



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)

MEDIUM DENSITY RESIDENTIAL – HOLIDAY ISLE (MDR-HI) (excerpt from LDC 7.12.06.Q)

Purpose and intent: The Low Density Residential – Holiday Isle zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the LDR - HI zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

Dimensional Requirements in HI (excerpt from LDC 7.12.08)

Medium Density Residential – Holiday Isle (MDR-HI)			
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	35/3
Setbacks	Front	20	A/B
	Side	7½	A/B
	Rear	10	A/B
Maximum Density (units per acre)		5.81	9.90
Maximum Floor Area Ratio		N/A	N/A
Minimum Open Space (%)		25%	25%

Footnotes:

A

Building Height	Setbacks		
	Front	Side	Rear

2-Stories or less	20	No side or rear yards are required except where property line is contiguous with residential district boundary	
Building Height	Setbacks		
	Front	Side	Rear
3-Stories	20	15	20
4-Stories	20	20	25
5-Stories or more	20	Increased by two feet on each side for each story exceeding four stories	

Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided.

Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD.

- B** A ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.

Allowable Uses in MDR-HI (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⁾

For more information please contact:

*Community Development Department
Planning Division
4100 Indian Bayou Trail, Destin, FL 32541
Phone: (850) 654-1119 option 2
www.cityofdestin.com*

CONDITIONAL USES:

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:

- 16** Refer to Section 7.09.02(B)12 for further information.