



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)

**RESIDENTIAL, OFFICE & INSTITUTIONAL –  
 CRYSTAL BEACH RESIDENTIAL (ROI-CBR)**

**Purpose and intent.** The Residential, Office & Institutional – Crystal Beach Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the ROI-CBR zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

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

**PERMITTED USES:**

**Permanent or long-term residential uses**

Single-family detached dwelling
Single room occupancy housing

**Seasonal or short-term residential uses**

Single-family detached dwelling
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**Other residential uses**

Community residential home, small (1–6)
Family day care home

**NAICS Use Designations**

221122	Distribution electric substation <sup>(16)</sup>
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**CONDITIONAL USES:**

922120	Police protection
922160	Fire protection

**ACCESSORY USES:**

Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.

**Footnotes:**

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

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

<b>Residential, Office &amp; Institutional – Crystal Beach Residential (ROI-CBR)</b>		
Dwelling Units		<b>1</b>
Minimum Lot Area (square feet)		7,500
Minimum Lot Size <sup>(1)</sup>	Width	70
	Depth	100
Maximum Building Height / Stories		35/3 stories
Setbacks <sup>(1)</sup>	Front	20
	Side	7½
	Rear	10
Maximum Density (units per acre)		9.00
Maximum Floor Area Ratio		N/A
Minimum Open Space (%)		25%

**Footnotes:**

- 1 Subdivisions approved as Planned Unit Developments (PUD) shall be governed in accordance with Section 7.14.00 Planned Units Developments of the Destin Land Development Code (LDC).