



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)

**RESIDENTIAL, OFFICE & INSTITUTIONAL –
 TOURIST DEVELOPMENT (ROI-TD)**

Purpose and intent: The Residential, Office, and Institutional - Tourist Development zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate: business and professional offices; seasonal single-family detached or multi-family attached residential dwelling units; institutional uses; and commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations. General retail sales and services are allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods. ROI-TD zoning district shall only be allowed on subject properties that abut or are located south of Harbor Boulevard/Emerald Coast Parkway as delineated on the zoning map. It is the intent of the ROI - TD zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached or multi-family attached residential dwelling units; and all non-residential uses not previously listed above.

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

PERMITTED USES:

Permanent or long-term residential uses

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)

NAICS Use Designations

221122	Distribution electric substation ⁽¹⁶⁾
2212	Natural gas distribution
2213	Water, sewage and other systems
323	Printing and related support activities ⁽³⁾
448	Clothing and clothing accessories stores ⁽³⁾
4512	Book, periodical, and music stores ⁽³⁾
4529	Other general merchandise stores ⁽³⁾
4531	Florists ⁽³⁾
4532	Office supplies, stationery, and gift stores ⁽³⁾
4539	Other miscellaneous store retailers ⁽³⁾
4851	Urban transit systems
4582	Interurban and rural bus transportation
4854	School and employee bus transportation
491	Postal service
492	Couriers and messengers
516	Internet publishing and broadcasting
518	ISPs, search portals, and data processing

519	Other information services
52	Finance and Insurance
531	Real Estate services
5322	Consumer goods rental
541	Professional and technical services
541940	Veterinary services ⁽³⁾
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
6111	Elementary and secondary schools
6112	Junior colleges
6113	Colleges and universities
6114	Business, computer and management training
6115	Technical and trade schools
6116	Other schools and instruction
6117	Educational support services
621	Ambulatory health care services
622	Hospitals
6231	Nursing care facilities
624	Social assistance
6244	Child day care services
721110	Hotels and motels
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾
7213	Rooming and boarding houses
812	Personal and laundry services
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services ⁽³⁾
813	Membership associations and organizations
8131	Religious organizations

921	Executive, legislative, and general government
922	Justice, public order, and safety activities
923	Administration of human resource programs
924	Administration of environmental programs
925	Administration of housing programs, urban

	planning
926	Administration of economic programs
927	Space research and technology
928	National security and international affairs

CONDITIONAL USES:

Other residential uses

Community residential home, large (7-14)
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NAICS Use Designations

4533	Used merchandise stores ⁽⁸⁾
562	Waste management and remediation services
6232	Residential mental health facilities
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
713990	All other amusement and recreation industries
922120	Police protection
922160	Fire protection

Footnotes:

- 1** Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence (refer to LDC section 7.12.04.M).
- 3** Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods
- 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)

Residential, Office & Institutional – Tourist Development (ROI-TD)			
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		30/3 stories	30/3 stories/E
Setbacks	Front	20	A/B
	Side	7½	A/B
	Rear	10	A/B
Maximum Density (units per acre)		9.00	12.00
Maximum Floor Area Ratio		N/A	N/A
Minimum Open Space (%)		30%	25%

Footnotes:

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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	
3-Stories	20	15	20
4-Stories or more	20	20; Increased by two feet on each side for each story exceeding four stories	
			25

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.
- E** For those properties that abut U.S. Highway 98, the height may be extended to a maximum of 50 feet and four stories.