



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)

BAY ESTATES (BE)

Purpose and intent: The Bay Estates zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential estate dwelling units. It is the intent of the BE zoning district to specifically not allow the following uses to be located in the district: permanent multi-family attached residential dwelling units; seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all nonresidential uses.

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

Guest house ⁽¹⁾

Accessory dwelling

Single room occupancy housing

Other residential uses

Community residential home, small (1-6)

Family day care home

CONDITIONAL USES:

Permanent or long-term residential uses

Mobile home dwelling

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.

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).

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

Bay Estates (BE)		
Dwelling Units		1
Minimum Lot Area (square feet)		15,000
Minimum Lot Size	Width	80
	Depth	150
Maximum Building Height / Stories	Tier 1	35/3
	Tier 2	N/A
	Tier 3	N/A
Setbacks	Front	20
	Side	10
	Rear	10
Maximum Density (units per acre)	Tier 1	2.90
	Tier 2	N/A
	Tier 3	N/A
Maximum Floor Area Ratio	Tier 1	N/A
	Tier 2	N/A
	Tier 3	N/A
Minimum Open Space (%)	Tier 1	25%
	Tier 2	N/A
	Tier 3	N/A

Footnotes: None