



Community Development Department
Planning Division
 400 Indian Bayou Trail, Destin, FL 32541
 Phone (850) 654-1119 • Planning@cityofdestin.com
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)

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, with or without limited and supportive commercial uses. 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; commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations.

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

PERMITTED USES:

Permanent or long-term residential use

| | |
|---------------------------------|---|
| Single-family detached dwelling | P |
| Single room occupancy housing | P |

Other residential uses

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

NAICS Use Designations

| | | |
|--------|--|---|
| 221122 | Distribution electric substation ⁽¹⁶⁾ | P |
|--------|--|---|

CONDITIONAL USES:

Permanent or long-term residential uses

| | |
|--------------------------------|---|
| Multi-family attached dwelling | C |
| Guest house ⁽¹⁾ | C |
| Accessory dwelling | C |

Other residential uses

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

NAICS Use Designations

| | | |
|--------|--|---|
| 2212 | Natural gas distribution | C |
| 2213 | Water, sewage, and other systems | C |
| 323 | Printing and related supported activities | C |
| 448 | Clothing and clothing accessories dealer | C |
| 4512 | Book, periodical, and music stores | C |
| 4529 | Other general merchandise stores | C |
| 4531 | Florists | C |
| 4532 | Office supplies, stationary, and gift stores | C |
| 541940 | Veterinary services | C |

| | | |
|--------|---|---|
| 4533 | Used merchandise stores | C |
| 453310 | Thrift stores | C |
| 4539 | Other miscellaneous store retailers | C |
| 4851 | Urban transit systems | C |
| 4852 | Interurban and rural bus transportation | C |
| 4854 | School and employee bus transportation | C |
| 491 | Postal service | C |
| 492 | Couriers and messengers | C |
| 516 | Internet publishing and broadcasting | C |
| 518 | ISPs, search portals, and data processing | C |
| 519 | Other information services | C |
| 52 | Finance and insurance | C |
| 531 | Real estate services | C |
| 5322 | Consumer goods rental | C |
| 541 | Professional and technical services | C |
| 624 | Social assistance | C |

| | | |
|--------|---|---|
| 551 | Management of companies and enterprises | C |
| 561 | Administrative and support services | C |
| 561720 | Janitorial services | C |
| 562 | Waste management and remediation services | C |
| 6111 | Elementary and secondary schools | C |
| 6112 | Junior colleges | C |
| 6113 | Colleges and universities | C |
| 6114 | Business, computer, and management training | C |
| 6115 | Technical and trade schools | C |
| 6116 | Other schools and instruction | C |
| 6117 | Educational support services | C |
| 621 | Ambulatory health care services | C |
| 622 | Hospitals | C |
| 6231 | Nursing care facilities | C |
| 6232 | Residential mental health facilities | C |
| 6233 | Community care facilities for the elderly | C |
| 6239 | Other residential care facilities | C |

| | | |
|--------|---|---|
| 6244 | Child day care services | C |
| 711 | Performing arts and spectator sports | C |
| 712 | Museums, historical sites, zoos, and parks ⁽¹⁰⁾ | C |
| 713990 | All other amusement and recreation industries | C |
| 812 | Personal and laundry services | C |
| 8123 | Dry cleaning and laundry services | C |
| 812910 | Pet care (except veterinary) services | C |
| 813 | Membership associations and organizations | C |
| 8131 | Religious organizations | C |
| 921 | Executive, legislative, and general government | C |
| 922 | Justice, public order, and safety activities | C |
| 923 | Administration of human resource programs | C |
| 924 | Administration of environmental programs | C |
| 925 | Administration of housing programs, urban planning, and community development | C |
| 926 | Administration of economic programs | C |
| 927 | Space research and technology | C |
| 928 | National security and international affairs | C |

ACCESSORY USES:

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

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).
- 10** Zoos are only allowed in the Industrial zoning district.
- 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 – Village Residential (ROI-VR) | | |
|---|-------|----------------------------|
| Dwelling Units | | 1 |
| Minimum Lot Area (square feet) | | 7,500 |
| Minimum Lot Size | Width | 70' |
| | Depth | 100' |
| Maximum Building Height / Stories | | 35 ² /3 stories |
| Setbacks | Front | 20' |
| | Side | 7½' |
| | Rear | 10' |
| Maximum Density (units per acre) | | 12.00/P |
| Maximum Floor Area Ratio | | N/A |
| Minimum Open Space (%) | | 25% |

Footnotes:

P 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.