



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 TRADES & SERVICES (CTS) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The Commercial Trades and Services zoning district is intended to accommodate commercial service uses related to the construction industry, machine and other power equipment, durable goods repair and service, warehousing, boat repair and service, vehicle service and repair, and similar commercial trades and services that are more intense in nature than those uses allowed the CG zoning district but which are less intense in nature than those uses allowed in the IN zoning district. The CTS zoning district is not intended to accommodate any seasonal or permanent residential uses, commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations, manufacturing of goods or other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

Dimensional Requirements in CTS (excerpt from LDC 7.12.08)

Commercial Trades & Services (CTS)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3 stories
Setbacks	Front	L
	Side	L
	Rear	L
Maximum Density (units per acre)		O
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

Footnotes:

- L** The following setbacks shall apply to developments proposed in the CTS zoning district:
 - i. Front setback. For those properties within the Old Destin MMTD, zero feet minimum to ten feet maximum setback is required. For those properties outside of the Old Destin MMTD, a front setback of ten feet is required.

Building Height	Setbacks	
	Side	Rear
3-Stories or less	No side or rear yards are required except where property line is contiguous with residential district boundary	

Allowable Uses in CTS (excerpt from LDC 7.12.06)

PERMITTED USES:

Permanent or long-term residential uses

	Custodian or night-watchman dwelling
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NAICS Use Designations

221122	Distribution electric substation ⁽¹⁶⁾
236	Residential and non-residential contractors
238	Specialty trade contractors
323	Printing and related support activities
42	Wholesale Trade
424460	Fish and seafood merchant wholesalers
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
454	Non-store retailers
4851	Urban transit systems
4582	Interurban and rural bus transportation
4853	Taxi and limousine service
4854	School and employee bus transportation
4859	Other ground passenger transportation
48841	Motor vehicle towing
492	Couriers and messengers
4931	General warehousing and storage ⁽⁹⁾
511	Publishing industries, except internet
512131	Motion picture theaters
515	Broadcasting, except internet
516	Internet publishing and broadcasting
5172	Wireless telecom carriers (except satellite)
518	ISPs, search portals, and data processing
519	Other information services
52	Finance and Insurance
531	Real Estate services
531130	Mini-warehouse and self-storage leasing
531190	Boat, vehicle, equipment, etc., storage leasing
5321	Automotive equipment rental and leasing
5322	Consumer goods rental
5323	General rental centers
5324	Machinery and equipment rental and leasing
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
561730	Landscaping services
6114	Business, computer and management training
6115	Technical and trade schools
621	Ambulatory health care services
713990	Indoor Shooting Ranges
811	Repair and maintenance

8111	Automotive repair and maintenance
811192	Car washes
81149	Other personal and household goods repair
811491	Boat and motorcycle repair
812	Personal and laundry services
8122	Death care services
8123	Dry cleaning and laundry services
81233	Linen and uniform supply services

CONDITIONAL USES:

NAICS Use Designations

517	Telecommunications
	Brewpubs
922120	Police protection
922160	Fire protection

Footnotes:

- 9** Office space associated with this use shall not exceed 25 percent of the total square footage of the building.
- 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.

For more information please contact:

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