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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)

## COMMERCIAL TRADES & SERVICES (CTS)

**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.

**Table 7-2: Table of Allowable Uses (excerpt from LDC 7.12.06)**

**PERMITTED USES:**

**Permanent or long-term residential uses**

	Custodian or night-watchman dwelling	P
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**NAICS Use Designations**

221122	Distribution electric substation <sup>(16)</sup>	P
236	Residential and non-residential contractors	P
238	Specialty trade contractors	P
323	Printing and related support activities	P
42	Wholesale Trade	P
424460	Fish and seafood merchant wholesalers	P
4413	Auto parts, accessories, and tire stores	P
441310	Parts and accessories dealer – automotive/marine	P
444	Building material and garden equip. and supply dealer	P
444190	Kitchen cabinet stores	P
454	Non-store retailers	P
4851	Urban transit systems	P
4852	Interurban and rural bus transportation	P
4853	Taxi and limousine service	P
4854	School and employee bus transportation	P
4859	Other ground passenger transportation	P
48841	Motor vehicle towing	P
492	Couriers and messengers	P
4931	General warehousing and storage <sup>(9)</sup>	P
511	Publishing industries, except internet	P
512131	Motion picture theaters	P
515	Broadcasting, except internet	P
516	Internet publishing and broadcasting	P
5172	Wireless telecom carriers (except satellite)	P <sup>(15)</sup>
518	ISPs, search portals, and data processing	P

519	Other information services	P
52	Finance and Insurance	P
531	Real Estate services	P
531130	Mini-warehouse and self-storage leasing	P
531190	Boat, vehicle, equipment, etc., storage leasing	P
5321	Automotive equipment rental and leasing	P
5322	Consumer goods rental	P
5323	General rental centers	P
5324	Machinery and equipment rental and leasing	P
551	Management of companies and enterprises	P
561	Administrative and support services	P
561720	Janitorial services	P
561730	Landscaping services	P
6114	Business, computer and management training	P
6115	Technical and trade schools	P
621	Ambulatory health care services	P
713990	Indoor Shooting Ranges	P
811	Repair and maintenance	P
8111	Automotive repair and maintenance	P
811192	Car washes	P
81149	Other personal and household goods repair	P
811491	Boat and motorcycle repair	P
812	Personal and laundry services	P
8122	Death care services	P
8123	Dry cleaning and laundry services	P
81233	Linen and uniform supply services	P
8131	Religious organizations	P

**CONDITIONAL USES:**

517	Telecommunications	C
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**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.

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

<b>Commercial Trades &amp; Services (CTS)</b>		
Dwelling Units		
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)		S
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

**Footnotes:**

- L The following setbacks shall apply to developments proposed in the CTS and IN zoning districts:
- 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.
  - ii. Side setbacks. For all structures three stories or less in height no side yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
  - iii. Rear setback. For all structures three stories or less in height no rear yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided
- S No residential uses allowed, except for one custodian or night-watchman residence per development