



**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)

## RESIDENTIAL, OFFICE & INSTITUTIONAL – GENERAL DEVELOPMENT (ROI-GD)

**Purpose and intent:** The Residential, Office, and Institutional - General Development zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate: business and professional offices; permanent single-family detached or multi-family attached residential dwelling units; and institutional uses. General retail sales and services are allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods. It is the intent of the ROI - GD 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 not previously listed above.

**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 <sup>(1)</sup>	P
Accessory dwelling	P
Single room occupancy housing	P

**Other residential uses**

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

**NAICS Use Designations**

2211	Electric power generation and supply	P
2212	Natural gas distribution	P
2213	Water, sewage and other systems	P
323	Printing and related support activities	P <sup>(3)</sup>
448	Clothing and clothing accessories stores	P <sup>(3)</sup>
4512	Book, periodical, and music stores	P <sup>(3)</sup>
4529	Other general merchandise stores	P <sup>(3)</sup>
4531	Florists	P <sup>(3)</sup>
4532	Office supplies, stationery, and gift stores	P <sup>(3)</sup>
4539	Other miscellaneous store retailers	P <sup>(3)</sup>
4851	Urban transit systems	P
4582	Interurban and rural bus transportation	P
4854	School and employee bus transportation	P
491	Postal service	P
492	Couriers and messengers	P
516	Internet publishing and broadcasting	P
518	ISPs, search portals, and data processing	P
519	Other information services	P
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 <sup>(3)</sup>
551	Management of companies and enterprises	P
561	Administrative and support services	P
561720	Janitorial services	P
6111	Elementary and secondary schools	P
6112	Junior colleges	P
6113	Colleges and universities	P
6114	Business, computer and management training	P
6115	Technical and trade schools	P
6116	Other schools and instruction	P
6117	Educational support services	P
621	Ambulatory health care services	P
622	Hospitals	P
6231	Nursing care facilities	P
624	Social assistance	P
6244	Child day care services	P
711	Performing arts and spectator sports	P
812	Personal and laundry services	P
8123	Dry cleaning and laundry services	P
812910	Pet care (except veterinary) services	P <sup>(3)</sup>
813	Membership associations and organizations	P
8131	Religious organizations	P
921	Executive, legislative and general government	P
922	Justice, public order, and safety activities	P
923	Administration of human resource programs	P
924	Administration of environmental programs	P
925	Administration of housing programs, urban planning	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

**CONDITIONAL USES:**

	Community residential home, large (7-14)	C
4533	Used merchandise stores	C <sup>(8)</sup>
562	Waste management and remediation services	C
6232	Residential mental health facilities	C
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>	C
713990	All other amusement and recreation industries	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).
- 3 Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods
- 8 Must meet minimum distance separation requirements, refer to the definition of the use in question in article 3 of the Land Development Code.

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

<b>Residential, Office &amp; Institutional – General Development (ROI-GD)</b>				
Dwelling Units		<b>1</b>	<b>2+</b>	<b>Non</b>
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	35/3	35/3 G	35/3 G
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Setbacks	Front	20	C/D	C/D
	Side	7½	C/D	C/D
	Rear	10	C/D	C/D
Maximum Density (units per acre)	Tier 1	12.00 R	12.00 R	N/A
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	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	25%	25%	25%
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	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.
- G** For those properties that abut U.S. Highway 98, the height may be extended to a maximum of 50 feet and four stories.
- R** One bedroom short-term residential units shall have a maximum density of 24.00 units per acre. The maximum density for those properties that abut U.S. Highway 98 may be extended up to a maximum of 24.00 units per acre.