



**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)

## RESIDENTIAL, OFFICE & INSTITUTIONAL – VILLAGE RESIDENTIAL (ROI-VR)

**Purpose and intent:** The Residential, Office, and Institutional - Village Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the ROI - VR zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; seasonal or permanent 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:**

<b>Permanent or long-term residential uses</b>	
Single-family detached dwelling	P
Single room occupancy housing	P
<b>Other residential uses</b>	
Community residential home, small (1-6)	P
Family day care home	P
<b>Accessory Uses</b>	
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A

**CONDITIONAL USES:**

Community residential home, large (7-14)	C
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**Footnotes:**        None

**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 – Village Residential (ROI-VR)</b>		
Dwelling Units		<b>1</b>
Minimum Lot Area (square feet)		7,500
Minimum Lot Size	Width	70
	Depth	100
Maximum Building Height / Stories	Tier 1	35/3
	Tier 2	N/A
	Tier 3	N/A
Setbacks	Front	20
	Side	7½
	Rear	10
Maximum Density (units per acre)	Tier 1	12.00 R
	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:**

**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.