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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)

CALHOUN MIXED USE - VILLAGE (CMU-V)

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 increase 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.

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
Single room occupancy housing	P

Other residential uses

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

8131	Religious organizations	P
812	Personal and laundry services	P
8123	Dry cleaning and laundry services	P
812910	Pet care (except veterinary services)	P
813	Membership associations and organizations	P

NAICS Use Designations

4453	Beer, wine, and liquor stores	P
446	Health and personal care stores and medical marijuana treatment center dispensing facilities	P
4511	Sporting goods and musical instrument stores	P
4512	Book, periodical, and music stores	P
52	Finance and Insurance	P
531	Real Estate services	P
531120	Commercial special event venue	P
541	Professional and technical services	P
541940	Veterinary services	P
551	Management of companies and enterprises	P
561	Administrative and support services	P
561720	Janitorial services	P
6114	Business, computer and management training	P
621	Ambulatory health care services	P
713120	Amusement arcades	P
7213	Rooming and boarding houses	P
81149	Other personal and household goods	P

CONDITIONAL USES:

Permanent or long-term residential uses

Multi-family attached dwelling	C
Guest House ⁽¹⁾	C
Accessory dwelling	C

Seasonal or short-term residential uses

Multi-family attached dwelling	C
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Other residential uses

Community residential home, small and large	C
Family day care home	C

NAICS Use Designations

4539	Other miscellaneous store retailers	C
4871	Scenic and sightseeing transportation, land	C
4872	Scenic and sightseeing transportation, water	C
531120	Conference/convention center	C
5322	Consumer goods rental	C
6116	Other schools and instruction	C
6117	Educational support services	C
6244	Child daycare services	C
711	Performing arts and spectator sports	C
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾	C
713120	Amusement arcades	C
713930	Marinas	C
713940	Fitness and recreational sports centers	C
713950	Bowling centers	C
713990	All other amusement and recreation industries	C
721110	Hotels and motels	C
721191	Bed-and-breakfast inns	C
721199	Other traveler accommodation, C. T. L. A ⁽¹²⁾	C
722	Food services and drinking places	C
722110	Full-service restaurants	C
722111	Limited-service restaurants	C
7224	Drinking places, alcoholic beverages	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 and (refer to section 7.12.04.M).
- 10 Zoos are only allowed in the Industrial zoning district.
- 12 Commercial transient living accommodations.

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

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	.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 HDR, CMU and HIMU zoning districts.
- i. Front setback. For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
 - ii. Side setbacks. Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
 - iii. Rear setback. For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.