



## 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)

### HOLIDAY ISLE MIXED USE (HIMU) (excerpt from LDC 7.12.06.Q)

**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.

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

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/	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
	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 HIMU (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 <sup>(16)</sup>
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. <sup>(12)</sup>
7213	Rooming and boarding houses
722	Food services and drinking places
722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages <sup>(7)</sup>
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
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##### *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 <sup>(10)</sup>
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922120	Police protection
922160	Fire protection

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**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
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*For more information please contact:*

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