



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)

## TOWN CENTER MIXED USE (TCMU)

**Purpose and intent:** Purpose and intent. The Town Center Mixed Use zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent multi-family attached residential dwelling units; retail; service; restaurant; office; and similar commercial uses. It is the intent of the TCMU zoning district to specifically not allow permanent or seasonal single-family residential uses. Commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations and seasonal multi-family attached residential dwelling units are only allowed on properties that have direct or secondary access to Harbor Boulevard/U.S. Highway 98.

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

**PERMITTED USES:**

**Permanent or long-term residential uses**

Single room occupancy housing
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**Other residential uses**

Community residential home, small (1-6)
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**NAICS Use Designations**

221122	Distribution electric substation
442	Furniture and home furnishings stores
443	Electronics and appliance stores
4451	Grocery 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
4851	Urban transit systems
4582	Interurban and rural bus transportation
512131	Motion picture theaters
515	Broadcasting, except internet
516	Internet publishing and broadcasting
5172	Wireless telecom carriers (except satellite) <sup>(15)</sup>
518	ISPs, search portals, and data processing
5323	General rental centers
541	Professional and technical services
5324	Machinery and equipment rental and leasing
519	Other information services

52	Finance and Insurance
531	Real Estate 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
6233	Community care facilities for the elderly
6239	Other residential care facilities
6244	Child day care services
711	Performing arts and spectator sports
713940	Fitness and recreational sports centers
713950	Bowling centers
713990	Indoor shooting ranges
713990	All other amusement and recreation industries
721110	Hotels and motels <sup>(5)</sup>
721191	Bed-and-breakfast inns <sup>(5)</sup>
721199	Other traveler accommodation, C.T.L.A. <sup>(12)</sup>
7213	Rooming and boarding houses <sup>(5)</sup>
722110	Full-service restaurants
722111	Limited-service restaurants
7224	Drinking places, alcoholic beverages <sup>(7)</sup>
812	Personal and laundry services
8123	Dry cleaning and laundry services
812910	Pet care (except veterinary) services
813	Membership associations and organizations
8131	Religious organizations

**CONDITIONAL USES:**

**Permanent or long-term residential uses**

Multi-family attached dwelling
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**Seasonal or short-term residential uses**

Multi-family attached dwelling
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**Other residential uses**

Community residential home, small (1-6)
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**NAICS Use Designations**

4411	Automobile dealers
4412	Other motor vehicle dealers
4533	Used merchandise stores

453310	Thrift stores, large
4539	Other miscellaneous retailers
4872	Scenic and sightseeing transportation, water
4879	Scenic and sightseeing transportation, water
5322	Consumer goods rental
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>
713990	All other amusement and recreation
811192	Car washes
81149	Other personal and household goods repair
812930	Parking lots and garages (public & private)
922120	Police protection
922160	Fire protection

**Footnotes:**

- 5 Only allowed on properties that have direct or secondary access to Harbor Boulevard.
- 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 article 3 of the Land Development Code.
- 10 Zoos are only allowed in the Industrial zoning district.
- 12 Commercial transient living accommodations.
- 15 Telecommunication towers are an allowable use in this zoning district subject to a hierarchy of eligibility per Section 7.19.04.A.

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

<b>Town Center Mixed Use (TCMU)</b>				
Dwelling Units		<b>1</b>	<b>2+</b>	<b>None</b>
Minimum Lot Area (square feet)		5000	None	None
Minimum Lot Size	Width	50	None	None
	Depth	100	None	None
Maximum Building Height / Stories		35' <sup>3</sup> stories	50' <sup>4</sup> stories	75' <sup>6</sup> stories
Setbacks	Front	20	K	K
	Side	5	K	K
	Rear	10	K	K
Maximum Density (Units per acre)		9.0	24.0	N/A
Maximum Floor Area Ratio		N/A	N/A	1.5
Minimum Open Space (%)		25	25	25

**Footnotes:**

**M** The following setbacks shall apply to developments proposed in the CG, NHMU and TCMU zoning districts:

<b>Building Height</b>		<b>Setbacks</b>		
		<b>Front</b>	<b>Side</b>	<b>Rear</b>
Less than 40'	Properties on U.S. Highway 98	16' – 26'	0	0
	Properties not on U.S. Highway 98	10' – 20'		
More than 40'	Properties on U.S. Highway 98	Min. 45'	Increased by 2' on each side for each 10' or fraction exceeding 40'	0
	Properties not on U.S. Highway 98	Min. 30'		

Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental side and rear setbacks requirements set forth in Section 7.09.03.D. and 7.09.03.F.1.f.1.