



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)

CALHOUN MIXED USE (CMU) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The Calhoun Mixed Use zoning district shall apply to the area bound on the north by Clement Taylor Park, on the east by Calhoun Avenue, on the south by the north property line of parcel # 00-2S-22-0630-0000-11A2, and on the west by the Choctawhatchee Bay. The intent of this zoning district is to provide a mixed use transitional area between the higher intense south harbor mixed use zoning district and the lower intense zoning district of residential, office and institutional. This area shall be developed, redeveloped and/or maintained with permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations; and non-residential uses. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the adjacent "Old Destin" area, offices; water dependent activities, restaurants, and similar uses (refer to table 7-2). It is the intent of the CMU zoning district to specifically not allow each general retail commercial goods and services uses to exceed 5,500 heated and cooled square feet.

Dimensional Requirements in CMU (excerpt from LDC 7.12.08)

Calhoun Mixed Use (CMU)				
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		35/3 stories	50/4 stories	50/4 Stories/F
Setbacks	Front	20'	H	H
	Side	7½'	H	H
	Rear	10'	H	H
Maximum Density (units per acre)		6.00	12.00	N/A
Maximum Floor Area Ratio		N/A	N/A	.50
Minimum Open Space (%)		25%	25%	25%

Footnotes:

F Office, neighborhood retail commercial goods and services, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories.

H The following setbacks shall apply to developments proposed in the CMU zoning district:

Building Height		Setbacks	
		Front	Rear
Less than 40'	Properties on U.S. Highway 98	15' – 25'	Must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone
	Properties not on U.S. Highway 98	10' – 20'	
More than 40'	Properties on U.S. Highway 98	Min. 45'	
	Properties not on U.S. Highway 98	Min. 30''	

Building Height	Side Setbacks
35' or less	0
35' to 50'	15'
50' or more	Increased by 2' on each side for each 10' or fraction thereof exceeding 50'

Allowable Uses in CMU (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⁾	
448 Clothing and clothing accessories stores	
4511 Sporting goods and musical instrument stores	
4512 Book, periodical, and music stores	
4529 Other general merchandise stores	
4539 Other miscellaneous store retailers	
4851 Urban transit systems	
4582 Interurban and rural bus transportation	
4871 Scenic and sightseeing transportation, land	
4872 Scenic and sightseeing transportation, water	
52 Finance and Insurance	
531 Real Estate services	
531120 Conference/convention center	
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	
6116 Other schools and instruction	
6117 Educational support services	
621 Ambulatory health care services	
6244 Child day care services	
711 Performing arts and spectator sports	
713120 Amusement arcades	
713930 Marinas	
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. ⁽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
81149 Other personal and household goods repair
812 Personal and laundry services
8123 Dry cleaning and laundry services
812910 Pet care (except veterinary) services
813 Membership associations and organizations

CONDITIONAL USES:

<i>Other residential uses</i>	
Community residential home, large (7-14)	
<i>NAICS Use Designations</i>	
6244 Child day care services	
922120 Police protection	
922160 Fire protection	

Footnotes:

- 6** Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the adjacent "Old Destin" area.
- 7** Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code.
- 12** Commercial transient living accommodations.
- 10** Zoos are only allowed in the Industrial zoning district.

For more information please contact:

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