



Community Development Department  
**Planning Division**  
 4200 Indian Bayou Trail, Destin, FL 32541  
 Phone: (850) 654-1119 option 2  
 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)

**BAY RESORT MIXED USE (BRMU)**

**Purpose and intent:** 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.

**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
Multi-family attached dwelling

**Seasonal or short-term residential uses**

Single-family detached dwelling
Luxury motor home resort
Multi-family attached dwelling

**NAICS Use Designations**

221119	Solar electric power generation
221122	Distribution electric substation <sup>(16)</sup>
323	Printing and related support activities
424460	Fish and seafood merchant wholesalers
4452	Specialty food stores
4453	Beer, wine, and liquor stores
446	Health and personal care stores
447	Gasoline stations
448	Clothing and clothing accessories stores
4511	Sporting goods and musical instrument stores
4512	Book, periodical, and music stores
4529	Other general merchandise stores
4531	Florists
4532	Office supplies, stationery, and gift stores
4539	Other miscellaneous store retailers
4851	Urban transit systems
4582	Interurban and rural bus transportation
4871	Scenic and sightseeing transportation, land
4872	Scenic and sightseeing transportation, water
512131	Motion picture theaters
516	Internet publishing and broadcasting
518	ISPs, search portals, and data processing
519	Other information services
52	Finance and Insurance
531	Real Estate services

531120	Conference/convention center
531120	Commercial special event venue
531190	Boat, vehicle, equipment, etc., storage leasing
5322	Consumer goods rental
541	Professional and technical services
541940	Veterinary services
551	Management of companies and enterprises
561	Administrative and support services
6114	Business, computer and management training
6116	Other schools and instruction
6117	Educational support services
621	Ambulatory health care services
6244	Child day care services
711	Performing arts and spectator sports
713120	Amusement arcades
713940	Fitness and recreational sports centers
713950	Bowling centers
713990	All other amusement and recreation industries
721110	Hotels and motels
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C.T.L.A. <sup>(12)</sup>
7213	Rooming and boarding houses
722	Food services and drinking places
722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages <sup>(7)</sup>
81149	Other personal and household goods repair
812	Personal and laundry services
812910	Pet care (except veterinary) services
813	Membership associations and organizations
8131	Religious organizations

**CONDITIONAL USES:**

**Other residential uses**

Community residential home, small (1-6)
Community residential home, large (7-14)
Family day care home

**NAICS Use Designations**

712	Museums, historical sites, zoos, and parks <sup>(10)</sup>
922120	Police protection
922160	Fire protection

**Footnotes:**

- 7 Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code.
- 10 Zoos are only allowed in the Industrial zoning district.
- 12 Commercial transient living accommodations

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

<b>Bay Resort Mixed Use (BRMU)</b>				
Dwelling Units		<b>1</b>	<b>2+</b>	<b>Non</b>
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories		35/3 stories	50/4 stories/P	50/4 stories/P
Setbacks	Front	20	M	M
	Side	7½	M	M
	Rear	10	M	M
Maximum Density (units per acre)		9.00	16.90	N/A
Maximum Floor Area Ratio		N/A	N/A	.75
Minimum Open Space (%)		25%	25%	25%

**Footnotes:**

- M**
  - i. Front setback:
    - a. For those properties located in the BRMU zoning districts, ten feet minimum and no maximum.
  - ii. Side setbacks. Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
  - iii. Rear setback. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.
- P** In the BRMU zoning, district, the maximum height by right shall be 35 feet and three stories, excepting those properties that abut Emerald Coast Parkway, in which case height may be extended to a maximum of 50 feet and four stories.