



City of Destin
 Community Development Department
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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)

SOUTH HARBOR MIXED USE (SHMU)

Purpose and intent: The South Harbor Mixed Use zoning district is intended to preserve SHMU area as a world-class fishing village that is open to the public and accommodates a mixed use festive market place. The SHMU zoning district accomplishes these goals by encouraging tourist commercial development designed to preserve waterfront views, preserve water dependent activity, foster a pedestrian-oriented environment, and promote convenient public access to the harbor boardwalk and charter fishing opportunities for the public. It is the intent of the this zoning district to encourage commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations, and short-term residential uses. It is the intent of the SHMU zoning district to specifically not encourage permanent residential uses by not providing any additional long-term density above that stated in Tier 1. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 square feet of "publicly leasable commercial space" (e.g. retail, office, restaurant, etc...). The term "publicly leasable commercial space" shall mean: a space that is open to the public to lease and use; not a space or use that is exclusively for the owners or guest of the residential development in question; shall be heated and cooled square footage; and shall not constitute that portion of the harbor boardwalk that is reserved for ingress and egress for public use. The purpose of requiring this minimum publicly leasable commercial space is to foster and encourage access by the public to the development and the harbor boardwalk. Additionally, parcels having frontage on the Harbor shall provide in their development a commercial storefront equal to a minimum of 50% of the width of the property along the harbor front. Such commercial storefront may be distributed between the first three floors of the building facing the harbor and all three floors must be accessible by pedestrians from the Harbor side of the development.

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	P
Single room occupancy housing	P

Seasonal or short-term residential uses

Multi-family attached dwelling	P
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NAICS Use Designations

323	Printing and related support activities	P
424460	Fish and seafood merchant wholesalers	P
4412	Other motor vehicle dealers	P
442	Furniture and home furnishings stores	P
443	Electronics and appliance stores	P
4452	Specialty food stores	P
4453	Beer, wine, and liquor stores	P
446	Health and personal care stores	P
448	Clothing and clothing accessories stores	P
4511	Sporting goods and musical instrument stores	P
4512	Book, periodical, and music stores	P
4521	Department stores	P
4529	Other general merchandise stores	P
4531	Florists	P
4532	Office supplies, stationery, and gift stores	P
4533	Used merchandise stores	P ⁽⁸⁾
4539	Other miscellaneous store retailers	P
483	Water transportation	P
4851	Urban transit systems	P
4852	Interurban and rural bus transportation	P
4871	Scenic and sightseeing transportation, land	P
4872	Scenic and sightseeing transportation, water	P
512131	Motion picture theaters	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

531120	Conference/convention center	P
531190	Boat, vehicle, equipment, etc., storage leasing	P
5322	Consumer goods rental	P
5323	General rental centers	P
5324	Machinery and equipment rental and leasing	P
541	Professional and technical services	P
541940	Veterinary services	P
551	Management of companies and enterprises	P
561	Administrative and support services	P
561720	Janitorial services	P
6116	Other schools and instruction	P
6117	Educational support services	P
621	Ambulatory health care services	P
6244	Child day care services	P
711	Performing arts and spectator sports	P
713120	Amusement arcades	P
713930	Marinas	P
713940	Fitness and recreational sports centers	P
713950	Bowling centers	P
713990	All other amusement and recreation industries	P
721110	Hotels and motels	P
721191	Bed-and-breakfast inns	P
721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾	P
7213	Rooming and boarding houses	P
722	Food services and drinking places	P
722110	Full-service restaurants	P
722111	Limited-service restaurants	P
7224	Drinking places, alcoholic beverages	P ⁽⁷⁾
81149	Other personal and household goods repair	P
812	Personal and laundry services	P
8123	Dry cleaning and laundry services	P
812910	Pet care (except veterinary) services	P
813	Membership associations and organizations	P
	Tattoo parlors	P ⁽⁸⁾

CONDITIONAL USES:

Permanent or long-term residential uses

Single-family detached dwelling	C
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Seasonal or short-term residential uses

Single-family detached dwelling	C
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NAICS Use Designations

712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾	C
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Other residential uses

Community residential home, small (1-6)	C
Community residential home, large (7-14)	C
Family day care home	C

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

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

South Harbor Mixed Use (SHMU)					
Dwelling Units		1	2+ (short-term)	2+ (long-term)	Non
Minimum Lot Area (square feet)		7,500	None	None	None
Minimum Lot Size	Width	70	None	None	None
	Depth	100	None	None	None
Maximum Building Height / Stories	Tier 1	35/3	35/3 I	35/3 I	35/3 I
	Tier 2	N/A	100/9	100/9	100/9
	Tier 3	N/A	160/15	160/15	160/15
Setbacks	Front	20	P	P	P
	Side	7½	P	P	P
	Rear	10	P	P	P
Maximum Density (units per acre)	Tier 1	19.90 S	19.90 S	19.90 S	N/A
	Tier 2	26.00 S	26.00 S	N/A	N/A
	Tier 3	36.00	36.00	N/A	N/A
Maximum Floor Area Ratio	Tier 1	N/A	N/A	N/A	.60
	Tier 2	N/A	N/A	N/A	1.75
	Tier 3	N/A	N/A	N/A	2.50
Minimum Open Space (%)	Tier 1	25%	25%	25%	25%
	Tier 2	18% V	18% V	18% V	18% V
	Tier 3	12% V	12% V	12% V	12% V

Footnotes:

- I Please refer to the footnotes 1 through 3 of Table 1-13: general development standards for "SHMU" designated land of Policy 1-2.4.3(3) of the comprehensive plan for information on maximum building height and measurement of building height.
- P The following setbacks shall apply to developments proposed in the SHMU zoning district:
 - i. **Front setback.** For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
 - ii. **Side setbacks.** Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.
 - iii. **Rear setback.** Note: For lots that have a rear lot line on the harbor, a minimum setback of 15 feet shall apply in order to have enough space for the Harbor Boardwalk to be constructed when said boardwalk cannot be constructed over the Destin Harbor. Properties must still provide for the Harbor Boardwalk in accordance with Section 8.09.03(A)(9). For lots that have a rear lot line on Choctawhatchee Bay: rear setback must meet the requirements set forth in Section 11.01.10, Bay shoreline protection zone. For all lots that do not have a rear lot line on the harbor or the bay, but instead have a rear property line: Zero feet.
- S One bedroom short-term residential units shall have a maximum density of 30.00 units per acre
- V To reduce open space to these percentages, the applicant must comply with the regulations stated in Section 12.04.02 and 12.04.03.

3. South Harbor Mixed Use (SHMU). The "SHMU" area is that area extending along the north shoreline of the Harbor between the East Pass and the east property line of parcel # 002S-22-0700-000E-0060, together with that property bounded by Harbor Boulevard on the south, Calhoun Avenue on the east, the Bay on the west, and the north property line of parcel # 00-2S-22-0630-0000-11A2 on the north. The "SHMU" area is intended to accommodate a festive mixed use market place. The City should encourage tourist commercial development designed to preserve waterfront views, preserve water dependent activity, foster a pedestrian-oriented environment, and promote convenient public access to the planned Harbor boardwalk and charter fishing opportunities for the public. A major intent of the Comprehensive Plan is to preserve the "SHMU" area as a world-class fishing Village open to the public.

Residential uses shall be prohibited within the "SHMU" area, unless such residential developments incorporate a minimum of 4,500 square feet of "publicly leasable commercial space" (e.g. retail, office, restaurant, etc...). The term "publicly leasable commercial space" shall mean space that is open to the public to lease and use and not a space or use that is exclusively for the owners or guest of the residential development in question. The purpose of requiring this minimum publicly leasable commercial space is to foster and encourage access by the public to the development and the planned Harbor Boardwalk. Additionally, parcels having frontage on the Harbor shall provide in their development a commercial storefront equal to a minimum of 50 percent of the width of the property along the harbor front. Such commercial storefront may be distributed between the first three floors of the building facing the harbor and all three floors must be accessible by pedestrians from the Harbor side of the development. However, commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations, and short-term residential uses are encouraged.

Within the "SHMU" area, there is hereby established a Harbor Residential sub-area. The Harbor Residential sub-area shall commence from the western property line of parcel # 00-2S-22-0700-000D-0010 to the eastern property line of parcel # 00-2S-22-0698-0000-0020. Properties within the Harbor Residential sub-area are not required to incorporate a minimum of 4,500 square feet of "publicly leasable commercial space" (e.g. retail, office, restaurant, etc...) when building a single-family detached residence. However, properties located in Harbor Residential sub-area that seek development approval for projects containing multifamily residential dwelling units shall be required to incorporate the following minimum square footage of "publicly leasable commercial space" (e.g. retail, office, restaurant, etc...): Tier 2—3,000 sq. ft. Tier 3—4,500 sq. ft.

"SHMU" area LDC regulations shall implement urban design principles that achieve a harmonious general appearance. The LDC regulations shall address, but are not limited to, pedestrian amenities; perimeter landscape and landscaped buffers; fenestration (rooflines, windows, and dormers), and other design factors that reinforce land use compatibility and pedestrian-oriented activity. The regulatory process should encourage that development reinforces public access to the waterfront. The LDC regulations for the "SHMU" area shall implement the incentive program set forth in Policy 1-3.2.5 and encourage opportunities for recreational, and commercial activities uses, protect property rights, protect the environment, and foster a festive market place. The following maximum intensities shall be applied to future development within the "SHMU" area:

Use	Max. Height			Max. Density (units/acre)			Max. Floor Area Ratio		
	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3	Tier 1	Tier 2	Tier 3
Short-term Single-Family and Multi-Family Residential	35'/3 stories ^{2,3}	100'/9 stories	160'/15 stories	Up to 19.90 ⁴	Up to 26.00 ⁴	Up to 36.00	N/A	N/A	N/A
Long-term Single-Family and Multi-Family Residential	35'/3 stories ^{2,3}	100'/9 stories	160'/15 stories	Up to 19.90 ⁴	N/A	N/A	N/A	N/A	N/A
Hotel/Motel/Bed and Breakfast/Other Commercial Transient Living Accommodations Retail/Service/Restaurant/Office/Similar Commercial Uses	35'/3 stories ^{2,3}	100'/9 stories	160'/15 stories	N/A	N/A	N/A	.60	1.75	2.50

¹**Harbor Sub-area Definitions.**

a. **Definition of Harbor Waterfront.** The "Harbor Waterfront" is defined as that area extending from mean high water line to a line 100 feet to the north and lying between the East Pass and the east property line of the Destin Yacht Club.

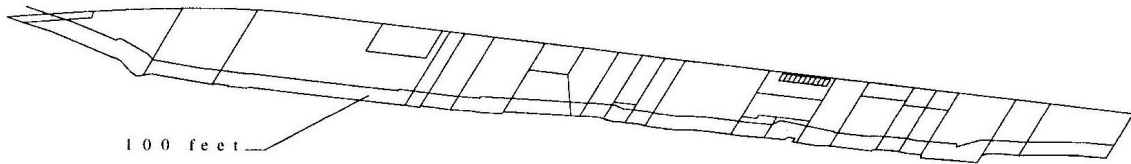


Figure 1-3: Harbor Waterfront

b. **Definition of South Harbor, excepting the Harbor Waterfront.** This area includes land designated on the FLUM as the South Harbor Mixed Use Area, excepting the "Harbor Waterfront as defined in paragraph "a" above.

²**Harbor Waterfront Building Height.** Notwithstanding Policy 1.2.1.5, building height within the "Harbor Waterfront" as defined above shall be measured from 0.0 feet based on the National Geodetic Vertical Datum (NGVD) of 1929 to the cornice line of the building. The building height shall not exceed 50 feet and four stories as a matter of right. No additional height is applicable for Tier 2 and Tier 3.

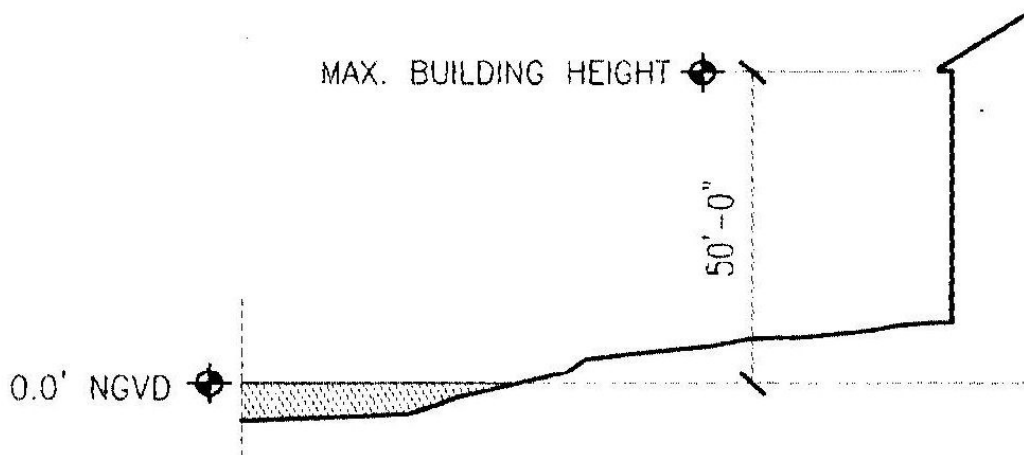


Figure 1-4: Harbor Waterfront Building Height Measurement

³**South Harbor, excepting the Harbor Waterfront.** The building height shall not exceed 35 feet and three stories as a matter of right. Additional height is applicable for Tier 2 and Tier 3 as stated in Table 1-13.

⁴ One bedroom short-term residential units shall have a maximum density of 30.00 units per acre.