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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 or multi-family attached residential dwelling units; 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. 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 multi-family attached dwelling
221122	Distribution electric substation <sup>(16)</sup>
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) <sup>(15)</sup>
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
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 multi-family attached dwelling
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
446	Health and personal care stores
447	Gasoline stations
4521	Department stores
4532	Office supplies, stationery, and gift stores
4533	Used merchandise stores
453310	Thrift stores
4539	Other miscellaneous store retailers
4851	Urban transit systems
4582	Interurban and rural bus transportation
48841	Motor vehicle towing
493	Warehousing and storage
4931	General warehousing and storage <sup>(9)</sup>
522298	Pawn shops
531120	Conference/convention center
531130	Mini-warehouse and self-storage leasing
531190	Boat, vehicle, equipment, etc., storage leasing
5321	Automotive equipment rental and leasing

5322	Consumer goods rental
5324	Machinery and equipment rental and leasing
541940	Veterinary services
561730	Landscaping services
621	Ambulatory health care services
711	Performing arts and spectator sports
713110	Amusement and theme parks
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
811	Repair and maintenance
8111	Automotive repair and maintenance
811192	Car washes
811491	Boat and motorcycle repair
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services
	Tattoo parlors

**Footnotes**

- 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.

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

<b>Commercial General (CG)</b>			
Dwelling Units		<b>2+</b>	<b>Non</b>
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/ D
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**

**D** Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/three stories.

**K** Front setback. For those properties that front U.S. Highway 98, 16 feet minimum to 26 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. For those properties 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.

Side setbacks. Zero feet for any portion of a building having a height of 40 feet or less. For any portion of a building having a height greater than 40 feet, the side setback shall be increased by two feet on each side for each ten feet or fraction thereof exceeding 40 feet in height. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.F.1.f.1.

Rear setback. Zero feet. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.D.