



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)

CRYSTAL BEACH NEIGHBORHOOD (CBN)

Purpose and intent: The Crystal Beach Neighborhood zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. Very limited supportive non-residential uses are allowed and are strictly limited to: places of worship, parks, playgrounds, community buildings and similar public service facilities serving the residents of the area, childcare centers and other ancillary neighborhood commercial uses which are approved as part of a planned unit development (PUD) for the exclusive use of the residents of the PUD. It is the intent of the CBN zoning district to specifically not allow the following uses to be located in the district: commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations.

Crystal Beach Neighborhood – Traditional Development District (CBN-TDD)

The purpose of the Crystal Beach Neighborhood – Traditional Development District zoning overlay is to allow the restoration of the original lots configured as fifty feet in width by one hundred fifty feet in depth (50'x100') as shown in the 1937 Crystal Beach Subdivision plat. This overlay allows those lots to be treated as conforming lots and applies only to those lots depicted in the 1937 Crystal Beach Subdivision plat that are within the boundaries of the Crystal Beach Neighborhood and the Crystal Beach Resort Zoning Districts.

This overlay applies only to minimum lot width and depth. Lot area, setback, building height, density, floor area ratio, and open space standards, is governed by the performance standards of the underlying CBN zoning district.

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
Guest house ⁽¹⁾
Accessory dwelling
Single room occupancy housing

Seasonal or short-term residential uses

Single-family detached dwelling

Other residential uses

Community residential home, small (1-6)

NAICS Use Designations

221122	Distribution electric substation
712	Museums, historical sites, zoos & parks ⁽¹⁰⁾
8131	Religious organizations

CONDITIONAL USES:

Permanent or long-term residential uses

Multi-family detached dwelling

Seasonal or short-term residential uses

Multi-family detached dwelling

Other residential uses

Community residential home, small (7 – 14)

NAICS Use Designations

6244	Child day care services
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:

- 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).
- 10** Zoos are only allowed in the Industrial zoning district.

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

Crystal Beach Neighborhood (CBN)				CBN-TDD Overlay	
Dwelling Units		1	2+	Non	1
Minimum Lot Area (square feet)		7,500	None	None	7,500
Minimum Lot Size	Width	70	None	None	50
	Depth	100	None	None	100
Maximum Building Height / Stories		30/3 stories	50/4 stories	50/4 stories	30/3 stories
Setbacks	Front	20	20	20	20
	Side	7½	A/B	A/B	7½
	Rear	10	A/B	A/B	10
Maximum Density (units per acre)		6.00	6.00	N/A	6.00
Maximum Floor Area Ratio		N/A	N/A	.50	N/A
Minimum Open Space (%)		30%	25%	25%	30%

Footnotes:

A

Building Height	Setbacks		
	Front	Side	Rear
2-Stories or less	20	No side or rear yards are required except where property line is contiguous with residential district boundary	
3-Stories	20	15	20
4-Stories	20	20	25
5-Stories or more	20	Increased by two feet on each side for each story exceeding four stories	

Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided.

Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD.

- B** A ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.