



City of Destin
 Community Development Department
Planning Division
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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	P
Multi-family attached dwelling	P

Seasonal or short-term residential uses

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

NAICS Use Designations

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

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

CONDITIONAL USES:

Other residential uses

Community residential home, small (1-6)	C
Community residential home, large (7-14)	C

	Family day care home	C
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾	C

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)

Bay Resort Mixed Use (BRMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories	Tier 1	35/3	35/3	35/3 W
	Tier 2	N/A	100/9	100/9 X
	Tier 3	N/A	180/17	180/17 X
Setbacks	Front	20	O	O
	Side	7½	O	O
	Rear	10	O	O
Maximum Density (units per acre)	Tier 1	20.00	20.00	N/A
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Maximum Floor Area Ratio	Tier 1	N/A	N/A	.75 X
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Minimum Open Space (%)	Tier 1	25%	25%	25%
	Tier 2	30%	30%	30%
	Tier 3	30%	30%	30%

Footnotes:

- O** The following setbacks shall apply to developments proposed in the CBR, BRMU and GRMU zoning districts:
 - i. Front setback.
 - a. For those properties located in the CBR and BRMU zoning districts, ten feet minimum and no maximum.
 - b. For those properties in the GRMU zoning district and that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
 - c. For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
 - d. For those properties in the GRMU zoning district that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet 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.
- W** 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.
- X** In the BRMU zoning district, the recreation use is limited to Tier 1 height and a maximum floor area ratio of .20 per Comprehensive Plan: 2010.