



Setbacks, Yards and Allowable Items

Setbacks define the limits of a “yard” in which no buildings/”structures” are allowed (Article 3 “Setback Line” definition). A “yard” is a required open space other than a court, unoccupied and unobstructed by any structure or portion of a structure from 30” above the general ground level of the graded lot upward (Article 3 “Yard” definition). The purpose of requiring setbacks or a yard is to provide an area around your structures to ensure adequate privacy, desirable and safe visibility, desirable and safe fire load separation; natural light, ventilation, and sunlight; access to and around building(s); buffering between uses; and space for landscaping, gardening, and recreation.

The following are the only items allowed within the setback area:

- Any structure or portion of a structure less than 30” above general ground level of the graded lot (i.e. porch stairs, decking, mechanical equipment)
- Fences, Walls, Poles and Posts – subject to height limitations
- Customary yard accessories (pergolas or arbors) – subject to height and visibility limitations
- Ornaments
- Furniture (all of the above are Article 3, “Yard” definition)
- Unenclosed or open swimming pools – subject to a minimum 4’ setback from property lines and 3’ from any structure (Article 9.06.04.A)
- Signs – subject to size, height and varying setbacks (Article 16 Signs)
- Cornices, canopies, eaves, garden windows, outside stairways and other architectural features (a person can not physically occupy the feature – faux balconies chimneys, etc.) can extend up to 24” into setback as long as it doesn’t interfere with access to the property. (Article 7.12.09.E)

A “structure” is: “Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground. Among other things, structures include buildings, mobile homes, billboards, and poster panels. Ground level parking lots are deemed not to be structures (Article 3, “Structure” definition). All accessory buildings/structures and uses (satellite dishes/antennas, covered patios, pool screen enclosures, storage buildings, utility buildings, greenhouses, etc.) shall meet the minimum yard setback requirements for the district in which they are located (Article 9.06.01.C).

A copy of “these codes” are available at www.municode.com, Destin Land Development Code or with the Community Development Department located at 4100 Two Trees Road; (850) 837-4242.