



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)

COMMERCIAL LIMITED (CL) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The Commercial Limited zoning district is intended to accommodate a mixture of short-term and long-term residential and commercial uses of a lesser intensity than is allowed in the various mixed use zoning districts. Seasonal and permanent single-family detached residential dwellings and seasonal and permanent multi-family attached residential dwellings are allowed. Small-scale community commercial uses such as medical related facilities, commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations, offices, retail uses and ancillary recreation uses, including golf courses are allowed. Properties zoned CL may accommodate shopping centers with grocery stores, drug store/pharmacy, specialty shops, and similar tenants with no single business entity having more than 60,000 sq. ft. Such sites shall not include trades, warehousing, and large home improvement establishments. The nature and scale of uses allowed on properties designated "CL" shall provide a smooth transition between the more intense "CG" designated properties and adjacent residential development.

Dimensional Requirements in CL (excerpt from LDC 7.12.08)

Commercial Limited (CL)				
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	C
Setbacks	Front	20	20	10
	Side	7½	A/B	A/B
	Rear	10	A/B	A/B
Maximum Density (units per acre)		9.00	12.00	N/A
Maximum Floor Area Ratio		N/A	N/A	0.50
Minimum Open Space (%)		30%	25%	25%

Footnotes:

A/B

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	
5-Stories or more	20	Increased by two feet on each side for each story exceeding four stories	25

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.

C Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories. Medical, office, hotel, motel, bed and breakfast, and other commercial transient living accommodations have a maximum height of 50 feet/four stories.

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.

Allowable Uses in CL (excerpt from LDC 7.12.06)

PERMITTED USES:

<i>Permanent or long-term residential uses</i>	
	Single-family detached dwelling
	Multi-family attached 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⁾
323	Printing and related support activities ⁽²⁾
442	Furniture and home furnishings stores ⁽²⁾
443	Electronics and appliance stores ⁽²⁾

4451	Grocery stores ⁽²⁾
4452	Specialty food stores
4453	Beer, wine, and liquor stores ⁽²⁾
446	Health and personal care stores ⁽²⁾
448	Clothing and clothing accessories stores ⁽²⁾
4511	Sporting goods and musical instrument stores ⁽²⁾
4512	Book, periodical, and music stores ⁽²⁾
4521	Department stores ⁽²⁾
4529	Other general merchandise stores ⁽²⁾
4531	Florists ⁽²⁾
4532	Office supplies, stationery, and gift stores ⁽²⁾
4851	Urban transit systems
4582	Interurban and rural bus transportation

52	Finance and Insurance
531	Real Estate services
5322	Consumer goods rental
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
621	Ambulatory health care services
711	Performing arts and spectator sports
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
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 ⁽⁷⁾
812	Personal and laundry services
8123	Dry cleaning and laundry services
813	Membership associations and organizations
8131	Religious organizations

For more information please contact:

*Community Development Department
Planning Division
4100 Indian Bayou Trail, Destin, FL 32541
Phone: (850) 654-1119 option 2
www.cityofdestin.com*

CONDITIONAL USES:

Other residential uses

	Community residential home, large (7-14)
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NAICS Use Designations

6244	Child day care services
922120	Police protection
922160	Fire protection

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.