



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)

CRYSTAL BEACH RESORT (CBR) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The Crystal Beach Resort zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; and limited non-residential uses. Limited non-residential uses shall include places of worship, community buildings, public facilities, schools, libraries, post offices, childcare centers, clubhouses, museums, visual and performance arts buildings, neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the Crystal Beach Resort area, offices, medical and dental clinics, laundries and dry cleaning drop off centers, banks, fitness centers, dinner clubs and restaurants. It is the intent of the CBR zoning district to specifically not allow all non-residential uses not previously listed above to be located in the district.

Dimensional Requirements in CBR (excerpt from LDC 7.12.08)

Crystal Beach Resort (CBR)				
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		30/3 stories	50/4 stories	50/4 stories
Setbacks	Front	20	M	M
	Side	7½	M	M
	Rear	10	M	M
Maximum Density (units per acre)		6.0	12.0	N/A
Maximum Floor Area Ratio		N/A	N/A	0.70
Minimum Open Space (%)		30%	25%	25%

Footnotes:

- M** i. Front setback:
 a. For those properties located in the CBR 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.

Allowable Uses in CBR (excerpt from LDC 7.12.06)

PERMITTED USES:

<i>Permanent or long-term residential uses</i>	
	Single-family detached dwelling
	Multi-family attached dwelling
	Guest house ⁽¹⁾
	Accessory dwelling
	Single room occupancy housing
<i>Seasonal or short-term residential uses</i>	
	Single-family detached dwelling
	Multi-family attached dwelling
<i>Other residential uses</i>	
	Community residential home, small (1-6)
	Family day care home
<i>NAICS Use Designations</i>	
221122	Distribution electric substation ⁽¹⁶⁾
4452	Specialty food stores
446	Health and personal care stores
447	Gasoline stations
4512	Book, periodical, and music stores
4529	Other general merchandise stores
4529	Florists
4532	Office supplies, stationery, and gift stores
4539	Other miscellaneous store retailers
491	Postal service
52	Finance and Insurance
531	Real Estate services
531120	Commercial special event venue
5322	Consumer goods rental
541	Professional and technical services
541940	Veterinary services
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
621	Ambulatory health care services
711	Performing arts and spectator sports
713940	Fitness and recreational sports centers
721110	Hotels and motels
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾
7213	Rooming and boarding houses
722	Food services and drinking places

722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages
812910	Pet care (except veterinary) services
813	Membership associations and organizations
8131	Religious organizations

CONDITIONAL USES:

<i>Other residential uses</i>	
	Community residential home, small (7 – 14)
<i>NAICS Use Designations</i>	
6244	Child day care services
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
922120	Police protection
922160	Fire protection

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).
- 4** Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach resort area
- 7** Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code
- 12** Commercial transient living accommodations.

For more information please contact:

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