



**City of Destin**  
 Community Development Department  
**Planning Division**  
 4200 Indian Bayou Trail, Destin, FL 32541  
 Phone (850) 837-4242 • Fax (850) 650-0693

**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)

**MEDIUM DENSITY RESIDENTIAL - VILLAGE  
 (MDR-V)**

**Purpose and intent:** The Medium Density Residential - Village zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached or multi-family attached residential dwelling units. It is the intent of the MDR - V zoning district to specifically not allow the following uses to be located in the district: 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 non-residential 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
Multi-family attached dwelling
Guest house <sup>(1)</sup>
Accessory dwelling
Single room occupancy housing

**Other residential uses**

Community residential home, small (1-6)
Community residential home, large (7-14)
Family day care home

**CONDITIONAL USES:**

None

**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)

<b>Medium Density Residential - Village (MDR-V)</b>			
Dwelling Units		<b>1</b>	<b>2+</b>
Minimum Lot Area (square feet)		7,500	None
Minimum Lot Size	Width	70	None
	Depth	100	None
Maximum Building Height / Stories	Tier 1	35/3	35/3
	Tier 2	N/A	N/A
	Tier 3	N/A	N/A
Setbacks	Front	20	C/D
	Side	7½	C/D
	Rear	10	C/D
Maximum Density (units per acre)	Tier 1	5.81	9.99
	Tier 2	N/A	N/A
	Tier 3	N/A	N/A
Maximum Floor Area Ratio	Tier 1	N/A	N/A
	Tier 2	N/A	N/A
	Tier 3	N/A	N/A
Minimum Open Space (%)	Tier 1	25%	25%
	Tier 2	N/A	N/A
	Tier 3	N/A	N/A

**Footnotes:**

**C** For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet.

For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.

Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided

Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD

**D** For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.