



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)

## GULF RESORT MIXED USE (GRMU)

**Purpose and intent:** The Gulf Resort Mixed Use zoning district is intended to provide the city with its major mixed use resort destination by providing for the most intensely developed area for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations) and seasonal residential single-family detached and multi-family attached uses. Permanent single-family detached and multi-family attached residential uses; retail; service; restaurant; office; and similar commercial uses are also allowed in this zoning district.

**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
Luxury motor home resort	P
Multi-family attached dwelling	P

**Other residential uses**

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

**NAICS Use Designations**

221122	Distribution power substation <sup>(16)</sup>	P
323	Printing and related support activities	P
4452	Specialty food stores	P
447	Gasoline stations	P
448	Clothing and clothing accessories stores	P
4511	Sporting goods and musical instrument stores	P
4512	Book, periodical, and music stores	P
4529	Other general merchandise stores	P
4531	Florists	P
4532	Office supplies, stationery, and gift stores	P
4539	Other miscellaneous store retailers	P
4851	Urban transit systems	P
4852	Interurban and rural bus transportation	P
4871	Scenic and sightseeing transportation, land	P
4872	Scenic and sightseeing transportation, water	P
512131	Motion picture theaters	P
516	Internet publishing and broadcasting	P
518	ISPs, search portals, and data processing	P
519	Other information services	P
52	Finance and Insurance	P
531	Real Estate services	P
531120	Conference/convention center	P

531120	Commercial special event venue	P
5322	Consumer goods rental	P
541	Professional and technical services	P
541940	Veterinary 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
6116	Other schools and instruction	P
6117	Educational support services	P
621	Ambulatory health care services	P
6244	Child day care services	P
711	Performing arts and spectator sports	P
713120	Amusement arcades	P
713940	Fitness and recreational sports centers	P
713950	Bowling centers	P
713990	All other amusement and recreation industries	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>
81149	Other personal and household goods repair	P
812	Personal and laundry services	P
8123	Dry cleaning and laundry services	P
812910	Pet care (except veterinary) services	P
813	Membership associations and organizations	P
8131	Religious organizations	P

**CONDITIONAL USES:**

	Community residential home, large (7-14)	C
531130	Mini-warehouse and self-storage leasing	C
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>	C

**Footnotes:**

- 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.
- 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)

Gulf Resort Mixed Use (GRMU)				
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		50 <sup>3</sup> / <sub>4</sub> stories	50 <sup>3</sup> / <sub>4</sub> stories	50 <sup>3</sup> / <sub>4</sub> stories
Setbacks	Front	20'	M	M
	Side	7 <sup>1</sup> / <sub>2</sub> '	M	M
	Rear	10'	M	M
Maximum Density (units per acre)		19.90/Q	19.90/Q	N/A
Maximum Floor Area Ratio		N/A	N/A	1.30
Minimum Open Space (%)		30%	25%	25%

**Footnotes:**

- M** The following setbacks shall apply to developments proposed in the CBR, BRMU and GRMU zoning districts:
  - i. Front setback.
    - a. For those properties located in the CBR and BRMU zoning districts, ten feet minimum and no maximum.
    - b. For those properties in the GRMU zoning district and that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
    - c. For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
    - d. For those properties in the GRMU zoning district that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet maximum.
  - ii. Side setbacks. Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
  - iii. Rear setback. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.
- Q** One bedroom short-term residential units shall have a maximum density of 30.00 units per acre.