



## ZONING 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) (excerpt from LDC 7.12.06.Q)

**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.

### Dimensional Requirements in A (excerpt from LDC 7.12.08)

Airport (A)		
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.

Allowable Uses in A (excerpt from LDC 7.12.06)

**PERMITTED USES:**

*NAICS Use Designations*

221119	Solar electric power generation
221122	Distribution electric substation <sup>(16)</sup>
447	Gasoline stations
448	Clothing and clothing accessories stores
4512	Book, periodical, and music stores
4529	Other general merchandise stores
4532	Office supplies, stationery, and gift stores
481	Air transportation
4851	Urban transit systems
4582	Interurban and rural bus transportation
4853	Taxi and limousine service
4855	Charter bus industry
4859	Other ground passenger transportation
4879	Scenic and sightseeing transportation, other
4881	Support activities for air transportation
491	Postal service
492	Couriers and messengers
522298	Pawn shops <sup>(8)</sup>
5321	Automotive equipment rental and leasing
6115	Technical and trade schools
6116	Other schools and instruction
722	Food services and drinking places
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages <sup>(7)</sup>

**CONDITIONAL USES:**

*NAICS Use Designations*

922120	Police protection
922160	Fire protection

**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.

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*For more information please contact:*

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