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ZONING DISTRICT FACTSHEET

The purpose and intent of establishing zoning districts is to ensure that all development is consistent with the goals, objectives and policies of the Comprehensive Plan, by establishing a series of zoning districts that indicate what uses are allowed and site development regulations that control the use of land in each district. All development within each zoning district shall be consistent with the purposes stated for each district. (LDC 7.12.05)

CRYSTAL BEACH RESORT (CBR)

Purpose and intent: The Crystal Beach Resort zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; and limited non-residential uses. Limited non-residential uses shall include places of worship, community buildings, public facilities, schools, libraries, post offices, childcare centers, clubhouses, museums, visual and performance arts buildings, neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the Crystal Beach Resort area, offices, medical and dental clinics, laundries and dry cleaning drop off centers, banks, fitness centers, dinner clubs and restaurants. It is the intent of the CBR zoning district to specifically not allow all non-residential uses not previously listed above to be located in the district.

Table 7-2: Table of Allowable Uses (excerpt from LDC 7.12.06)

PERMITTED USES:

Permanent or long-term residential uses

Single-family detached dwelling	P
Multi-family attached dwelling	P
Guest house ⁽¹⁾	P
Accessory dwelling	P
Single room occupancy housing	P

Seasonal or short-term residential uses

Single-family detached dwelling	P
Multi-family attached dwelling	P

Other residential uses

Community residential home, small (1-6)	P
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Family day care home	P
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NAICS Use Designations

4452	Specialty food stores	P ⁽⁴⁾
446	Health and personal care stores	P ⁽⁴⁾
4512	Book, periodical, and music stores	P ⁽⁴⁾
4529	Other general merchandise stores	P ⁽⁴⁾
4531	Florists	P ⁽⁴⁾
4532	Office supplies, stationery, and gift stores	P ⁽⁴⁾
4539	Other miscellaneous store retailers	P ⁽⁴⁾
491	Postal service	P

Accessory Uses

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A
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52	Finance and Insurance	P
531	Real Estate services	P
5322	Consumer goods rental	P
541	Professional and technical services	P
541940	Veterinary services	P
551	Management of companies and enterprises	P
561	Administrative and support services	P
561720	Janitorial services	P
621	Ambulatory health care services	P
711	Performing arts and spectator sports	P
713940	Fitness and recreational sports centers	P
721110	Hotels and motels	P
721191	Bed-and-breakfast inns	P
721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾	P
7213	Rooming and boarding houses	P
722	Food services and drinking places	P
722110	Full-service restaurants	P
722111	Limited-service restaurants	P
7224	Drinking places, alcoholic beverages	P ⁽⁷⁾
812910	Pet care (except veterinary) services	P
813	Membership associations and organizations	P
8131	Religious organizations	P

CONDITIONAL USES:

	Community residential home, large (7-14)	C
6244	Child day care services	C
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾	C

Footnotes:

- 1** Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence. (Refer to LDC section 7.12.04.M).
- 4** Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach resort area
- 7** Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code
- 12** Commercial transient living accommodations.

Table 7-3: Schedule of Dimensional Requirements in Zoning Districts (excerpt from LDC 7.12.08)
(all dimensions in feet)

Crystal Beach Resort (CBR)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories	Tier 1	30/3	N/A	N/A
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Setbacks	Front	20	O	O
	Side	7½	O	O
	Rear	10	O	O
Maximum Density (units per acre)	Tier 1	12.00 Q	N/A	N/A
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	24.00	N/A
Maximum Floor Area Ratio	Tier 1	N/A	N/A	.50
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Minimum Open Space (%)	Tier 1	30%	25%	N/A
	Tier 2	N/A	N/A	N/A
	Tier 3	30%	30%	30%

Footnotes:

O The following setbacks shall apply to developments proposed in the CBR, BRMU and GRMU zoning districts:

i. Front setback.

- a. For those properties located in the CBR and BRMU zoning districts, ten feet minimum and no maximum.
- b. For those properties in the GRMU zoning district and that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
- c. For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
- d. For those properties in the GRMU zoning district that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet maximum.

ii. Side setbacks. Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.

iii. Rear setback. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.

Q One bedroom short-term residential units shall have a maximum density of 24.00 units per acre.