least two stories in height and fifteen (15) feet in depth;
- ii. Liner buildings may be detached from or attached to the primary building;
- iii. Liner buildings may be used for any purpose allowed on the lot on which they are located except for parking.

5. Building Entrances.

- i. Principal entrances of every building must directly face a street or public space. Public space may include a central garden or courtyard when that public space opens directly onto the street.
- ii. Neighborhood Downtown areas: Doors or entrances for public access shall be provided on street-facing building facades at intervals no greater than fifty (50) feet, unless otherwise approved by the City Commission. The intent is to maximize street activity, to provide pedestrians with frequent opportunities to enter buildings, and to minimize any expanses of inactive wall.

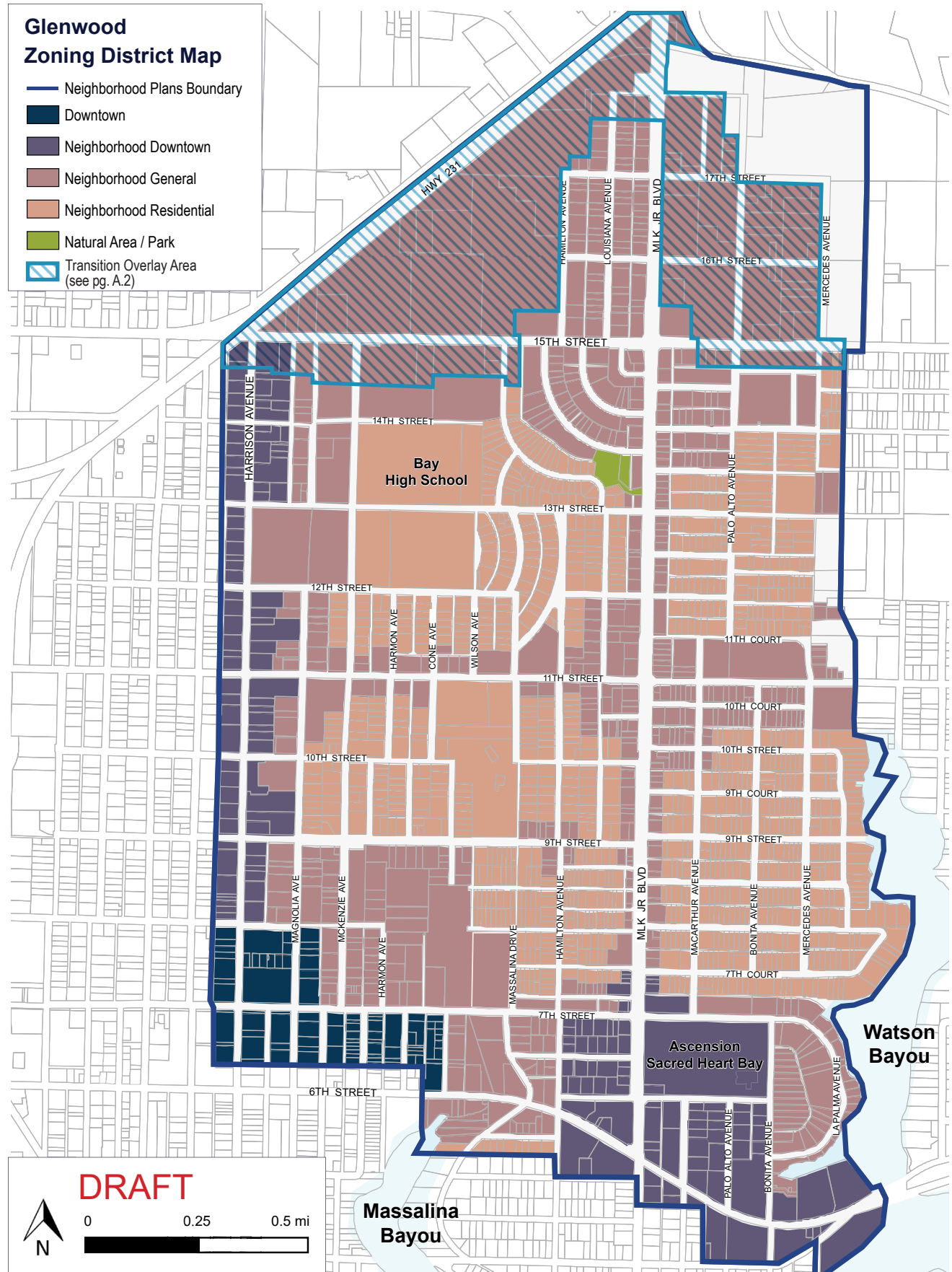
B. Building Wall Materials.

1. Permitted building wall materials include brick, stone or precast stone, stucco, horizontal lap siding (of wood, cementitious, or composition board, such as HardiPlank®), and pre-engineered metal and glass systems (for windows, doors, and shopfront conditions).
2. Other siding materials (which may include metal or cementitious panels for ornamentation) shall not be used as a primary building wall material.
3. Vinyl and aluminum siding are not permitted.
4. In Neighborhood Downtown areas, the above building wall material standards apply to primary and accessory buildings.

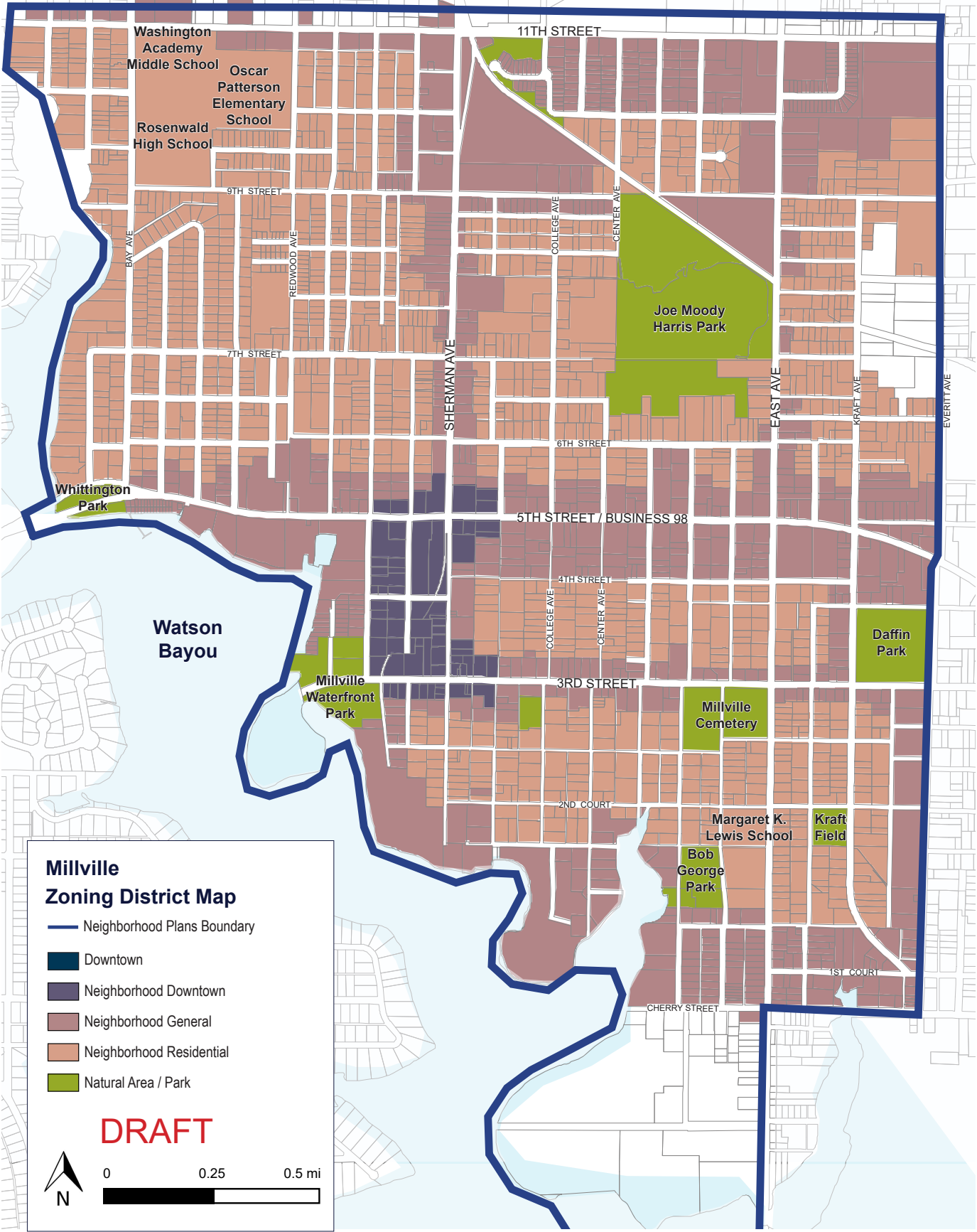
C. Garden Walls and Fences. A garden wall is a wall that defines the frontage line and/or the perimeter of a property. All garden walls or fences along property lines at public rights-of-way shall be a maximum of four (4) feet in height, and shall be constructed of brick, stone, masonry faced with stucco, wood, or metal. Chain link fences (or other rolled fencing) along public rights-of-way are not permitted.

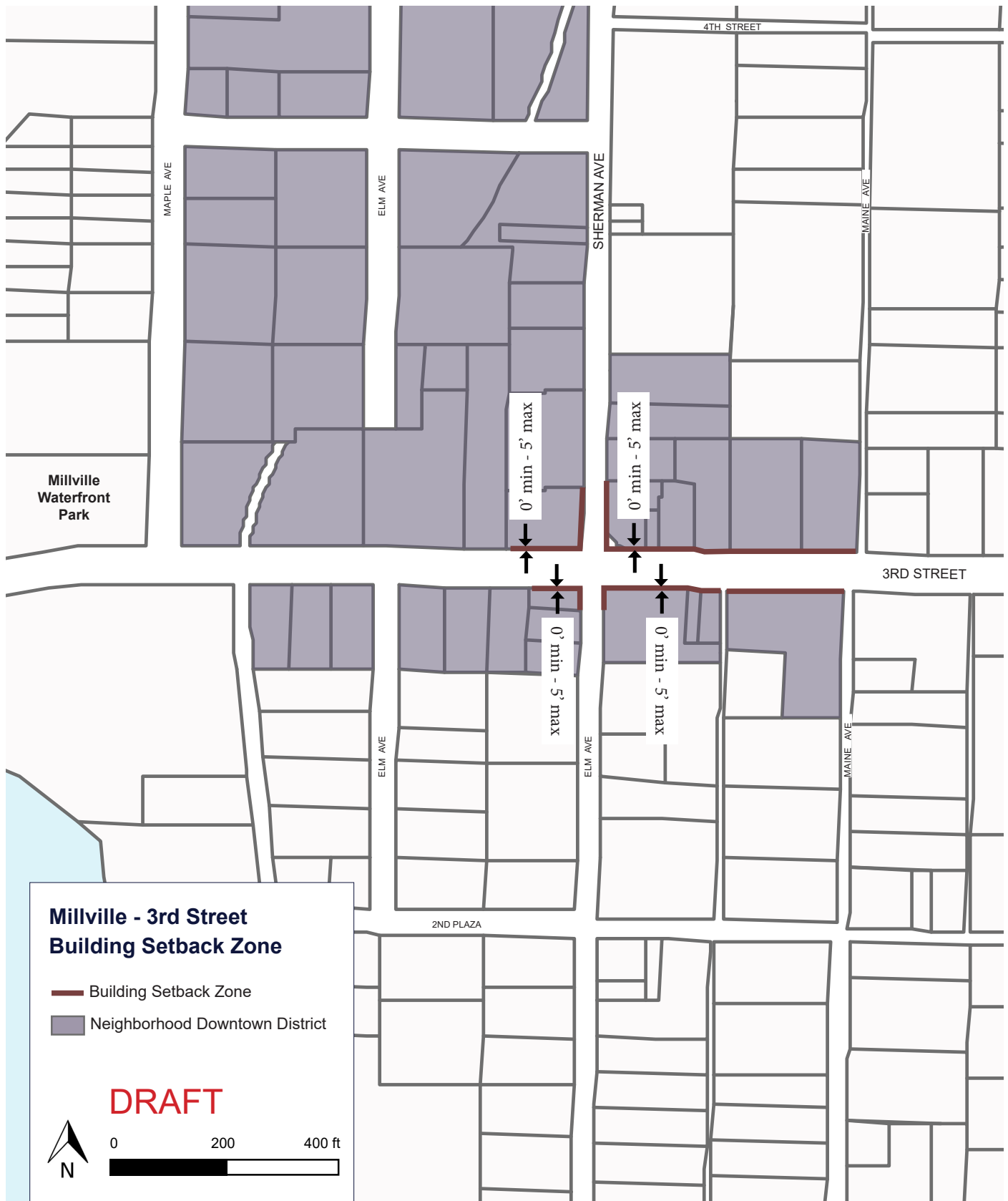
D. Exceptions. Exceptions to the standards of Sec. 105-XX may be granted by the Development Services Director on the basis of architectural merit or where the requirements create undue hardship, such as for building reuse or additions in which required elements are incompatible with the existing structure.

IV | PROPOSED ZONING MAPS













V | PROPOSED SIGNAGE STANDARDS

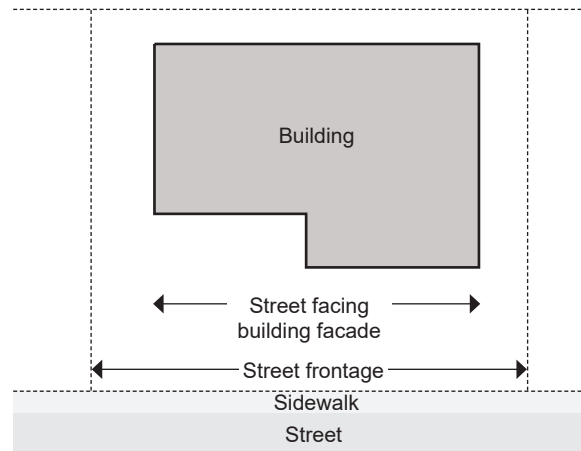
Sec. 112-11-F. Permitted signs in the Downtown and Neighborhood Districts.

The following sign standards shall apply to commercial uses in Downtown, Neighborhood Downtown, and Neighborhood General districts. Signs not identified within this section are prohibited.

A. General Requirements.

1. The maximum total signage area allocated for each building shall be two square feet (2 sq. ft.) per linear foot of street facing building facade along a street frontage.
2. Buildings with a rear public entrance are allowed one flat wall sign to not exceed sixty square feet (60 sq. ft.) to be placed at the rear entrance.
3. Signs shall not obscure architectural details of the building.
4. **Materials.** All permanent, on-premises signs maybe be constructed of a rigid, weatherable material such as wood (painted or natural); metal (copper, brass, aluminum, galvanized steel); painted / engraved directly on façade surface; glass; or hard plastic. Canvas may be used for awning material. Vinyl may be used for windows signs.
5. Exceptions to the regulations of this section for civic or institutional uses may be permitted by the Development Services Director.
6. Exuberant or creative signage that does not fit the specific regulations of this section may be considered by the Development Services Director, based on its merits, as it relates to the unique architectural qualities of a building, a building's historical significance, civic prominence, or unique configuration of existing conditions of a building, and the quality of design, construction, and durability of the sign.
7. **Lighting and Illumination.**
 - i. Signs shall be externally lit from the front. Back lighting is permitted as an exception only for individual letters or numbers (panelized back lighting is prohibited).
 - ii. External light sources used to illuminate signs shall be placed close to, and directed onto the sign, and shielded to minimize glare onto adjacent properties.
 - iii. Neon may be used for lettering or as an accent.

Figure X - Building Facade and Street Frontage Measurement



B. Sign Type Specifications.



Wall Signs

Area (max)	60 sf
Thickness (max)	9 in
Quantity	1 per shopfront

- Description. A wall sign is a building sign that is attached flat to, mounted away from but parallel to, or painted on the building facade.
- One wall sign is permitted per each street-facing building frontage.
- Wall signs shall either be located above the storefront or at least twelve inches (12") from any eave, edge of building, or top of parapet.
- Wall signs must not project more than nine inches (9") from the building face.
- Wall signs that are painted on the wall surface are eligible for a 200% bonus in area with approval of the Development Services Director.



Projecting and Blade Signs

Area (max)	12 sf
Thickness (max)	18 in
Height (max)	6 ft
Width (max)	5 ft
Quantity	1 per shopfront

- Description. A projecting sign is a type of building sign that projects outward from the facade, typically at a ninety-degree angle. Projecting signs are typically, but not always, vertically oriented, attached at two points, and generally mounted above the first floor. A blade sign is a type of sign mounted on a building facade, typically affixed at one point, and projected perpendicular to the normal flow of pedestrian traffic.
- Only one projecting sign up to twelve square feet (12 sf) is permitted per street-facing building front. Projecting signs mounted at the corner count for both street frontage/building elevations.
- Multiple projecting signs or blade signs of six square feet (6 sf) or less are permitted on one building side, but must be located below the second story windowsill.
- Maximum distance from building wall must not exceed one foot and six inches (1'-6").
- Projecting signs shall not extend more than six feet (6 ft.) from the building wall and within two feet of the curb line.
- Maximum height of projecting sign shall be no greater than six feet (6 ft.) and extend no more than four feet (4 ft.) above eave or parapet of building.
- Signs must be stabilized so as not to swing. Signs must have a minimum clearance from the sidewalk of eight feet (8 ft.).



Hanging Signs

Area (max)	6 sf
Thickness (max)	6 in.
Height (max)	3 ft
Width (max)	4 ft
Quantity	1 per shopfront

- Description. A hanging sign is typically attached to the underside of a soffit or awning, or projects outward, typically at a ninety-degree angle, and hangs from a bracket or support that is located over or near a building entrance.
- One sign per shopfront allowed.
- Signs shall not exceed six square feet (6 sf) in area and shall have an eight foot (8 ft.) minimum clearance from the sidewalk.
- Hanging signs cannot exceed four feet (4 ft.) in width and six inches (6 in.) in thickness.
- Hanging signs should be mounted so that they do not swing.





Awning Signs

Width (max)	75% of awning valence	i. Description. An awning sign is a type of building sign where graphics and symbols are painted, sewn, or otherwise adhered to the awning material as an integrated part of the awning itself.
Quantity	1 per shopfront	ii. A maximum of one sign is allowed per shopfront and the area must not cover more than 75% of the awning valence.
		iii. An awning sign may only be externally illuminated.



Canopy Signs

Thickness (max)	9 in	i. Description. A canopy sign is a type of building sign that is attached above, below, or to the face of a canopy.
Height (max)	2 ft	ii. Canopy signs are limited to a maximum one sign per canopy face.
Width (max)	75% of canopy width	iii. Signs must not extend outside the length or width of the canopy and must not cover more than 75% of the canopy length or width.
Quantity	1 per shopfront	iv. Depth of canopy signs must not exceed nine inches (9").
		v. Exposed raceways must not extend above height of letters.
		vi. Cabinet signs are not permitted on canopy signs.



Window Signs

Area (max)	25% of window area	i. Description. A sign intended to be painted on, applied to, or displayed in, a storefront window or door area.
Quantity	1 per window	ii. One window sign is permitted per shopfront.
		iii. A maximum of twenty-five percent (25%) of a window can be used for window signs.



Sidewalk Signs

Area (max)	8 sf	i. Description. Temporary sidewalk signs, such as A-frame sandwich boards, are signs placed within the public sidewalk displayed by retailers, restaurants, and cafes to advertise food or products sold within a business.
Height (max)	4 ft	ii. Sidewalk Signs shall be no larger than eight square feet (8 sf) per face and four feet (4 ft.) in height.
Quantity	1 per shopfront	iii. Sidewalk Signs shall be of quality design, materials and workmanship both to ensure the safety and convenience of users, and to enhance the visual and aesthetic quality of the urban environment.
		iv. Sidewalk Signs are permitted on the public sidewalk adjacent to a business, must maintain a clear sidewalk path of a minimum dimension of five feet (5 ft.), and must be removed from the sidewalk when the establishment is closed for business.
		v. The number of signs shall be limited to one per sidewalk per street-level business frontage.
		vi. Sidewalk Signs shall not be placed within three feet (3 ft.) of an adjacent property line.

VI | DESIGN BEST PRACTICES

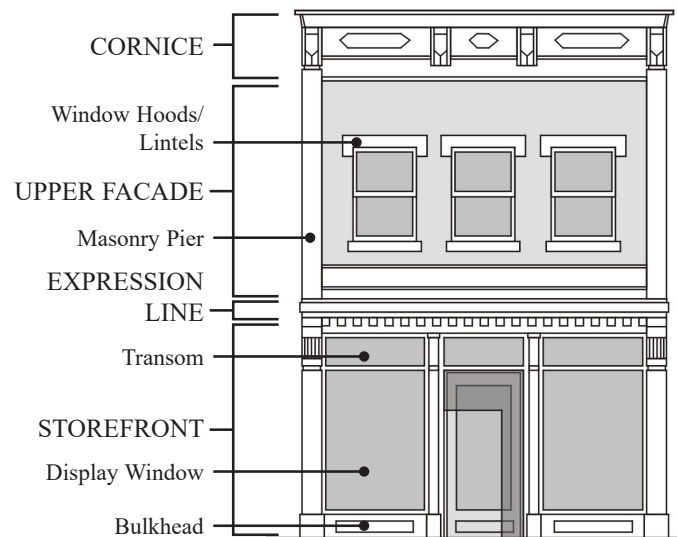
Shopfront Design

These shopfront design best practices should apply to new or improved shopfronts in the neighborhood districts; the intent is to provide active building facades and support the pedestrian experience.

1. The top of all shopfront window sills should be between one (1) and three (3) feet above the adjacent sidewalk.
2. Shopfront windows should extend up from the sill at least eight (8) feet above the adjacent sidewalk.
3. Shopfronts should have a cornice or expression line above, between the first and second story.
4. Shopfront windows should not be made opaque by window treatments (excepting operable sunscreen devices within the conditioned space). Reflective and frosted glass should not be used on shopfronts.
5. Shopfront doors should contain at least sixty (60) percent transparent glass. Solid doors are discouraged.
6. A minimum of fifteen (15) feet of depth of habitable space should be provided behind each shopfront on the primary facade. This ensures that the area behind shopfronts is sufficient enough to be an actively used retail space.



Shopfronts in Panama City



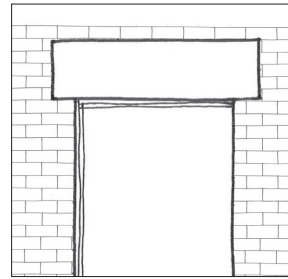
Anatomy of a shopfront

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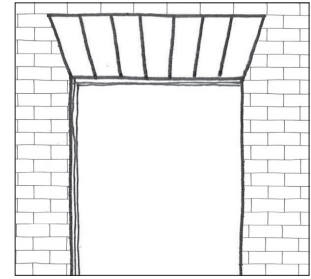
Masonry Detailing

These masonry detailing best practices should apply to the facades and building walls of all structures which are faced with brick masonry, stone, or cast stone.

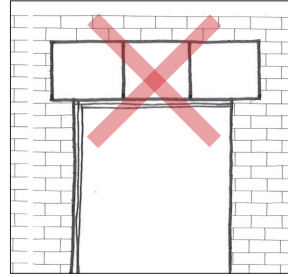
- 1. Headers:** A header is the horizontal member (or assembly of members) visibly spanning the top of an opening.
 - All openings in masonry construction should be spanned by a header. Permitted header forms should be the lintel, arch, and jack arch.
 - Headers may be composed of more ornate moldings or pediments. The header should visually appear able to carry the wall load above.
 - Headers may be comprised of a variety of materials, including: brick, stone, cast stone, cast concrete, wood, and metal.
 - All headers on a building should be of a matching style and material.
 - Headers should be wider than the opening they span.
- 2. Sill:** A sill is the horizontal member (or assembly of members) at the base of a window or door opening.
 - All window and door openings in masonry construction should have a sill at their base.
 - Sills should be generally rectangular in form, and slope slightly away from the opening to shed water.
 - Sills may be comprised of a variety of materials. Permitted materials include: brick, stone, cast stone, and concrete.
 - All sills on a building should be of a matching style and material.
 - Sills should be a minimum of two (2) inches in height and should project from the wall surface a minimum of one half (1/2) inch.
 - Sills should be slightly wider than the opening.
- 3. Cap:** A cap is the protective top layer of a masonry structure exposed to weather from above, such as a wall, parapet, or chimney.
 - A cap should protect the tops of all masonry structures exposed to the weather including: garden walls, stair treads, planter edges, parapets, and freestanding piers.
 - Caps should be comprised of stone, cast stone, brick, concrete, or slate.
 - The edges of caps may be rectangular, or may be more ornate.
 - Caps should project past the edge of the masonry structure below by a minimum of one half (1/2) inch.



Lintel



Jack arch



Not permitted



Not permitted



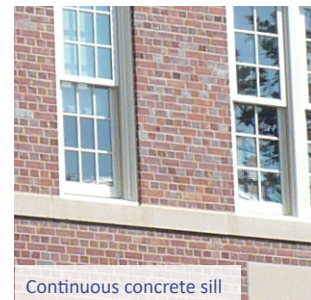
Brick jack arch



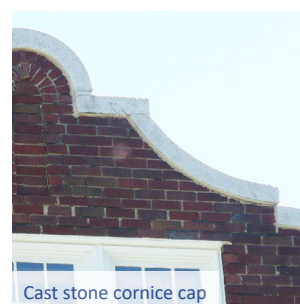
Stuccoed masonry lintel



Brick sill



Continuous concrete sill



Cast stone cornice cap

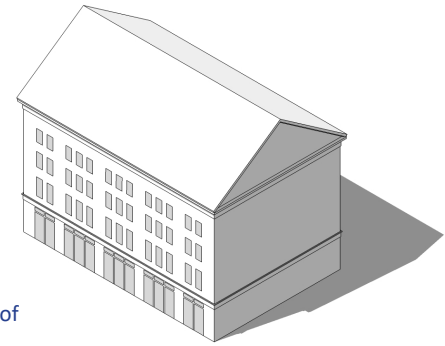


Concrete pier cap

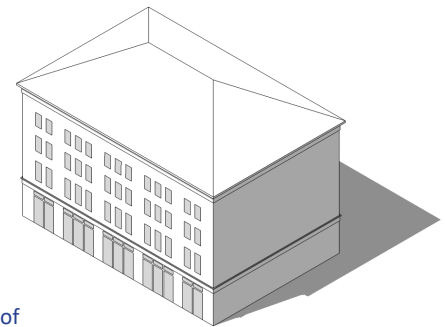
Examples of masonry detailing

Roofs and Parapets

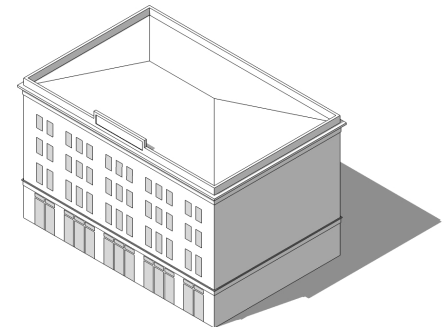
1. Roofs should feature the following configurations:
 - Gabled
 - Hipped
 - Flat / Shed
2. Gabled and hipped roofs may either rise from a projecting cornice, or from behind a parapet. Visible gabled roof ends should be symmetrically pitched. Flat / Shed roofs should always be concealed behind a parapet.
3. The profile of parapets may be sculpted, with additional vertical emphasis corresponding to a prominent facade fenestration centerline.
4. A taller portion of a sculpted parapet may incorporate a signage panel.
5. All mechanical equipment placed on the roof should be set back from the roof line by a distance at least equivalent to the height of the screening in order to minimize visibility from surrounding streets.



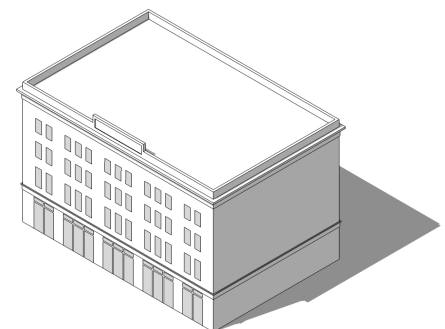
Gabled roof



Hipped roof



Hipped roof with parapet

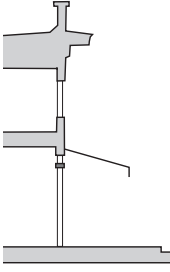
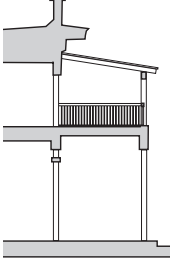
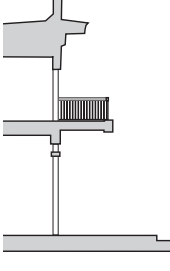
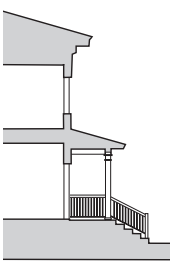


Flat roof with parapet

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Frontage Encroachments

The frontage elements described below may encroach forward of the building setback and into the public right-of-way with City approval. Encroachments should not extend within 2' of the curb. In Neighborhood Downtown areas, properties subject to the Building Setback Zone should have an Awning/Canopy, Gallery, or Second-story Balcony extending over at least seventy (70) percent of the building facade, to provide shelter for pedestrians on the sidewalk.

Frontage Element		Conditions or Limits
Canopy / Awning		A canopy is a structural cantilevered shed roof; an awning is canvas or similar material and may be fixed or retractable. Awnings or canopies over ground-story doors or windows should have a depth of at least five (5) feet and a clear height of at least eight (8) feet above the sidewalk. Back-lit, high-gloss, or plasticized fabrics are not desired.
Gallery		A gallery should have a clear width from its support columns to the building's primary facade of at least eight (8) feet and a clear height above the sidewalk of at least ten (10) feet. Support columns should be spaced no farther apart than they are tall and should be placed to allow at least two (2) feet and up to three (3) feet from their outer face to the curb. When a gallery extends over a public sidewalk, the property owner may be required to enter into a right-of-way agreement in a form acceptable to the City.
Balconies		Second-story balconies that fulfill the shading requirements for properties with a special setback line should have a depth of at least 6 feet and a clear height below of at least ten (10) feet above the sidewalk. Balconies may have roofs but should be open toward the primary street.
Stoops / Porches		Stoop stairs may be perpendicular or parallel to the building facade. Stoops extending into the right-of-way should maintain a 6' min. clear zone for pedestrians on the sidewalk. When a stoop extends over a public sidewalk, the property owner may be required to enter into a right-of-way agreement in a form acceptable to the City. Porches may extend up to ten (10) feet into setbacks. Front porches, and side porches that extend into the setback, should be at least eight (8) feet deep. Partial walls, screened areas, and railing on porches should be no higher than forty-two (42) inches.

Lighting Guidelines

1. Lighting should be designed in such a way as to prevent the direct view of the light source from neighboring residential areas.
2. To increase safety, help geographic orientation, and highlight the identity of an area, the following elements are encouraged to be lit:
 - Edges: Edges of a park or plaza should be lit to define and identify the space.
 - Architectural details: Lighting entrances, archways, cornices, columns, and so forth can call attention to the uniqueness of a building, or place. Lighting of building entrances also contributes to safety.
 - Focal points: Lighted sculptures, fountains, and towers in a neighborhood, especially those visible to pedestrians and vehicles, provide a form of wayfinding.
 - Public parking lots
3. **Lighting Types & Configurations:** Lighting fixtures should be appropriately chosen for the district within which they are located. Variety in character is good to establish identity and uniqueness. However, there should also be consistency within each district (coordinated by the City/CRA) in creating a unifying scheme of illumination that is appropriate to the scale of the street and the level of nighttime activity. Lamp styles should not be mixed along any one particular block of a street
 - Light fixtures should be downcast or low cut-off fixtures to prevent light pollution and reduce backlighting, uplighting, and glare.
 - In order to conserve energy and reduce long-term costs, energy-efficient lamps should be used.
 - Lighting should be shielded to prevent the direct view of the bulb or light source.
4. **Street Lights:**
 - Placement of street light fixtures should be coordinated with the organization of sidewalks, landscaping, street trees, building entries, curb cuts, signage, etc.
 - The height of light fixtures should be kept low (generally not taller than 15 feet) to promote a pedestrian scale to the public realm and to minimize light spill to adjoining properties. Light fixtures should be closely spaced (generally not more than 60 feet on center) to provide appropriate levels of illumination.
 - Light poles may include armature that allows for the hanging of banners or other amenities (e.g., hanging flower baskets, artwork, etc.).



Examples of downcast directional lighting
Source: Darksky.org