



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 <sup>(1)</sup> | P |
| Accessory dwelling         | P |

**Seasonal or short-term residential uses**

|                                 |   |
|---------------------------------|---|
| Single-family detached dwelling | P |
| Multi-family attached dwelling  | P |

**Other residential uses**

|   |   |
|---|---|
| Community residential home, small (1-6) | P |
|---|---|

**NAICS Use Designations**

|        |  |                  |
|--------|--|------------------|
| 2211   | Electric power generation and supply         | P                |
| 2212   | Natural gas distribution                     | P                |
| 2213   | Water, sewage and other systems              | P                |
| 323    | Printing and related support activities      | P <sup>(3)</sup> |
| 448    | Clothing and clothing accessories stores     | P <sup>(3)</sup> |
| 4512   | Book, periodical, and music stores           | P <sup>(3)</sup> |
| 4529   | Other general merchandise stores             | P <sup>(3)</sup> |
| 4531   | Florists                                     | P <sup>(3)</sup> |
| 4532   | Office supplies, stationery, and gift stores | P <sup>(3)</sup> |
| 4539   | Other miscellaneous store retailers          | P <sup>(3)</sup> |
| 4851   | Urban transit systems                        | P                |
| 4582   | Interurban and rural bus transportation      | P                |
| 4854   | School and employee bus transportation       | P                |
| 491    | Postal service                               | P                |
| 492    | Couriers and messengers                      | P                |
| 516    | Internet publishing and broadcasting         | P                |
| 518    | ISPs, search portals, and data processing    | P                |
| 519    | Other information services                   | P                |
| 52     | Finance and Insurance                        | P                |
| 531    | Real Estate services                         | P                |
| 5322   | Consumer goods rental                        | P                |
| 541    | Professional and technical services          | P                |
| 541940 | Veterinary services                          | P <sup>(3)</sup> |

|        |  |                  |
|--------|--|------------------|
| 551    | Management of companies and enterprises                | P                |
| 561    | Administrative and support services                    | P                |
| 561720 | Janitorial services                                    | P                |
| 6111   | Elementary and secondary schools                       | P                |
| 6112   | Junior colleges  | P                |
| 6113   | Colleges and universities                              | P                |
| 6114   | Business, computer and management training             | P                |
| 6115   | Technical and trade schools                            | P                |
| 6116   | Other schools and instruction                          | P                |
| 6117   | Educational support services                           | P                |
| 621    | Ambulatory health care services                        | P                |
| 622    | Hospitals  | P                |
| 6231   | Nursing care facilities                                | P                |
| 624    | Social assistance                                      | P                |
| 6244   | Child day care services                                | P                |
| 721110 | Hotels and motels                                      | P                |
| 721191 | Bed-and-breakfast inns                                 | P                |
| 721199 | Other traveler accommodation, C.T.L.A. <sup>(12)</sup> | P                |
| 7213   | Rooming and boarding houses                            | P                |
| 812    | Personal and laundry services                          | P                |
| 8123   | Dry cleaning and laundry services                      | P                |
| 812910 | Pet care (except veterinary) services                  | P <sup>(3)</sup> |
| 813    | Membership associations and organizations              | P                |
| 8131   | Religious organizations                                | P                |
| 921    | Executive, legislative and general government          | P                |
| 922    | Justice, public order, and safety activities           | P                |
| 923    | Administration of human resource programs              | P                |
| 924    | Administration of environmental programs               | P                |
| 925    | Administration of housing programs, urban planning     | P                |
| 926    | Administration of economic programs                    | P                |
| 927    | Space research and technology                          | P                |
| 928    | National security and international affairs            | P                |

**CONDITIONAL USES:**

|        |  |                  |
|--------|--|------------------|
|        | Community residential home, large (7-14)                   | C                |
| 4533   | Used merchandise stores                                    | C <sup>(8)</sup> |
| 562    | Waste management and remediation services                  | C                |
| 6232   | Residential mental health facilities                       | C                |
| 712    | Museums, historical sites, zoos, and parks <sup>(10)</sup> | C                |
| 713990 | All other amusement and recreation industries              | C                |

**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.
- 12 Commercial transient living accommodations.

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

| <b>Residential, Office &amp; Institutional – Tourist Development (ROI-TD)</b> |        |          |           |            |
|---|--------|----------|-----------|------------|
| Dwelling Units  |        | <b>1</b> | <b>2+</b> | <b>Non</b> |
| Minimum Lot Area (square feet)  |        | 7,500    | None      | None       |
| Minimum Lot Size  | Width  | 70       | None      | None       |
|   | Depth  | 100      | None      | None       |
| Maximum Building Height / Stories   | Tier 1 | 35/3     | 35/3 G    | 35/3 G     |
|   | Tier 2 | N/A      | N/A       | N/A        |
|   | Tier 3 | N/A      | N/A       | N/A        |
| Setbacks  | Front  | 20       | C/D       | C/D        |
|   | Side   | 7½       | C/D       | C/D        |
|   | Rear   | 10       | C/D       | C/D        |
| Maximum Density (units per acre)  | Tier 1 | 12.00 R  | 12.00 R   | N/A        |
|   | Tier 2 | N/A      | N/A       | N/A        |
|   | Tier 3 | N/A      | N/A       | N/A        |
| Maximum Floor Area Ratio  | Tier 1 | N/A      | N/A       | .50        |
|   | Tier 2 | N/A      | N/A       | N/A        |
|   | Tier 3 | N/A      | N/A       | N/A        |
| Minimum Open Space (%)  | Tier 1 | 25%      | 25%       | 25%        |
|   | Tier 2 | N/A      | N/A       | N/A        |
|   | Tier 3 | N/A      | N/A       | N/A        |

**Footnotes:**

- C For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet.  
For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.  
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.
- D For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.
- G For those properties that abut U.S. Highway 98, the height may be extended to a maximum of 50 feet and four stories.
- R One bedroom short-term residential units shall have a maximum density of 24.00 units per acre. The maximum density for those properties that abut U.S. Highway 98 may be extended up to a maximum of 24.00 units per acre.