



ZONING 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)

CALHOUN MIXED USE – VILLAGE (CMU-V) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The “CMUV” area is depicted on the Future Land Use Map and is generally located east of Calhoun Avenue, west of Sibert Avenue, south of Forest Street, and North of the South Harbor Mixed Use area. The intent of this zoning district is to preserve the character of the nearby “Old Destin” area, and to provide a mixed-use transitional area between the higher intensity South Harbor Mixed Use Zoning District and the less intense surrounding Low-Density Residential Zoning areas. The Calhoun Mixed Use-Village is envisioned as a walkable, medium-scale resort-mixed use area. Planned development that increases pedestrian connectivity, east-west vehicular connectivity, and parks or open space shall be encouraged. The Calhoun Mixed Use Village should encourage an excellent tree canopy and before major new development occurs, it is important the tree preservation be enhanced to ensure the lush character of this area continues even as new development occurs. The area shall redevelop as a mixed-use area, accommodating primarily medium to high density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments and other commercial transient living accommodations shall be allowed. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs to the adjacent “Old Destin” area, offices; water dependent activities, restaurants, and similar uses. It is the intent of the CMU-V zoning district to specifically not allow each general retail commercial goods and services uses to exceed 5,500 heated and cooled square feet. Additionally, it is the intent of the CMU-V to encourage lower density residential developments and mixed-use developments by specifically not allowing stand-alone multi-family residential uses, but rather, to require multi-family uses to included appropriate nonresidential uses as components of the development.

Dimensional Requirements in CMU-V (excerpt from LDC 7.12.08)

Calhoun Mixed Use - Village (CMU-V)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		5,000	None	None
Minimum Lot Size	Width	50	None	None
	Depth	100	None	None
Maximum Building Height / Stories		35/3 stories	50/4 stories	F
Setbacks	Front	20'	H	H
	Side	7½'	H	H
	Rear	10'	H	H
Maximum Density (units per acre)		9.00	12.00	N/A
Maximum Floor Area Ratio		N/A	N/A	0.50
Minimum Open Space (%)		25%	25%	25%

Footnotes:

- F** Office, neighborhood retail commercial goods and services, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories.
- H** The following setbacks shall apply to developments proposed in the CMU-V zoning districts:

Building Height		Setbacks	
		Front	Rear
Less than 40'	Properties on U.S. Highway 98	15 – 25	Must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone
	Properties not on U.S. Highway 98	10 – 20	
More than 40'	Properties on U.S. Highway 98	Min. 45	
	Properties not on U.S. Highway 98	Min. 30	

Building Height	Side Setbacks
35' or less	0
35' to 50'	15
50' or more	Increased by 2' on each side for each 10' or fraction thereof exceeding 50'

Allowable Uses in CMU-V (excerpt from LDC 7.12.06)

PERMITTED USES:

Permanent or long-term residential uses

Single-family detached dwelling
Single room occupancy housing

Other residential uses

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

NAICS Use Designations

4453	Beer, wine, and liquor stores
446	Health and personal care stores and medical marijuana treatment center dispensing facilities
4511	Sporting goods and musical instrument stores
4512	Book, periodical, and music stores
52	Finance and Insurance
531	Real Estate services
531120	Commercial special event venue
541	Professional and technical services
541940	Veterinary services
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
6114	Business, computer and management training
621	Ambulatory health care services
713120	Amusement arcades
7213	Rooming and boarding houses
81149	Other personal and household goods
8131	Religious organizations
812	Personal and laundry services
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary services)
813	Membership associations and organizations

Guest House ⁽¹⁾
Accessory dwelling

Seasonal or short-term residential uses

Multi-family attached dwelling
Other Residential uses

Other residential uses

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

NAICS Use Designations

4539	Other miscellaneous store retailers
4871	Scenic and sightseeing transportation, land
4872	Scenic and sightseeing transportation, water
531120	Conference/convention center
5322	Consumer goods rental
6116	Other schools and instruction
6117	Educational support services
6244	Child daycare services
711	Performing arts and spectator sports
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
713120	Amusement arcades
713930	Marinas
713940	Fitness and recreational sports centers
713950	Bowling centers
713990	All other amusement and recreation industries
721110	Hotels and motels
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C. T. L. A ⁽¹²⁾
722	Food services and drinking places
722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages
922120	Police protection
922160	Fire protection

CONDITIONAL USES:

Permanent or long-term residential uses

Multi-family attached dwelling

Footnotes:

- 6** Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the adjacent "Old Destin" area.
- 7** Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code.
- 12** Commercial transient living accommodations.
- 10** Zoos are only allowed in the Industrial zoning district.

For more information please contact:

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