



Community Development Department
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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 –
 CRYSTAL BEACH RESIDENTIAL (ROI-CBR)**

Purpose and intent. The Residential, Office & Institutional – Crystal Beach Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the ROI-CBR zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal 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
Single room occupancy housing

Seasonal or short-term residential uses

Single-family detached dwelling

Other residential uses

Community residential home, small (1-6)
Family day care home
Distribution electric substation

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:

None

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

Residential, Office & Institutional – Crystal Beach Residential (ROI-CBR)		
Dwelling Units		1
Minimum Lot Area (square feet)		7,500
Minimum Lot Size ⁽¹⁾	Width	70
	Depth	100
Maximum Building Height / Stories	Tier 1	35/3
	Tier 2	N/A
	Tier 3	N/A
Setbacks ⁽¹⁾	Front	20
	Side	7½
	Rear	10
Maximum Density (units per acre)	Tier 1	12.00
	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:

- 1 Subdivisions approved as Planned Unit Developments (PUD) shall be governed in accordance with Section 7.14.00 Planned Units Developments of the Destin Land Development Code (LDC).