



Community Development Department
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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)

COMMERCIAL GENERAL (CG)

Purpose and intent: The Commercial General zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate the general commercial needs of the permanent and seasonal residents. The general commercial needs of the permanent and seasonal residents are provided generally by the following uses: general retail sales and services; highway-oriented sales and services; offices; commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations; and seasonal multi-family attached residential dwelling units. It is the intent of the CG zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached uses; permanent multi-family attached residential dwelling units without a commercial component; manufacturing of goods; other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration, major fire hazards or other impacts generally associated with more intensive industrial uses. Long-term/permanent residential uses shall be prohibited within the Commercial General (CG) zoning district, unless such residential developments incorporate a minimum of 45% of the development area as "publicly leasable commercial space" (e.g., retail, office, restaurant, etc...). The term "publicly leasable commercial space" shall mean: a space that is open to the public to lease and use; not a space or use that is exclusively for the owners or guest of the residential development in question. Additionally, it is the intent of the zoning district to encourage a variety of uses to address general commercial needs, and not to allow the over-proliferation of any particular use(s).

Table 7-2: Table of Allowable Uses (excerpt from LDC 7.12.06)

PERMITTED USES:

Seasonal or short-term residential uses

Multi-family attached dwelling

NAICS Use Designations

221122	Distribution electric substation ⁽¹⁶⁾
323	Printing and related support activities
442	Furniture and home furnishings stores
443	Electronics and appliance stores
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
511	Publishing industries, except internet
512131	Motion picture theaters
515	Broadcasting, except internet
516	Internet publishing and broadcasting
517	Telecommunications
5172	Wireless telecom carriers (except satellite) ⁽¹⁵⁾
518	ISPs, search portals, and data processing

519	Other information services
52	Finance and Insurance
531	Real Estate services
531120	Commercial special event venue
5323	General rental centers
541	Professional and technical services
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
6114	Business, computer and management training
6116	Other schools and instruction
6117	Educational support services
6244	Child day care services
	Brewpabs
81149	Other personal and household goods repair
812	Personal and laundry services
81233	Linen and uniform supply services
813	Membership associations and organizations
8131	Religious organizations

CONDITIONAL USES:

Permanent or long-term residential uses

Multi-family attached dwelling

NAICS Use Designations

42	Wholesale Trade
4413	Auto parts, accessories, and tire stores

441310	Parts and Accessories Dealer—Automotive/marine
444	Building material and garden equip. and supply dealer
444190	Kitchen cabinet stores
4451	Grocery stores
4452	Specialty food stores

4453	Beer, wine, and liquor stores	711	Performing arts and spectator sports
446	Health and personal care stores and medical marijuana treatment center dispensing facilities ⁽²⁰⁾	713110	Amusement and theme parks
447	Gasoline stations	713120	Amusement arcades
4521	Department stores	713940	Fitness and recreational sports centers
4532	Office supplies, stationery, and gift stores	713950	Bowling centers
4533	Used merchandise stores	713990	All other amusement and recreation industries
453310	Thrift stores	721110	Hotels and motels
4539	Other miscellaneous store retailers	721191	Bed-and-breakfast inns
4851	Urban transit systems	721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾
4582	Interurban and rural bus transportation	7212	RV parks and recreational camps
48841	Motor vehicle towing	7213	Rooming and boarding houses
493	Warehousing and storage	722	Food services and drinking places
4931	General warehousing and storage ⁽⁹⁾	722110	Full-service restaurants
522298	Pawn shops	722111	Limited-service restaurants
531120	Conference/convention center	7224	Drinking places, alcoholic beverages
531130	Mini-warehouse and self-storage leasing	811	Repair and maintenance
531190	Boat, vehicle, equipment, etc., storage leasing	8111	Automotive repair and maintenance
5321	Automotive equipment rental and leasing	811192	Car washes
5322	Consumer goods rental	811491	Boat and motorcycle repair
5324	Machinery and equipment rental and leasing	8123	Dry cleaning and laundry services
541940	Veterinary services	812910	Pet care (except veterinary) services
561730	Landscaping services	922120	Police protection
621	Ambulatory health care services	922160	Fire protection
			Tattoo parlors

Footnotes

- 7** Must meet minimum distance separation requirements, see section 7.16.00 of the Land Development Code.
- 8** Must meet minimum distance separation requirements, refer to use definition in Article 3 of the Land Development Code.
- 9** Office space associated with this use shall not exceed 25 percent of the total square footage of the building.
- 12** Commercial transient living accommodations.
- 15** Telecommunication towers are an allowable use in this zoning district subject to a hierarchy of eligibility per Section 7.19.04.A.
- 16** Refer to Section 7.09.02(B)12 for further information.
- 20** No medical marijuana dispensary shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330 feet south of the southern right-of-way boundary of Airport Road or within 330 feet east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way or Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located. Cultivating or processing medical marijuana shall be prohibited within the City.

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

Commercial General (CG)			
Dwelling Units		2+	Non
Minimum Lot Area (square feet)		None	None
Minimum Lot Size	Width	None	None
	Depth	None	None
Maximum Building Height / Stories		50/4 stories	50/4 stories/F
Setbacks	Front	K	K
	Side	K	K
	Rear	K	K
Maximum Density (units per acre)		40.00	N/A
Maximum Floor Area Ratio		N/A	1.30
Minimum Open Space (%)		25%	25%

Footnotes

F Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories.

K The following setbacks shall apply to developments proposed in the CG zoning district:

Building Height		Setbacks		
		Front	Side	Rear
Less than 40'	Properties on U.S. Highway 98	16 – 26	0	0
	Properties not on U.S. Highway 98	10 – 20		
More than 40'	Properties on U.S. Highway 98	Min. 45	Increased by 2' on each side for each 10' or fraction exceeding 40'	0
	Properties not on U.S. Highway 98	Min. 30		

Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental side and rear setbacks requirements set forth in Section 7.09.03.1.f.1.