



Community Development Department
Planning Division
 4200 Indian Bayou Trail, Destin, FL 32541
 Phone: (850) 654-1119 option 2
 www.cityofdestin.com

**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 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.

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	541	Professional and technical services
	Single room occupancy housing	541940	Veterinary services
Other residential uses		551	Management of companies and enterprises
	Community residential home, small (1-6)	561	Administrative and support services
	Family day care home	561720	Janitorial services
NAICS Use Designations		6114	Business, computer and management training
4453	Beer, wine, and liquor stores	621	Ambulatory health care services
446	Health and personal care stores and medical marijuana treatment center dispensing facilities	713120	Amusement arcades
4511	Sporting goods and musical instrument stores	7213	Rooming and boarding houses
4512	Book, periodical, and music stores	81149	Other personal and household goods
52	Finance and Insurance	8131	Religious organizations
531	Real Estate services	812	Personal and laundry services
531120	Commercial special event venue	8123	Dry cleaning and laundry services
		812910	Pet care (except veterinary services)
		813	Membership associations and organizations

CONDITIONAL USES:

Permanent or long-term residential uses		NAICS Use Designations	
	Multi-family attached dwelling	4539	Other miscellaneous store retailers
	Guest House ⁽¹⁾	4871	Scenic and sightseeing transportation, land
	Accessory dwelling	4872	Scenic and sightseeing transportation, water
Seasonal or short-term residential uses		531120	Conference/convention center
	Multi-family attached dwelling	5322	Consumer goods rental
	Other Residential uses	6116	Other schools and instruction
	Community residential home, small and large	6117	Educational support services
	Family day care home	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

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	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'