



## 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)

### HIGH DENSITY RESIDENTIAL (HDR) (excerpt from LDC 7.12.06.Q)

**Purpose and intent:** The High Density Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. It is the intent of the HDR zoning district to specifically not allow commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

### Dimensional Requirements in HDR (excerpt from LDC 7.12.08)

High Density Residential (HDR)			
Dwelling Units		1	2+
Minimum Lot Area (square feet)		7,500	None
Minimum Lot Size	Width	70	None
	Depth	100	None
Maximum Building Height / Stories		30/3 stories	50/4 stories
Setbacks	Front	20	H
	Side	7½	H
	Rear	10	H
Maximum Density (units per acre)		9.90	19.90
Maximum Floor Area Ratio		N/A	N/A
Minimum Open Space (%)		30%	25%

**Footnotes:**

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

Setbacks								
Building Height		Front	Building Height		Side	Building Height		Rear
Less than 40'	Properties on U.S. Highway 98	15 – 25	35' or less	0	Lots not fronting the gulf/	35' or less	10	
	Properties not on U.S. Highway 98	10 – 20	35' to 50'	15		35' to 50'	15	

				Harbor/ Bay		
<b>Building Height</b>		<b>Front</b>	<b>Building Height</b>	<b>Side</b>	<b>Building Height</b>	
More than 40'	Properties on U.S. Highway 98	Min. 45	50' or more	Increased by 2' on each side for each fraction thereof exceeding 50'	50' or more	Increased by 2' on each side for each fraction thereof exceeding 50'
	Properties not on U.S. Highway 98	Min. 30				
Properties on Scenic Highway 98		0 – 10			Lots fronting the Gulf	
					Established by DEP	
					Lots fronting the Harbor	
					0'	
					Fronting the Choctawhatchee Bay	
					Must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone	

Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental side and rear setbacks requirements set forth in Section 7.09.03.D. and 7.09.03.F.1.f.1.

**Allowable Uses in HDR** (excerpt from LDC 7.12.06)

**PERMITTED USES:**

*Permanent or long-term residential uses*

Single-family detached dwelling
Multi-family attached dwelling
Guest house <sup>(1)</sup>
Accessory 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
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- 7 Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code
- 8 Must meet minimum distance separation requirements, refer to the definition of the use in article 3 of the Land Development Code.
- 10 Zoos are only allowed in the Industrial zoning district.
- 12 Commercial transient living accommodations.
- 15 Telecommunication towers are an allowable use in this zoning district subject to a hierarchy of eligibility per Section 7.19.04.A.

**CONDITIONAL USES:**

*Other residential uses*

Mobile home development
Community residential home, large (7-14)

*NAICS Use Designations*

922120   Police protection
922160   Fire protection

**ACCESSORY USES:**

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.

**Footnotes:**

- 5 Only allowed on properties that have direct or secondary access to Harbor Boulevard.

*For more information please contact:*

*Community Development Department  
Planning Division  
4100 Indian Bayou Trail, Destin, FL 32541  
Phone (850) 654-1119  
[www.cityofdestin.com](http://www.cityofdestin.com)*