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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. It is also the intent of the TCMU zoning district to encourage multi-family developments to include appropriate non-residential components in furtherance of the mixed-use nature of the zoning district. 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. It is intended that the TCMU zoning district provide for increased buffering and setbacks from nearby residential and mixed-use developments.

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	P
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Other residential uses

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

221122	Distribution electric substation ⁽¹⁶⁾	P
442	Furniture and home furnishings stores	P
443	Electronics and appliance stores	P
4451	Grocery stores	P
4452	Specialty food stores	P
4453	Beer, wine, and liquor stores	P
446	Health and personal care stores and medical marijuana treatment center dispensing facilities ⁽²⁰⁾	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
4851	Urban transit systems	P
4852	Interurban and rural bus transportation	P
512131	Motion picture theaters	P
515	Broadcasting, except internet	P
516	Internet publishing and broadcasting	P
5172	Wireless telecom carriers (except satellite)	P ⁽¹⁵⁾
518	ISPs, search portals, and data processing	P
519	Other information services	P
52	Finance and Insurance	P
531	Real Estate services	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
6114	Business, computer and management training	P
6116	Other schools and instruction	P
6117	Educational support services	P
621	Ambulatory health care services	P
6233	Community care facilities for the elderly	P
6239	Other residential care facilities	P
6244	Child day care services	P
711	Performing arts and spectator sports	P
713940	Fitness and recreational sports centers	P
713950	Bowling centers	P
721110	Hotels and motels	P ⁽⁵⁾
721191	Bed-and-breakfast inns	P ⁽⁵⁾
721199	Other traveler accommodation, C.T.L.A. ⁽¹²⁾	P ⁽⁵⁾
7213	Rooming and boarding houses	P ⁽⁵⁾
722	Food services and drinking places	P
722110	Full-service restaurants	P
722111	Limited-service restaurants	P
7224	Drinking places, alcoholic beverages	P ⁽⁷⁾
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
8131	Religious organizations	P

531120	Conference/convention center	P
531120	Commercial special event venue	P
5323	General rental centers	P

CONDITIONAL USES:

Permanent or long-term residential uses

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

Multi-family attached dwelling	C
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NAICS Use Designations

323	Printing and related supported activities	C
4411	Automobile dealers	C
4412	Other motor vehicle dealers	C
4413	Auto parts, accessories, and tire stores	C
441310	Parts and accessories dealer – automotive/marine	C
4533	Used merchandise stores	C

453310	Thrift stores	C
453310	Thrift stores, large	C
4539	Other miscellaneous store retailers	C
4871	Scenic and sightseeing transportation, land	C
4872	Scenic and sightseeing transportation, water	C
5322	Consumer goods rental	C
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾	C
713990	All other amusement and recreation industries	C
811192	Car washes	C
81149	Other personal and household goods repair	C
812930	Parking lots and garages (public & private)	C

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
- 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.
- 16 Refer to Section 7.09.02(B)12 for further information.
- 20 No medical marijuana dispensary shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330 feet south of the southern right-of-way boundary of Airport Road or within 330 feet east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way or Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located. Cultivating or processing medical marijuana shall be prohibited within the City.

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

Town Center Mixed Use (TCMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		5,000	None	None
Minimum Lot Size	Width	50'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		35' ³ / ₃ stories	50' ⁴ / ₄ stories	75' ⁶ / ₆ stories
Setbacks	Front	20'	K	K
	Side	5'	K	K
	Rear	10'	K	K
Maximum Density (units per acre)		9.00	24.00	N/A
Maximum Floor Area Ratio		N/A	N/A	1.50
Minimum Open Space (%)		25%	25%	25%

Footnotes:

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

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 any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 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 30 feet.

Side setbacks. Zero feet for any portion of a building having a height of 40 feet or less. For any portion of a building having a height greater than 40 feet, the side setback shall be increased by two feet on each side for each ten feet or fraction thereof exceeding 40 feet in height. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.F.1.f.1.

Rear setback. Zero feet. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.D.