



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 – VILLAGE RESIDENTIAL (ROI-VR)

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

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

**PERMITTED USES:**

**Permanent or long-term residential uses**

Single-family detached dwelling
Single room occupancy housing

**Other residential uses**

Community residential home, small (1-6)
Family day care home

**NAICS Use Designations**

221122	Distribution electric substation <sup>(16)</sup>
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**CONDITIONAL USES:**

**Permanent or long-term residential uses**

Multi-family attached dwelling
Guest house <sup>(1)</sup>
Accessory dwelling

**Other residential uses**

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

2212	Natural gas distribution
2213	Water, sewage and other systems
323	Printing and related support activities
448	Clothing and clothing accessories stores
4512	Book, periodical, and music stores
4529	Other general merchandise stores
4531	Florists
4532	Office supplies, stationery, and gift stores
4533	Used merchandise stores
453310	Thrift stores
4539	Other miscellaneous store retailers

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
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
562	Waste management and remediation 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 <sup>(14)</sup>
622	Hospitals
6231	Nursing care facilities
6232	Residential mental health facilities
6233	Community care facilities for the elderly
6239	Other residential care facilities
624	Social assistance
6244	Child day care services
711	Performing arts and spectator sports
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>
713990	All other amusement and recreation industries

812	Personal and laundry services <sup>(7)</sup>
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services
813	Membership associations and organizations
8131	Religious organizations
921	Executive, legislative and general government
922	Justice, public order, and safety activities
922120	Police protection
922160	Fire protection
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

**ACCESSORY USE:**

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.

**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 and (refer to Section 7.12.04.M).
- 7** Must meet minimum distance separation requirements, see Section 7.16.00 of the Land Development Code.
- 10** Zoos are only allowed in the Industrial zoning district.
- 14** Can only provide said services free of charge, refer to Section 7.09.02B(11) for further information.
- 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)

<b>Residential, Office &amp; Institutional – Village Residential (ROI-VR)</b>			
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 stories	35/3 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 (%)		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	
3-Stories	20'	15'	20'
3-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.