



Community Development Department
Planning Division
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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)

CALHOUN MIXED USE (CMU)

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.

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
Multi-family attached dwelling
Single room occupancy housing

Seasonal or short-term residential uses

Single-family detached dwelling
Multi-family attached dwelling

Other residential uses

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

NAICS Use Designations

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
8131	Religious organizations

CONDITIONAL USES:

NAICS Use Designations

	Community residential home, large (7-14)
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
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.

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

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'