



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)

HIGH DENSITY RESIDENTIAL (HDR)

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.

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
Guest house ⁽¹⁾
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 ⁽¹⁶⁾
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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:

- 1 Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence. (refer to LDC section 7.12.04.M).

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

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		35/3 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/ Harbor/ Bay	35' or less	10
	Properties not on U.S. Highway 98	10 – 20	35' to 50'	15		35' to 50'	15
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	