



**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)

## INDUSTRIAL (IN)

**Purpose and intent:** The Industrial zoning district is intended to provide the city with strategically located sites, principally within the southeast quadrant of main street and airport road, designed to accommodate arrangements of industrial and limited commercial development types. It is the intent of the IN zoning district to specifically not allow permanent or seasonal residential uses, except for residences for night watchmen or custodians whose presence on industrial sites is necessary for security.

**Table 7-2: Table of Allowable Uses (excerpt from LDC 7.12.06)**

**PERMITTED USES:**

**NAICS Use Designation**

221119	Solar electric power generation	P
221119	Wind electric power generation	P
221122	Distribution electric substation <sup>(16)</sup>	P
236	Residential and non-residential contractors	P
237	Heavy and civil engineering contractors	P
238	Specialty trade contractors	P
323	Printing and related support activities	P
42	Wholesale Trade	P
4411	Automobile dealers	P
4412	Other motor vehicle dealers	P
441310	Parts and accessories- Auto/Marine	P
4533	Used merchandise stores	p <sup>(8)</sup>
453310	Thrift stores	p <sup>(8)</sup>
454	Non-store retailers	P
484	Truck transportation	P
4851	Urban transit systems	P
4852	Interurban and rural bus transportation	P
48841	Motor vehicle towing	P
4931	General warehousing and storage <sup>(9)</sup>	P
517	Telecommunications	P
5172	Wireless telecom carriers (except satellite)	p <sup>(15)</sup>
531130	Mini-warehouse and self-storage leasing	P

531190	Boat, vehicle, equipment, etc., storage leasing	P
5321	Automotive equipment rental and leasing	P
5322	Consumer goods rental	P
5323	General rental centers	P
5324	Machinery and equipment rental and leasing	P
561720	Janitorial services	P
561730	Landscaping services	P
6114	Business, computer, and management training	P
6115	Technical and trade schools	P
713120	Amusement Arcades	P
713990	Indoor Shooting Ranges	P
811	Repair and maintenance	P
8111	Automotive repair and maintenance	P
81149	Other personal and household goods repair	P
811491	Boat and motorcycle repair	P
8122	Death care services	P
8123	Dry cleaning and laundry services	P
81233	Linen and uniform supply services	P
	Sexually oriented businesses <sup>(19)</sup>	P
	Tattoo parlors	p <sup>(8)</sup>

**CONDITIONAL USES:**

541940	Veterinary services	C
562	Waste management and remediation services	C
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>	C

**Footnotes:**

**8** Must meet minimum distance separation requirements; refer to the definition of the use in question in article 3 of the Land Development Code.

- 9 Office space associated with this use shall not exceed 25 percent of the total square footage of the building.
- 10 Zoos are only allowed in the Industrial zoning district.
- 15 Telecommunication towers are an allowable use in this zoning district subject to a hierarchy of eligibility per Section 7.19.04.A.
- 16 Refer to Section 7.09.02(B)12 for further information.
- 19 No sexually oriented business shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330' south of the southern right-of-way boundary of Airport Road or within 330' east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way of Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.

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

<b>Industrial (IN)</b>		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35'3 stories
Setbacks	Front	L
	Side	L
	Rear	L
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

**Footnotes:**

- L** The following setbacks shall apply to developments proposed in the CTS and IN zoning districts:
- i. *Front setback.* For those properties within the Old Destin MMTD, zero feet minimum to ten feet maximum setback is required. For those properties outside of the Old Destin MMTD, a front setback of ten feet is required.
  - ii. *Side setbacks.* For all structures three stories or less in height no side yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
  - iii. *Rear setback.* For all structures three stories or less in height no rear yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.