



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

AIRPORT (A)

Purpose and intent: 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.

Table 7-2: Table of Allowable Uses (excerpt from LDC 7.12.06)

PERMITTED USES:

NAICS Use Designations

221119	Solar electric power generation	P
221122	Distribution electric substation ⁽¹⁶⁾	P
447	Gasoline stations	P
448	Clothing and clothing accessories stores	P
4512	Book, periodical, and music stores	P
4529	Other general merchandise stores	P
4532	Office supplies, stationery, and gift stores	P
481	Air transportation	P
4851	Urban transit systems	P
4852	Interurban and rural bus transportation	P
4853	Taxi and limousine service	P
4855	Charter bus industry	P
4859	Other ground passenger transportation	P
4879	Scenic and sightseeing transportation, other	P
4881	Support activities for air transportation	P
491	Postal service	P
492	Couriers and messengers	P
522298	Pawn shops	p ⁽⁸⁾
5321	Automotive equipment rental and leasing	P
6115	Technical and trade schools	P
6116	Other schools and instruction	P
722	Food services and drinking places	P
722111	Limited-service restaurants	P
7224	Drinking places, alcoholic beverages	p ⁽⁷⁾

CONDITIONAL USES: None

Footnotes:

- 7 Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code.
- 8 Must meet minimum distance separation requirements, refer to the definition of the use in question in article 3 of the Land Development Code.
- 16 Refer to Section 7.09.02(B)12 for further information.

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

Airport (A)		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35'3 stories/ I
Setbacks	Front	J
	Side	J
	Rear	J
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

Footnotes:

- I Aircraft communication towers are exempt from the height limitations of this district but continue to be subject to the remaining standards set forth in City of Destin Commercial Communications Tower Regulations, as now or hereafter amended.
- J The setback requirements for the A district are as follows:
 - Setbacks from taxiway pursuant to adopted FAA construction standards.
 - Setbacks from property lines minimum of 15 feet.
 - Building separation requirements minimum of ten feet or 20 feet if designated a fire lane.