



Developmental Services Department, 3363 West Park Place, (850) 595-3475
www.myescambia.com

Zoning/Land Use Frequently Asked Questions

1. How is my property zoned?

- With several different zoning districts in unincorporated Escambia County, the zoning of your property depends upon its location. Both your property reference number and your address are required by the planning staff in order to give you accurate zoning information. The property reference number is found on your property tax bill or receipt. With this 16-digit number in hand, we can locate your parcel or lot on our zoning maps and determine both your zoning and future land use (FLU) designations. Please contact the Escambia County Property Appraiser at 850-434-2735 or www.escpa.org to obtain your property reference number.

2. What do you mean by Future Land Use (FLU)?

- In the State of Florida, all communities are required to adopt a comprehensive land use plan to help guide future growth. An important element of the comprehensive plan is the Future Land Use (FLU) map, which identifies the general types of land use (commercial, industrial or residential) allowed on every parcel of land in the County. When the FLU designation of a property conflicts with the zoning of the property, State law provides that the FLU designation take precedence. For example, if someone owns a lot that is zoned residentially but has an industrial FLU designation, the owner could not build a residential structure on the property. Conversely, if a lot is zoned industrial but has a residential FLU designation, the owner could not build an industrial complex. In such cases, either the zoning map or the FLU map would need to be amended.

3. What can I do with my property?

- Chapter 3 of the Land Development Code specifies the uses permitted in each zoning district. Once you have identified the zoning and the FLU designations of the property, the uses allowed in that zoning district can be found in Chapter 3. There are other factors that must be taken into consideration before development, so your first step is to contact a Planner at 850-595-3475, or email zoninginfo@myescambia.com.

4. What are my setbacks?

- The Land Development Code of Escambia County defines setbacks in terms of the “SETBACK LINE”, which is “the required minimum distance from the street right-of-way line or any other lot line that establishes the area within which the principal structure must be erected or placed.” Since setbacks vary by zoning districts, don’t rely upon private subdivision restrictions or the location of structures on a neighbor’s property to determine yours. Please contact a Planner at 850-595-3475 or send your questions to us at zoninginfo@myescambia.com for more information.

5. What do I need to get a building permit for a house?

- Please contact the Building Inspections Department at 850-595-3550, and the receptionist or a permitting clerk will assist you. For all building permits, a scaled site plan is required and is critical for our review. For information on the requirements for your site plan, please speak with a Planner. If you have a septic tank, contact the Health Department at 850-595-6700 for their requirements. Additional reviews by other departments or agencies may also be required.

6. Do I need a permit/land use certificate for a fence?

- Yes, you need to obtain a land use certificate from the Planning Division. A site plan is required; a boundary survey contains helpful information and can expedite the process. THE ACCURACY OF YOUR SITE PLAN AND THE PLACEMENT OF THE FENCE ON YOUR PROPERTY IS YOUR RESPONSIBILITY. For detailed information, please call 850-595-3475 or email your questions to zoninginfo@myescambia.com.

7. What is the difference between a modular home and a manufactured home/mobile home dwelling? Can a mobile home be placed on my lot?

- In simple terms, a modular home dwelling will bear a seal (insignia) certifying that it is constructed to standards and rules adopted by the Florida Department of Community Affairs (DCA). A DCA modular home can be placed in any zoning district, as long as all the relevant provisions of the Land Development Code are met. A manufactured home (or mobile home) dwelling bears a “HUD” certification sticker. The placement of mobile homes on lots within Escambia County is contingent upon your zoning district. Before you make an investment, you should check your zoning. Call us at 850-595-3475, email your questions to zoninginfo@myescambia.com or come into our office.

8. Is my property in a flood zone?

- We can look up your flood zone information by phone using your property reference number. To review a hard copy of a FEMA’ S Flood Insurance Rate Maps please visit the Planning Division.

9. Can I subdivide/split my property?

- The prospect of subdividing/splitting a property is rather complex and depends on numerous factors. First, we will need to review the history of your existing parcel. We recommend that you contact a Planner at 850-595-3475 who will gladly assist you in any way possible.