



**City of Destin**  
 Community Development Department  
**Planning Division**  
 4200 Indian Bayou Trail, Destin, FL 32541  
 Phone (850) 837-4242 • Fax (850) 650-0693

# 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 LIMITED (CL)

**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.

**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	P
Multi-family attached dwelling	P
Single room occupancy housing	P

**Seasonal or short-term residential uses**

Single-family detached dwelling	P
Multi-family attached dwelling	P

**Other residential uses**

Community residential home, small (1-6)	P
Family day care home	P

**NAICS Use Designations**

323	Printing and related support activities	P <sup>(2)</sup>
442	Furniture and home furnishings stores	P <sup>(2)</sup>
443	Electronics and appliance stores	P <sup>(2)</sup>
4451	Grocery stores	P <sup>(2)</sup>
4452	Specialty food stores	P <sup>(2)</sup>
4453	Beer, wine, and liquor stores	P <sup>(2)</sup>
446	Health and personal care stores	P <sup>(2)</sup>
448	Clothing and clothing accessories stores	P <sup>(2)</sup>
4511	Sporting goods and musical instrument stores	P <sup>(2)</sup>
4512	Book, periodical, and music stores	P <sup>(2)</sup>
4521	Department stores	P <sup>(2)</sup>
4529	Other general merchandise stores	P <sup>(2)</sup>
4531	Florists	P <sup>(2)</sup>
4532	Office supplies, stationery, and gift stores	P <sup>(2)</sup>

4851	Urban transit systems	P
4582	Interurban and rural bus transportation	P
52	Finance and Insurance	P
531	Real Estate services	P
5322	Consumer goods rental	P
541	Professional and technical services	P
551	Management of companies and enterprises	P
561	Administrative and support services	P
561720	Janitorial services	P
6114	Business, computer and management training	P
621	Ambulatory health care services	P
711	Performing arts and spectator sports	P
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>	P
721110	Hotels and motels	P
721191	Bed-and-breakfast inns	P
721199	Other traveler accommodation, C.T.L.A. <sup>(12)</sup>	P
7213	Rooming and boarding houses	P
722	Food services and drinking places	P
722110	Full-service restaurants	P
722111	Limited-service restaurants	P
7224	Drinking places, alcoholic beverages	P <sup>(7)</sup>
812	Personal and laundry services	P
8123	Dry cleaning and laundry services	P
813	Membership associations and organizations	P
8131	Religious organizations	P

**CONDITIONAL USES:**

	Community residential home, large (7-14)	C
6244	Child day care services	C

**Footnotes:**

- 2** 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.
- 7** Must meet minimum distance separation requirements, see section 7.16.00 of the Land Development Code
- 10** Zoos are only allowed in the Industrial zoning district.
- 12** Commercial transient living accommodations

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

<b>Commercial Limited (CL)</b>				
Dwelling Units		<b>1</b>	<b>2+</b>	<b>Non</b>
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories	Tier 1	35/3	50/4	E
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Setbacks	Front	20	20	10
	Side	7½	C/D	C/D
	Rear	10	C/D	C/D
Maximum Density (units per acre)	Tier 1	12.00 Q	12.00 Q	N/A
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Maximum Floor Area Ratio	Tier 1	N/A	N/A	.50
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A
Minimum Open Space (%)	Tier 1	25%	25%	25%
	Tier 2	N/A	N/A	N/A
	Tier 3	N/A	N/A	N/A

**Footnotes:**

- C** For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet.
- For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.
- 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.
- D** For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.
- E** 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.
- Q** One bedroom short-term residential units shall have a maximum density of 24.00 units per acre