



# Zoning Districts – Purpose & Intent

A	Airport
BE	Bay Estates
BRMU	Bay Resort Mixed Use
CBN	Crystal Beach Neighborhood
CBR	Crystal Beach Resort
CG	Commercial General
CL	Commercial Limited
CMU	Calhoun Mixed Use
CON	Conservation
CTS	Commercial Trades and Services
GRMU	Gulf Resort Mixed Use
HDR	High Density Residential
HIMU	Holiday Isle Mixed Use
IN	Industrial
INST	Institutional
LDR-H	Low Density Residential - Harbor
LDR-HI	Low Density Residential - Holiday Isle
LDR-V	Low Density Residential - Village
MDR-HI	Medium Density Residential - Holiday Isle
MDR-V	Medium Density Residential - Village
NHMU	North Harbor Mixed Use
REC	Recreation
ROI-GD	Residential, Office, and Institutional - General Development
ROI-TD	Residential, Office, and Institutional - Tourist Development
ROI-VR	Residential, Office, and Institutional - Village Residential
SHMU	South Harbor Mixed Use
TCMU	Town Center Mixed Use

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.

**A** The **Airport** zoning district is intended to be placed only on land that comprises the Destin-Fort Walton Beach Airport. The airport zoning district is intended to accommodate the airport terminal, fixed base operators, airport hangars, landing, take off or surface maneuvering of aircraft, including, but not limited to, requisite Airport infrastructure such as runways, taxiways, ramps and aprons. It is the intent of the A zoning district to specifically not allow permanent or seasonal residential uses.

**BE** The **Bay Estates** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential estate dwelling units. It is the intent of the BE zoning district to specifically not allow the following uses to be located in the district: permanent multi-family attached residential dwelling units; seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all nonresidential uses

**BRMU**

The **Bay Resort Mixed Use** zoning district is intended to accommodate a mixture of residential, hotel, office, commercial and recreational uses. The percentage distribution of residential component of the "BRMU" designation shall be a minimum of 75 percent to a maximum of 95 percent of the total area designated as BRMU on the Future Land Use Map. The percentage distribution of nonresidential component of the "BRMU" designation shall be a minimum of five percent to a maximum of 25 percent of the total area designated as BRMU on the Future Land Use Map. The "BRMU" area is that area lying east of the Village and Town Center Planning Areas and North of the Gulf Resort and Crystal Beach Planning Areas. The "BRMU" area is intended to be applied to those properties annexed into the City from Okaloosa County that have a MU-1 or MU-2 future land use designation.

**CBN**

The **Crystal Beach Neighborhood** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. Very limited supportive non-residential uses are allowed and are strictly limited to: places of worship, parks, playgrounds, community buildings and similar public service facilities serving the residents of the area, childcare centers and other ancillary neighborhood commercial uses which are approved as part of a planned unit development (PUD) for the exclusive use of the residents of the PUD. It is the intent of the CBN zoning district to specifically not allow the following uses to be located in the district: commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations.

**CBR**

The **Crystal Beach Resort** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; and limited non-residential uses. Limited non-residential uses shall include places of worship, community buildings, public facilities, schools, libraries, post offices, childcare centers, clubhouses, museums, visual and performance arts buildings, neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the Crystal Beach Resort area, offices, medical and dental clinics, laundries and dry cleaning drop off centers, banks, fitness centers, dinner clubs and restaurants. It is the intent of the CBR zoning district to specifically not allow all non-residential uses not previously listed above to be located in the district.

**CG**

The **Commercial General** zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate the general commercial needs of the permanent and seasonal residents. The general commercial needs of the permanent and seasonal residents are provided generally by the following uses: general retail sales and services; highway oriented sales and services; offices; commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations; and seasonal multi-family attached residential dwelling units. It is the intent of the CG zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached or multi-family attached residential dwelling units; manufacturing of goods; other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration, major fire hazards or other impacts generally associated with more intensive industrial uses.

- CL** The **Commercial Limited** zoning district is intended to accommodate a mixture of short-term and long-term residential and commercial uses of a lesser intensity than is allowed in the various mixed use zoning districts. Seasonal and permanent single-family detached residential dwellings and seasonal and permanent multi-family attached residential dwellings are allowed. Small-scale community commercial uses such as medical related facilities, commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations, offices, retail uses and ancillary recreation uses, including golf courses are allowed. Properties zoned CL may accommodate shopping centers with grocery stores, drug store/pharmacy, specialty shops, and similar tenants with no single business entity having more than 60,000 sq. ft. Such sites shall not include trades, warehousing, and large home improvement establishments. The nature and scale of uses allowed on properties designated "CL" shall provide a smooth transition between the more intense "CG" designated properties and adjacent residential development.
- CMU** The **Calhoun Mixed Use** zoning district shall apply to the area bound on the north by Clement Taylor Park, on the east by Calhoun Avenue, on the south by the north property line of parcel # 00-2S-22-0630-0000-11A2, and on the west by the Choctawhatchee Bay. The intent of this zoning district is to provide a mixed use transitional area between the higher intense south harbor mixed use zoning district and the lower intense zoning district of residential, office and institutional. This area shall be developed, redeveloped and/or maintained with permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations; and non-residential uses. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the adjacent "Old Destin" area, offices; water dependent activities, restaurants, and similar uses (refer to table 7-2). It is the intent of the CMU zoning district to specifically not allow each general retail commercial goods and services uses to exceed 5,500 heated and cooled square feet.
- CON** The **Conservation** zoning district is intended to apply only to publicly owned property designated as natural and coastal resources with the intent of providing for the long-term protection and preservation of environmentally sensitive natural resource systems. No development is permitted within CON designated areas, other than beach accessways, such as dune walkovers, parking, docks, restroom facilities, and passive recreation. It is the intent of the CON zoning district to specifically not allow permanent or seasonal residential uses.
- CTS** The **Commercial Trades and Services** zoning district is intended to accommodate commercial service uses related to the construction industry, machine and other power equipment, durable goods repair and service, warehousing, boat repair and service, vehicle service and repair, and similar commercial trades and services that are more intense in nature than those uses allowed the CG zoning district but which are less intense in nature than those uses allowed in the IN zoning district. The CTS zoning district is not intended to accommodate any seasonal or permanent residential uses, commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations, manufacturing of goods or other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.
- GRMU** The **Gulf Resort Mixed Use** zoning district is intended to provide the city with its major mixed use resort destination by providing for the most intensely developed area for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations) and seasonal residential single-family detached and multi-family attached uses. Permanent single-family detached and multi-family attached residential uses; retail; service; restaurant; office; and similar commercial uses are also allowed in this zoning district.

- HDR** The **High Density Residential** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. It is the intent of the HDR zoning district to specifically not allow commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
- HIMU** The **Holiday Isle Mixed Use** zoning district is intended to provide the city with an intense mixed use resort destination by providing for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations); seasonal multi-family attached or single-family detached residential uses; permanent multi-family attached or single-family detached residential uses; retail; service; restaurant; office; and similar commercial uses are allowed in this zoning district.
- IN** The **Industrial** zoning district is intended to provide the city with strategically located sites, principally within the southeast quadrant of main street and airport road, designed to accommodate arrangements of industrial and limited commercial development types. It is the intent of the IN zoning district to specifically not allow permanent or seasonal residential uses, except for residences for night watchmen or custodians whose presence on industrial sites is necessary for security.
- INST** The **Institutional** zoning district is intended to accommodate public and semi-public facilities and services, promote natural resource enhancement and promote open spaces around buildings. Additionally, the INST zoning district is intended to accommodate the development and redevelopment of public and semi-public facilities such as: governmental administration buildings; fire, police and rescue services; utilities; public and private educational institutions; non-profit organizations; arts/cultural or civic facilities; public and semi-public open spaces; hospital, nursing, convalescent, and related facilities; cemeteries; family, child, and adult day care facilities; places of worship. It is the intent of the INST zoning district to specifically not allow permanent or seasonal residential uses.
- LDR-H** The **Low Density Residential – Harbor** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the LDR - H zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
- LDR-HI** The **Low Density Residential - Holiday Isle** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the LDR - HI zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
- LDR-V** The **Low Density Residential - Village** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the LDR - V zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached or multi-family attached residential dwelling units; permanent multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

- MDR-HI** The **Medium Density Residential - Holiday Isle** Apartment zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. It is the intent of the MDR - HI zoning district to specifically not allow the following uses to be located in the district: commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
- MDR-V** The **Medium Density Residential - Village** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached or multi-family attached residential dwelling units. It is the intent of the MDR - V zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
- NHMU** The **North Harbor Mixed Use** zoning district is intended to complement the South Harbor festive market place by allowing permanent and seasonal single-family and multi-family attached/detached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; retail; service; restaurant; office; and similar commercial uses.
- REC** The **Recreation** zoning district is intended to apply only to publicly and privately owned property and facilities, with the intent of promoting natural resource enhancement and open spaces around buildings. It is the intent of the REC zoning district to specifically not allow permanent or seasonal residential uses and non-residential uses.
- ROI-GD** The **Residential, Office, and Institutional - General Development** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate: business and professional offices; permanent single-family detached or multi-family attached residential dwelling units; and institutional uses. General retail sales and services are allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods. It is the intent of the ROI - GD zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses not previously listed above.
- ROI-TD** The **Residential, Office, and Institutional - Tourist Development** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate: business and professional offices; seasonal single-family detached or multi-family attached residential dwelling units; institutional uses; and commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations. General retail sales and services are allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods. ROI-TD zoning district shall only be allowed on subject properties that abut or are located south of Harbor Boulevard/Emerald Coast Parkway as delineated on the zoning map. It is the intent of the ROI - TD zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached or multi-family attached residential dwelling units; and all non-residential uses not previously listed above.

**ROI-VR**

The **Residential, Office, and Institutional - Village Residential** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the ROI-VR zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; seasonal or permanent or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

**SHMU**

The **South Harbor Mixed Use** zoning district is intended to preserve SHMU area as a world-class fishing village that is open to the public and accommodates a mixed use festive market place. The SHMU zoning district accomplishes these goals by encouraging tourist commercial development designed to preserve waterfront views, preserve water dependent activity, foster a pedestrian-oriented environment, and promote convenient public access to the harbor boardwalk and charter fishing opportunities for the public. It is the intent of the this zoning district to encourage commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations, and short-term residential uses. It is the intent of the SHMU zoning district to specifically not encourage permanent residential uses by not providing any additional long-term density above that stated in Tier 1. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 square feet of "publicly leasable commercial space" (e.g. retail, office, restaurant, etc...). The term "publicly leasable commercial space" shall mean: a space that is open to the public to lease and use; not a space or use that is exclusively for the owners or guest of the residential development in question; shall be heated and cooled square footage; and shall not constitute that portion of the harbor boardwalk that is reserved for ingress and egress for public use. The purpose of requiring this minimum publicly leasable commercial space is to foster and encourage access by the public to the development and the harbor boardwalk. Additionally, parcels having frontage on the Harbor shall provide in their development a commercial storefront equal to a minimum of 50% of the width of the property along the harbor front. Such commercial storefront may be distributed between the first three floors of the building facing the harbor and all three floors must be accessible by pedestrians from the Harbor side of the development.

**TCMU**

The **Town Center Mixed Use** zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent multi-family attached residential dwelling units; retail; service; restaurant; office; and similar commercial uses. It is the intent of the TCMU zoning district to specifically not allow permanent or seasonal single-family residential uses. Commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations and seasonal multi-family attached residential dwelling units are only allowed on properties that have direct or secondary access to Harbor Boulevard/U.S. Highway 98.