



Community Development Department
Planning Division
 4200 Indian Bayou Trail, Destin, FL 32541
 Phone: (850) 654-1119 option 2
 www.cityofdestin.com

**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)

NORTH HARBOR MIXED USE (NHMU)

Purpose and intent: The North Harbor Mixed Use zoning district is intended to complement the South Harbor festive market place by allowing permanent and seasonal single-family and multi-family attached/detached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; retail; service; restaurant; office; and similar commercial uses.

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

Multi-family attached dwelling

NAICS Use Designations

221122	Distribution electric substation ⁽¹⁶⁾
323	Printing and related support activities
424460	Fish and seafood merchant wholesalers
4412	Other motor vehicle dealers
442	Furniture and home furnishings stores
443	Electronics and appliance stores
444190	Kitchen cabinet stores
4451	Grocery stores
4452	Specialty food stores
4453	Beer, wine, and liquor stores
446	Health and personal care stores
447	Gasoline stations
448	Clothing and clothing accessories stores
4511	Sporting goods and musical instrument stores
4512	Book, periodical, and music stores
4521	Department stores
4529	Other general merchandise stores
4531	Florists
4532	Office supplies, stationery, and gift stores
4533	Used merchandise stores ⁽⁸⁾
4539	Other miscellaneous store retailers
4851	Urban transit systems
4582	Interurban and rural bus transportation
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

531190	Boat, vehicle, equipment, etc., storage leasing
5322	Consumer goods rental
5323	General rental centers
5324	Machinery and equipment rental and leasing
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
711	Performing arts and spectator sports
713120	Amusement arcades
713940	Fitness and recreational sports centers
713950	Bowling 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⁾
	Brewpubs
8111	Automotive repair and maintenance
81149	Other personal and household goods repair
811491	Boat and motorcycle repair
812	Personal and laundry services
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services
812930	Parking lots and garages (public & private)
813	Membership associations and organizations
8131	Religious organizations
	Tattoo parlors ⁽⁸⁾

CONDITIONAL USES:

Permanent or long-term residential uses

Single-family detached dwelling

Community residential home, large (7-14)
--

Family day care home

Seasonal or short-term residential uses

Single-family detached dwelling

NAICS Use Designations

4411	Automobile dealers
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
922120	Police protection
922160	Fire protection

Other residential uses

Community residential home, small (1-6)

Footnotes:

- 7 Must meet minimum distance separation requirements; see section 7.16.00 of the Land Development Code.
- 8 Must meet minimum distance separation requirements; refer to the definition of the use in question in article 3 of the Land Development Code.
- 10 Zoos are only allowed in the Industrial zoning district.
- 12 Commercial transient living accommodations
- 16 Refer to Section 7.09.02(B)12 for further information.

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

North Harbor Mixed Use (NHMU)				
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		35/3 stories	50/4 stories	35/3 stories
Setbacks	Front	20	K	K
	Side	7½	K	K
	Rear	10	K	K
Maximum Density (units per acre)		9.00	24.00	N/A
Maximum Floor Area Ratio		N/A	N/A	0.60
Minimum Open Space (%)		25%	25%	25%

Footnotes:

K The following setbacks shall apply to developments proposed in the CG, NHMU and TCMU zoning districts:

Building Height		Setbacks		
		Front	Side	Rear
Less than 40'	Properties on U.S. Highway 98	16 – 26	0	0
	Properties not on U.S. Highway 98	10 – 20		
More than 40'	Properties on U.S. Highway 98	Min. 45	Increased by 2' on each side for each 10' or fraction exceeding 40'	0
	Properties not on U.S. Highway 98	Min. 30		

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.