

# ZONING

## NEIGHBORHOOD DOWNTOWN (ND)

*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 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 Multiplex, Cottage Court, Courtyard Apartment, Rowhouse, and Large Multi-Plex.



**City of  
Panama City**

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

All uses allowed in Neighborhood General (NG); Hospitals and healthcare related uses; temporary commercial uses, including food trucks, pop-up retail, and similar uses.

### **DEVELOPMENT STANDARDS:**

**IMPERVIOUS SURFACE RATIO (ISR):**  
not more than 1.0 (or 100%)

**MAX BUILDING FOOTPRINT:**  
not more than 25,000 sqft\*  
\*except for civic uses and grocery stores

**MAX BUILDING FRONTAGE:** 120'

**MAX BUILDING HEIGHT:** 4 stories plus attic

**MIN LOT SIZE REQUIREMENTS:** None

**BUILDING SETBACKS:**  
Front and Side/Street: 0' min / 10' max  
Side/Mid-Block and Rear: 0' Min / No max

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

**MIN FRONTAGE OCCUPANCY:** 80%

**PARKING:**

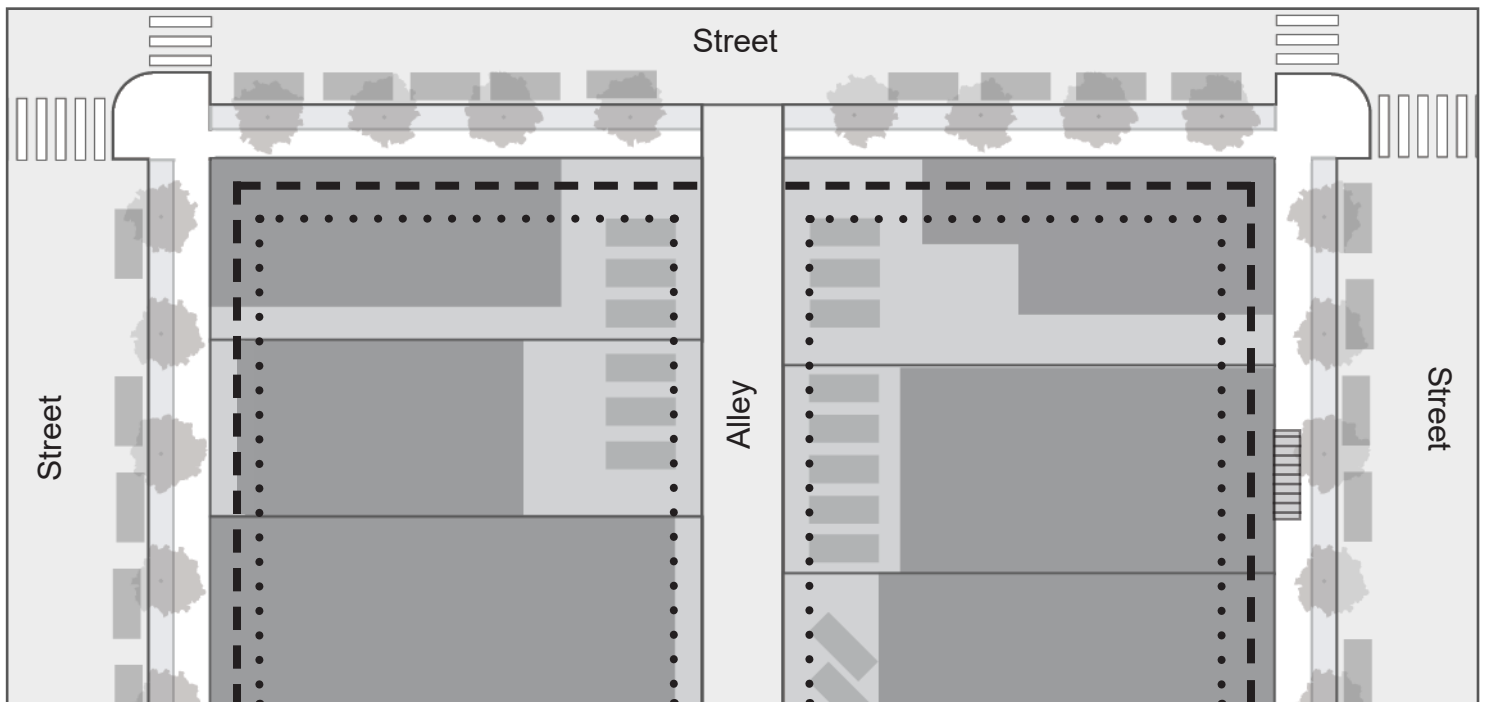
Parking requirements will be waived for all development that meets the requirements of this district including the building design standards.

*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 PARKING SETBACK

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