



ZONING 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) (excerpt from LDC 7.12.06.Q)

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 marketplace. 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 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.

Dimensional Requirements in SHMU (excerpt from LDC 7.12.08)

South Harbor Mixed Use (SHMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	None	None
Minimum Lot Size	Width	70	None	None
	Depth	100	None	None
Maximum Building Height / Stories		30/3 stories	50/4 stories/G	75/6 stories/G
Setbacks	Front	20	N	N
	Side	7½	N	N
	Rear	10	N	N
Maximum Density (units per acre)		9.00	24	N/A
Maximum Floor Area Ratio		N/A	N/A	0.60
Minimum Open Space (%)		30	25	25

Footnotes:

G 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.

N 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.

Allowable Uses in SHMU (excerpt from LDC 7.12.06)

PERMITTED USES:

<i>Permanent or long-term residential uses</i>	
	Multi-family attached dwelling
	Single room occupancy housing
<i>Seasonal or short-term residential uses</i>	
	Multi-family attached dwelling
<i>NAICS Use Designations</i>	
221122	Distribution electric substation ⁽¹⁶⁾
323	Printing and related support activities
424460	Fish and seafood merchant wholesalers
4412	Other motor vehicle dealers
442	Furniture and home furnishings stores
441310	Parts and Accessories Dealer – Automotive/marine
442	Furniture and home furnishings stores
443	Electronics and appliance stores
4452	Specialty food stores
4453	Beer, wine, and liquor stores
446	Health and personal care stores
448	Clothing and clothing accessories stores
4511	Sporting goods and musical instrument stores
4512	Book, periodical, and music stores
4521	Department stores
4529	Other general merchandise stores
4531	Florists
4532	Office supplies, stationery, and gift stores
4533	Used merchandise stores ⁽⁸⁾
453310	Thrift stores ⁽⁸⁾
4539	Other miscellaneous store retailers
483	Water transportation
4851	Urban transit systems
4852	Interurban and rural bus transportation
4871	Scenic and sightseeing transportation, land
4872	Scenic and sightseeing transportation, water
512131	Motion picture theaters
516	Internet publishing and broadcasting
518	ISPs, search portals, and data processing
519	Other information services

52	Finance and Insurance
531	Real Estate services
531120	Conference/convention center
531190	Boat, vehicle, equipment, etc., storage leasing
5322	Consumer goods rental
5323	General rental centers
5324	Machinery and equipment rental and leasing
541	Professional and technical services
541940	Veterinary services
551	Management of companies and enterprises
561	Administrative and support services
561720	Janitorial services
6114	Business, computer, and management training
6116	Other schools and instruction
6117	Educational support services
621	Ambulatory health care services
6244	Child day care services
711	Performing arts and spectator sports
713930	Marinas
713940	Fitness and recreational sports centers
713950	Bowling centers
713990	All other amusement and recreation industries
721110	Hotels and motels
721191	Bed-and-breakfast inns
721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾
7213	Rooming and boarding houses
722	Food services and drinking places
722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages
	Brewpubs
81149	Other personal and household goods repair
812	Personal and laundry services ⁽⁷⁾
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services
813	Membership associations and organizations
	Tattoo parlors ⁽⁸⁾

CONDITIONAL USES:

Permanent or long-term residential uses

	Single-family detached dwelling
--	---------------------------------

Seasonal or short-term residential uses

	Single-family detached dwelling
--	---------------------------------

Other residential uses

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

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

	Family day care home
--	----------------------

NAICS Use Designations

712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾
-----	--

713120	Amusement arcades
--------	-------------------

922120	Police protection
--------	-------------------

922160	Fire protection
--------	-----------------

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
- 16 Refer to Section 7.09.02(B)12 for further information.

For more information please contact:

*Community Development Department
Planning Division
4100 Indian Bayou Trail, Destin, FL 32541
Phone (850) 654-1119
www.cityofdestin.com*
