



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)

HOLIDAY ISLE MIXED USE (HIMU)

Purpose and intent: The Holiday Isle Mixed Use zoning district is intended to provide the city with an intense mixed use resort destination by providing for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations); seasonal multi-family attached or single-family detached residential uses; permanent multi-family attached or single-family detached residential uses; retail; service; restaurant; office; and similar commercial uses are 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

Multi-family attached dwelling
Single room occupancy housing

Seasonal or short-term residential uses

Single-family detached dwelling
Multi-family attached dwelling

NAICS Use Designations

221122	Distribution electric substation ⁽¹⁶⁾
323	Printing and related support activities
448	Clothing and clothing accessories stores
4512	Book, periodical, and music stores
4529	Other general merchandise stores
4531	Florists
4532	Office supplies, stationery, and gift stores
4539	Other miscellaneous store retailers
483	Water transportation
4851	Urban transit systems
4582	Interurban and rural bus transportation
4871	Scenic and sightseeing transportation, land
4872	Scenic and sightseeing transportation, water
512131	Motion picture theaters
516	Internet publishing and broadcasting
518	ISPs, search portals, and data processing
519	Other information services
52	Finance and Insurance
531	Real Estate services
531120	Conference/convention center
531120	Commercial special event venue
5322	Consumer goods rental

541	Professional and technical services
541940	Veterinary services
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
6116	Other schools and instruction
6117	Educational support services
621	Ambulatory health care services
6244	Child day care services
713120	Amusement arcades
713930	Marinas
713940	Fitness and recreational sports centers
713990	All other amusement and recreation industries
721110	Hotels and motels
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾
7213	Rooming and boarding houses
722	Food services and drinking places
722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages ⁽⁷⁾
81149	Other personal and household goods repair
812	Personal and laundry services
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services
813	Membership associations and organizations
8131	Religious organizations

CONDITIONAL USES:

Permanent or long-term residential uses

Single-family detached dwelling

Other residential uses

Community residential home, small (1-6)
Community residential home, large (7-14)

Family day care home

NAICS Use Designations

712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
922120	Police protection
922160	Fire protection

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

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

Holiday Isle Mixed Use (HIMU)				
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		50/4 stories	50/4 stories	50/4 stories
Setbacks	Front	20	H	H
	Side	7½	H	H
	Rear	10	H	H
Maximum Density (units per acre)		9.00	16.90	N/A
Maximum Floor Area Ratio		N/A	N/A	1.30
Minimum Open Space (%)		30%	25%	25%

Footnotes:

H The following setbacks shall apply to developments proposed in the HIMU 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	