



## 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)

### BAY ESTATE (BE) (excerpt from LDC 7.12.06.A)

**Purpose and intent:** 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.

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

Bay Estate (BE)		
Dwelling Units		1
Minimum Lot Area (square feet)		15,000
Minimum Lot Size	Width	80'
	Depth	150'
Maximum Building Height / Stories		35/3 stories
Setbacks	Front	20'
	Side	10'
	Rear	10'
Maximum Density (Units per acre)		2.9
Maximum Floor Area Ratio		N/A
Minimum Open Space (%)		25%

**Footnotes:**

None

**Allowable Uses in BE** (excerpt from LDC 7.12.06)

**PERMITTED USES:**

*Permanent or long-term residential uses*

	Single room occupancy housing
	Guest house <sup>(1)</sup>
	Accessory dwelling
	Single room occupancy housing

*Other residential uses*

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

*NAICS Use Designations*

221122	Distribution electric substation
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**CONDITIONAL USES:**

*Permanent or long-term residential uses*

	Mobile home dwelling
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*NAICS Use Designations*

922120	Police protection
922160	Fire protection

**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:**

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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).

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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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