



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)

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
221122	Distribution electric substation
236	Residential and non-residential contractors
237	Heavy and civil engineering contractors
238	Specialty trade contractors
323	Printing and related support activities
42	Wholesale Trade
4411	Automobile dealers
4412	Other motor vehicle dealers
441310	Parts and accessories- Auto/Marine
4533	Used merchandise stores
454	Non-store retailers
484	Truck transportation
4851	Urban transit systems
4582	Interurban and rural bus transportation
48841	Motor vehicle towing
4931	General warehousing and storage ⁽⁹⁾
517	Telecommunications
5172	Wireless telecom carriers (except satellite)
522298	Pawn Shops

531130	Mini-warehouse and self-storage leasing
531190	Boat, vehicle, equipment, etc., storage leasing
5321	Automotive equipment rental and leasing
5322	Consumer goods rental
5323	General rental centers
5324	Machinery and equipment rental and leasing
561720	Janitorial services
561730	Landscaping services
6114	Business, computer, and management training
6115	Technical and trade schools
713990	Indoor Shooting Ranges
811	Repair and maintenance
8111	Automotive repair and maintenance
81149	Other personal and household goods repair
811491	Boat and motorcycle repair
8122	Death care services
8123	Dry cleaning and laundry services
81233	Linen and uniform supply services
	Sexually oriented businesses
	Tattoo parlors

CONDITIONAL USES:

446110	Medical marijuana dispensary
541940	Veterinary services
562	Waste management and remediation services
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
922120	Police protection
922160	Fire protection

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.

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

Industrial (IN)		
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 IN zoning district:

Building Height		Setbacks		
		Front	Side	Rear
3-Stories or less	Within Old Destin MMTD	0 – 10	No side or rear yards are required except where property line is contiguous with residential district boundary	
	Outside Old Destin MMTD	10		