



City of Destin
 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: 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

Multi-family attached dwelling	P
Single room occupancy housing	P
Multi-family attached dwelling	P

Other residential uses

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

323	Printing and related support activities	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	P
447	Gasoline stations	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
4539	Other miscellaneous store retailers	P
4851	Urban transit systems	P
4582	Interurban and rural bus transportation	P
4872	Scenic and sightseeing transportation, water	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

531120	Conference/convention center	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
713940	Fitness and recreational sports centers	P
713950	Bowling centers	P
713990	All other amusement and recreation industries	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⁾
811192	Car washes	P
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
812930	Parking lots and garages (public & private)	P
813	Membership associations and organizations	P
8131	Religious organizations	P

CONDITIONAL USES:

4411	Automobile dealers	C
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾	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.

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		2+	Non
Minimum Lot Area (square feet)		None	None
Minimum Lot Size	Width	None	None
	Depth	None	None
Maximum Building Height / Stories	Tier 1	35/3 G	35/3 G
	Tier 2	100/9	100/9
	Tier 3	160/15	160/15
Setbacks	Front	M	M
	Side	M	M
	Rear	M	M
Maximum Density (units per acre)	Tier 1	19.90 T	N/A
	Tier 2	26.00 T	N/A
	Tier 3	36.00 T	N/A
Maximum Floor Area Ratio	Tier 1	N/A	.40
	Tier 2	N/A	1.25
	Tier 3	N/A	2.00
Minimum Open Space (%)	Tier 1	25%	25%
	Tier 2	18% V	18% V
	Tier 3	12% V	12% V

Footnotes:

- G** For those properties that abut U.S. Highway 98, the height may be extended to a maximum of 50 feet and four stories.
- M** 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.
- T** One bedroom short-term residential units shall have a maximum density of 40.00 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