



City of Destin
 Community Development Department
Planning Division
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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)

COMMERCIAL GENERAL (CG)

Purpose and intent: The Commercial General zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate the general commercial needs of the permanent and seasonal residents. The general commercial needs of the permanent and seasonal residents are provided generally by the following uses: general retail sales and services; highway oriented sales and services; offices; commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations; and seasonal multi-family attached residential dwelling units. It is the intent of the CG zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached or multi-family attached residential dwelling units; manufacturing of goods; other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration, major fire hazards or other impacts generally associated with more intensive industrial uses.

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

PERMITTED USES:

323	Seasonal or short-term multi-family attached dwelling	5322	Consumer goods rental
42	Printing and related support activities	5323	General rental centers
4413	Wholesale Trade	5324	Machinery and equipment rental and leasing
442	Auto parts, accessories, and tire stores	541	Professional and technical services
443	Furniture and home furnishings stores	541940	Veterinary services
444	Electronics and appliance stores	551	Management of companies and enterprises
444190	Building material and garden equip. and supply dealer	561	Administrative and support services
4451	Kitchen cabinet stores	561720	Janitorial services
4452	Grocery stores	561730	Landscaping services
4453	Specialty food stores	6114	Business, computer and management training
446	Beer, wine, and liquor stores	6116	Other schools and instruction
447	Health and personal care stores	6117	Educational support services
448	Gasoline stations	621	Ambulatory health care services
4511	Clothing and clothing accessories stores	6244	Child day care services
4512	Sporting goods and musical instrument stores	711	Performing arts and spectator sports
4521	Book, periodical, and music stores	713110	Amusement and theme parks
4529	Department stores	713120	Amusement arcades
4531	Other general merchandise stores	713940	Fitness and recreational sports centers
4532	Florists	713950	Bowling centers
4533	Office supplies, stationery, and gift stores	713990	All other amusement and recreation industries
4539	Used merchandise stores (8)	721110	Hotels and motels
4851	Other miscellaneous store retailers	721191	Bed-and-breakfast inns
48841	Urban transit systems	721199	Other traveler accommodation, C.T.L.A. (12)
4931	Interurban and rural bus transportation	7213	Rooming and boarding houses
511	Motor vehicle towing	722	Food services and drinking places
512131	General warehousing and storage (9)	722110	Full-service restaurants
515	Publishing industries, except internet	722111	Limited-service restaurants
516	Motion picture theaters	7224	Drinking places, alcoholic beverages (7)
517	Broadcasting, except internet	811	Repair and maintenance
5172	Internet publishing and broadcasting	8111	Automotive repair and maintenance
518	Telecommunications	811192	Car washes
519	Wireless telecom carriers (except satellite)	81149	Other personal and household goods repair
52	ISPs, search portals, and data processing	811491	Boat and motorcycle repair
531	Other information services	812	Personal and laundry services
531120	Finance and Insurance	8123	Dry cleaning and laundry services
531130	Real Estate services	81233	Linen and uniform supply services
531190	Conference/convention center	812910	Pet care (except veterinary) services
5321	Mini-warehouse and self-storage leasing	813	Membership associations and organizations
	Boat, vehicle, equipment, etc., storage leasing	8131	Religious organizations
	Automotive equipment rental and leasing		Tattoo parlors (8)

CONDITIONAL USES:

7212 | RV parks and recreational camps

Footnotes

- 7 Must meet minimum distance separation requirements, see section 7.16.00 of the Land Development Code.
 8 Must meet minimum distance separation requirements, refer to use definition in Article 3 of the Land Development Code.
 9 Office space associated with this use shall not exceed 25 percent of the total square footage of the building.
 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)

Commercial General (CG)			
Dwelling Units		2+	Non
Minimum Lot Area (square feet)		None	None
Minimum Lot Size	Width	None	None
	Depth	None	None
Maximum Building Height / Stories	Tier 1	50/4	50/4 F
	Tier 2	130/12	130/12 F
	Tier 3	N/A	N/A
Setbacks	Front	M	M
	Side	M	M
	Rear	M	M
Maximum Density (units per acre)	Tier 1	40.00	N/A
	Tier 2	N/A	N/A
	Tier 3	N/A	N/A
Maximum Floor Area Ratio	Tier 1	N/A	1.30
	Tier 2	N/A	N/A
	Tier 3	N/A	N/A
Minimum Open Space (%)	Tier 1	25%	25%
	Tier 2	30%	30%
	Tier 3	N/A	N/A

Footnotes

F Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/three stories. Tier 2 is not available for retail, service, restaurant, and similar commercial uses. Tier 2 is available for office, hotel, motel, bed and breakfast, other commercial transient living accommodations, and short-term multi-family residential uses.

M Front setback. For those properties that front U.S. Highway 98, 16 feet minimum to 26 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. For those properties 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.

Side setbacks. Zero feet for any portion of a building having a height of 40 feet or less. For any portion of a building having a height greater than 40 feet, the side setback shall be increased by two feet on each side for each ten feet or fraction thereof exceeding 40 feet in height. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.F.1.f.1.

Rear setback. Zero feet. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.D.