



Community Development Department
Planning Division
 4100 Indian Bayou Trail, Destin, FL 32541
 Phone (850) 654-1119 • Planning@cityofdestin.com
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)

CRYSTAL BEACH NEIGHBORHOOD – TRADITIONAL DEVELOPMENT DISTRICT (CBN-TDD)

Purpose and intent: The purpose of the Crystal Beach Neighborhood-Traditional Development District zoning overlay is to allow the restoration of the original lots configured as fifty feet in width by one hundred fifty feet in depth (50' × 150') as shown in the 1937 Crystal Beach Subdivision Plat. This section allows those original lots to be treated as conforming lots. This section is intended to apply only to those lots depicted in the 1937 Crystal Beach Subdivision plat that are within the boundaries of the Crystal Beach Neighborhood Zoning District and the Crystal Beach Resort Zoning District.

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
Guest house ⁽¹⁾
Accessory dwelling
Single room occupancy housing
Museums, historical sites, zoos & parks ⁽¹⁰⁾
Religious organizations

Seasonal or short-term residential uses

Single-family detached dwelling

Other residential uses

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

CONDITIONAL USES:

Other residential uses

Permanent or long-term Multi-family attached dwelling
Seasonal or short-term Multi-family attached dwelling
Community residential home, large (7-14)
Child day care services

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:

- 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. (refer to LDC section 7.12.04.M).
- 10 Zoos are only allowed in the Industrial zoning district.

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

Crystal Beach Neighborhood – Traditional Development District (CBN-TDD)		
Dwelling Units		1
Minimum Lot Area (square feet)		V
Minimum Lot Size	Width	50'
	Depth	150'
Maximum Building Height / Stories		V
Setbacks	Front	V
	Side	V
	Rear	V
Maximum Density (units per acre)		V
Maximum Floor Area Ratio		V
Minimum Open Space (%)		V

Footnotes:

V Crystal Beach Neighborhood - Traditional Development District (CBN-TDD) overlay applies only to minimum lot width and depth.