



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, OCTOBER 5, 2023
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL/PLEDGE OF ALLEGIANCE**
- 3. APPROVAL OF MINUTES**
 - A. September 5, 2023 Minutes**
- 4. NEW BUSINESS**
 - A. Technical Definition of Sufficient Drainage for Artificial Turf**
 - B. Discussion of Policies Specific to Land Development Code language of the new Article 4 – Zoning Districts, Overlays, and On-site Regulations.**
- 5. PUBLIC COMMENTS** (Comments from the public on any matters considered at the meeting, or on any matters not on the agenda)
- 6. DIRECTOR'S REPORT**
- 7. NEXT MEETING DATE: October 19, 2023**

Any person requiring a special accommodation at this hearing because of a disability or physical impairment should contact the City Clerk at (850) 837-4242 at least 48 hours prior to the hearing. If a person decides to appeal any decision made with respect to any matter considered at such meeting, such person will need a record of the proceeding and for such purpose may need to ensure that a verbatim record of the proceeding is made, which record includes the testimony and evidence upon which the appeal is to be based. (Sec. 286.0105, Florida Statutes)

**LOCAL PLANNING AGENCY
MEETING MINUTES
SEPTEMBER 5, 2023 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Vice Chairman Buhr called the Local Planning Agency Meeting to order on Thursday, September 5, 2023, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

Todd Buhr
Karen Hudson
Jay Purut
Marcie Bell

Members Absent

James T. Wood, Jr.
Corey Ledbetter

Staff Members Present

Steven O'Connor, Principal Planner
Kimberly Kopp, City Attorney
Sharon Gardner, Records Specialist

3. APPROVAL OF MINUTES:

Motion by Agency member Bell, seconded by Agency member Purut to approve the minutes of the August 3, 2023, meeting, as written.

4. NEW BUSINESS:

A. Lamar Advertising - Presentation (Request from Lamar to be placed on agenda)

Mr. Stephen Stanford with Florida Lamar Advertising spoke to the members about his company, who currently has 11 billboards in the city. He explained their intention is to remove 5 of these billboards and convert the remaining 6 to digital. He cited a few examples of how these signs can be used by the city to advertise our current beach flag system, instructions for emergency evacuations in the event of hurricanes, and to promote city events.

The Agency members asked questions regarding the lifespan of the billboards, how many other billboard companies have signs currently in Destin, and if studies had been done to show how distracting these types of signs are. Mr. Stanford explained it's hard to answer the lifespan of the structures, but they make them as long lasting as possible. He mentioned that Tier 1 and Bill Salter advertising currently have other billboards in the area.

Ms. Renee Ellis also with Lamar Advertising answered that there have been studies done concerning the signs being a distraction and she could provide them. Discussions continued with Agency members asking about the use of these signs during evacuations for hurricanes and how these billboards would be operational during such an event. Mr. Stanford explained the signs would be turned off until it was safe to have their employees sent out to inspect them to operate again.

Agency member Hudson asked if there was a chance their signs wouldn't be able to help during an evacuation circumstance. Mr. Stanford stated that is correct if the signs are damaged. According to the City Attorney, if the billboards were destroyed during any type of storm, based on City Code, they wouldn't

be allowed to be replaced.

Vice Chairman Buhr suggested to Mr. Stanford to update his map he provided to show all of Lamar Billboards. He then directed his comments to staff, asking if these were considered off-premises signs and were they still considered nonconforming in accordance with the Land Development Code and Comprehensive Plan. According to Mr. Steve O'Connor, they are.

Vice-Chairman Buhr pointed out that since they are nonconforming structures, based on the Comprehensive Plan and the Land Development Code, citing the specific codes that limit the amount of non-conforming structures, by recommending this to City Council, they are not following the regulations set forth in the code and because of that, he cannot support or endorse a recommendation to City Council.

Motion by Vice Chairman Buhr that the Local Planning Agency recommends City Council decline the Lamar Advertisings proposal since the action is not allowed by multiple sections in both the Comprehensive Plan and the Land Development Code, with Agency member Purut provided the second, the motion passed 4-0.

5. DIRECTORS REPORT:

Mr. O'Connor reminded the committee of the Joint workshop with City Council on September 25th at 5:30 pm regarding Article 4 of the Land Development Code.

The City Attorney explained the intent of this workshop is not to go line by line through Article 4 but to provide 5 items to Council for discussion purposes. Questions were asked regarding the Sunshine Law during these types of workshops. According to the City Attorney, everyone can speak freely during workshops. Vice Chairman Buhr opened the floor to the public for comments. With no one in the public to speak, he closed the public portion and adjourned the meeting.

6. ADJOURNMENT:

Having no further discussion at the meeting adjourned at 6:22 p.m.

Adopted and approved this _____ day of _____ 2023.

James Wood, Jr. Chairman

Sharon Gardner, Records Specialist

CITY OF DESTIN



AGENDA ITEM

COUNCIL MEETING DATE: October 5, 2023
TYPE OF AGENDA ITEM: Action Item
AGENDA OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager

FROM: Louis Zunguze, Community Development Director
Kimberly Kopp, City Attorney
Ryan Scott, City Engineer

DATE: September 6, 2023

SUBJECT: Technical Definition of Sufficient Drainage for Artificial Turf

I. BACKGROUND:

On August 21, 2023, City Staff requested clarification from the City Council regarding the Land Development Code's definition of vegetation and clarification of the placement of artificial turf within stormwater systems. There was significant discussion by the Council that artificial turf be allowed in the City on private property and in residents' yards. However, in these areas where turf is to be allowed, the Council majority desired that stormwater drainage be addressed by the LPA. Specifically, the Council has requested that the LPA establish a technical definition for what will constitute sufficient drainage. At the conclusion of the Council discussion, the following motion was made:

“Send this matter to the Local Planning Agency so that the Agency and City Staff can investigate and bring something back that captures the water treatment component of the stormwater system and provide better information to Council before they make a decision.”

It was made clear by the City Council that permitting of artificial turf was to continue pending the LPA review. Again, the goal is for the LPA to put together a technical definition of what will constitute sufficient drainage such that artificial turf may continue to be utilized by residents. A council member gave an example of what a specific definition might look like: a percolation rate of x per hour indicates treated stormwater, and here is what is needed to get to that percolation rate (e.g., a French drain, exfiltration tube, or other means of stormwater treatment).

II. DISCUSSION: As explained in detail in the background section, the question before the LPA is how to technically define what will constitute sufficient drainage in the LDC.

The City Attorney, City Engineer, and staff have prepared the following ordinance to address the City Council's directive:

12.04.00. – *Landscape development.*

Section 12.04.06. *Artificial Turf Permitted on Private Property.* The City shall permit artificial turf on privately-owned property provided the property owner or agent has demonstrated that the first inch of rainfall is retained on-site, and post-development runoff shall not exceed predevelopment runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration and percolates within 72 hours. Additionally, the following technical requirements shall apply:

1. Base stone installed with artificial turf shall be washed and graded.
2. Infill material utilized in connection with artificial turf shall be non-staining and non-floatable. Where applicable, infill material shall meet the white sand zone minimum standards.

Section 12.04.07. *Prohibition of Artificial Turf on Public Property.* Notwithstanding the foregoing, artificial turf is not permitted within or upon City rights-of-way or stormwater systems located on public property.

A. Link to Strategic Goals / Objectives:

- II. Enhanced quality of life and safety for families
- IV. Effective, efficient, and aesthetically pleasing infrastructure
- VI. A green and sustainable environment.

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

III. CONCLUSION: Staff recommends the LPA recommend approval to the City Council. In the future, Staff is likely to present additional LDC amendments that deal with stormwater management for both natural and artificial vegetation. This is likely to occur during the ongoing re-write of the LDC>

IV. RECOMMENDED MOTION:

I move to recommend approval of the proposed Ordinance.

Attachments:

1. TURF 23-xx-LC October 2023

ORDINANCE NO. 23-xx-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, PROVIDING FOR AMENDMENTS TO THE LAND DEVELOPMENT CODE TO PERMIT ARTIFICIAL TURF ON PRIVATE PROPERTY WITHIN THE CITY; AMENDING ARTICLE 12 “RECREATION AND LANDSCAPE DEVELOPMENT; CREATING SECTION 12.04.06 “ARTIFICIAL TURF”; CREATING SECTION 12.04.07 “PROHIBITION OF ARTIFICIAL TURF ON PUBLIC PROPERTY; PROVIDING FOR FINDINGS OF FACT; PROVIDING FOR INCORPORATION INTO THE LAND DEVELOPMENT CODE; PROVIDING FOR CONFLICTING PROVISIONS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

SECTION 1. AUTHORITY.

The authority for enactment of this Ordinance is Article 1, Section 1.01 (b) of the City Charter, Section 166.021, Florida Statutes.

SECTION 2. FINDINGS OF FACT.

WHEREAS, the City Council of the City of Destin desires to residents to utilize artificial turf on private property subject to appropriate specifications for retainage and runoff of stormwater;

WHEREAS, the City Council additionally desires to limit the use of artificial turf within stormwater systems on public property and City rights-of-way due to the additional impacts associated on public property;

WHEREAS, the LPA reviewed this Ordinance on October 5, 2023 and has provided a recommendation to the City Council; and

WHEREAS, two public hearings have been conducted by the City Council after due public notice; and

WHEREAS, the City Council has determined that this ordinance is in the best interests of the City and its citizens; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DESTIN, FLORIDA, AS FOLLOWS:

NOTE: Language in all sections of this ordinance that is ~~strike-thru~~ is language proposed to be deleted, underline language is language to be added, language that is not in strike-thru or underlined is not to be changed. The symbol *** represents sections of the Land Development Code that have been skipped and remain unchanged.

SECTION 3. AMENDING ARTICLE 12 OF THE LAND DEVELOPMENT CODE, SECTION 12.04.00 TO PERMIT ARTIFICIAL TURF UPON PRIVATE PROPERTY.

Article 12, "Recreation and Landscape Development" of the Land Development Code is hereby amended as follows:

12.04.00. – *Landscape development.*

Section 12.04.06. *Artificial Turf Permitted on Private Property.* The City shall permit artificial turf on privately-owned property provided the property owner or agent has demonstrated that the first inch of rainfall is retained on-site, and post-development runoff shall not exceed predevelopment runoff rate for a 25-year storm event, up to and including an event with a 24-hour duration and percolates within 72 hours. Additionally, the following technical requirements shall apply:

- (i) Base stone installed with artificial turf shall be washed and graded.
- (ii) Infill material utilized in connection with artificial turf shall be non-staining and non-floatable. Where applicable, infill material shall meet the white sand zone minimum standards.

Section 12.04.07. *Prohibition of Artificial Turf on Public Property.* Notwithstanding the foregoing, artificial turf is not permitted within or upon City rights-of-way or stormwater systems located on public property.

SECTION 4. INCORPORATION INTO CITY LAND DEVELOPMENT CODE. This ordinance shall be incorporated into the City of Destin's Land Development Code and any section or paragraph number or letter and any heading may be changed or modified as necessary to effectuate the foregoing.

SECTION 5. CONFLICTING PROVISIONS. City ordinances and resolutions, or parts, thereof, in conflict with the provisions of this ordinance are hereby superseded by this ordinance to the extent of such conflict.

SECTION 6. SEVERABILITY. If any section, phase, sentence, or portion of this Ordinance is, for any reason, held invalid or unconstitutional by any court of competent jurisdiction, such

portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

SECTION 7. EFFECTIVE DATE. This ordinance shall become effective upon its adoption by the City Council and signature by the Mayor.

ADOPTED this ____th day of _____, 202__.

Bobby Wagnor, Mayor

ATTEST:

Rey Bailey, City Clerk

The form and legal sufficiency of the foregoing
has been reviewed and approved by the City
Attorney, for the City of Destin, only.

Kimberly Romano Kopp, City Attorney

First Reading: _____
Second Reading: _____

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: October 5, 2023
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.B.

TO: Local Planning Agency

THRU: Lance Johnson, City Manager
Louis Zunguze, Community Development Director
Kimberly Kopp, City Attorney

FROM: Steve O'Connor, Principal Planner

DATE: October 2, 2023

SUBJECT: Discussion of Policies Specific to Land Development Code language of the new Article 4 – Zoning Districts, Overlays, and On-site Regulations.

I. BACKGROUND: On September 25, 2023, the City Council and the Local Planning Agency held a Joint Workshop to discuss the policy items related to the proposed draft Article 4 of the LDC. Pursuant to the Workshop, Staff is seeking confirmation that the changes that have been made to the draft since the Workshop meet the intent of the discussion from the Joint Workshop on September 25.

NOTE: The Draft of **Article 4 – Zoning Districts, Overlays, and On-site Regulations** was released for public review on September 12, 2023, and will be available for public review for a minimum of 30 days. Anyone from the public, may access the digital draft of Article 4, as well as Articles 1,2, and 3 at the following link: <https://www.cityofdestin.com/688/LDC-Rewrite>. The Draft Articles will remain available to the public throughout the entire public process. Staff will also engage the appropriate City committees and Boards for input after the thirty (30) days, with the LPA being the last for a final recommendation to City Council. Based upon any action taken by the LPA and City Council.

II. DISCUSSION: **Article 4 – Zoning Districts, Overlays, and On-site Regulations** establishes the City of Destin's various zoning districts, from Residential to Industrial and everything in between. While Staff is not presenting the full draft of **Article 4** tonight, the new format is much more user-friendly and clearer concerning the development and uses of property within each zoning district. As noted, the Final Draft is currently available on the City's website for download and can also be made available from staff upon request. Staff will update the draft based on the discussion tonight and will present the Final Draft to the

LPA for their recommendation to City Council at another public hearing.

The draft has gone through several review iterations with Community Development Staff and several other Departments. It is also currently pending review by the City Attorney. Review criteria was based on the new LDC's purpose and intent, feedback from the LPA and other boards or committees, and for compliance with the City's adopted Comprehensive Plan and State Statutes. However, there are several policies that Staff is requesting guidance from the City Council and LPA. Depending on the nature of the request, some of these policies may require Amendments to the City's adopted Comprehensive Plan. As such, Staff is bringing the following issues, policies and language to the LPA's attention for review.

The specific page number and Section of the Draft Article is listed next to each discussion topic for ease of reference or identified as to when it will be changed if it was not part of Article 4. Once the LPA provides further guidance Staff request a general discussion on the overall layout and initial thoughts on the draft Article 4.

1. Parking for outdoor seating:(See page 130, Section 4.09.01.B.)

The LDC currently does not require parking for seating classified as "outdoor." This means whether a restaurant establishment is classified as full-service or limited-service if they only provide outdoor seating for their patrons, the parking is only applied to the gross-floor area of the building.

For example, if a restaurant is approved for 640 sq.ft. of gross floor area for the kitchen and office and provides over 2,000 sq.ft. of outdoor seating, then the LDC only requires 6 parking spaces as a full-service restaurant or 4 parking spaces as a limited-service restaurant. Nothing is required for the 2,000sq.ft. of outdoor seating.

Staff Requests/Recommendations Based on the existing issues with lack of parking, particularly in the Harbor District, and also across the City's Commercial and Mixed-use districts, Staff request direction on whether providing outdoor seating for all uses should be included in the calculation for developing the required amount of parking.

Workshop Consensus: The discussion and general consensus at the workshop was that there should be some parking amount tied to outdoor seating at a rate of 30-40%.

Short Term Rental (STR) & Low Speed Vehicle (LSV) Parking:(This recommendation did not pass the workshop so no changes were made)

Short-term rentals are a blessing and a challenge to the City. On the one hand they generate significant revenue and economic development, however, their parking impact cannot be overstated. An emerging trend in amenities being provided by STR owners is the rental of a Low-Speed Vehicle (LSV) as part of one's stay.

Staff Requests/Recommendations To that end, staff recommend, as this trend increases, that the City get ahead of this and mitigate any negative parking impacts that could arise from this trend. Possible regulations could include the requirement of one or more LSV parking spaces on-site in addition to the current 1 space per bedroom requirement.

Workshop Consensus: The discussion and general consensus on this policy was that we

should not require a space to be reserved for an LSV.

Bicycle Parking: *(See page 132, Section 4.09.03.A.)*

The range of required bicycle parking varies from 0% to 20% or dependent upon number of "students" in the case of schools. This range overly complicates a very simple and easily provided amenity to development.

Staff Requests/Recommendations: Staff recommend simplifying the required bicycle parking for all developments, except for single-family and duplex housing, to require a minimum of 10 %. Schools and other similar uses or facilities will remain as they are currently.

Workshop Consensus: The discussion and consensus on this policy was to apply a 10% bicycle parking rate to all uses with the exception of schools.

2. Open Space definition: *(This will be addressed in the Glossary and definitions Chapter and Article of the Comprehensive Plan and the LDC)* Currently the definition of Open Space conflicts between the Comprehensive Plan and the LDC. The Comprehensive Plan is very broad and open-ended while the LDC is more restrictive. Both definitions include landscaped areas with vegetation, shrubs, ground cover such as grass, mulch, etc. However, the Comprehensive Plan also counts impervious area that is not utilized for vehicular areas (parking spaces or drive aisles) in open space calculations. Generally, Open Space is very limited and intended to be only area that is specific to landscaping or area that is pervious as stated in the LDC. Please see the definitions of Open Space below.

Comprehensive Plan – Open Space: *That portion of a site which includes pervious greenscape and **impervious hardscape** that is not occupied by any building coverage or vehicular-use areas.*

LDC - Open space: *A vegetative pervious surface at ground level that is unobstructed from ground level to the sky and is not occupied by any building coverage or impervious surfaces. Subterranean parking structures that have a minimum amount of soil to support the trees, shrubs, and groundcover planted on top of structure, as certified by a Florida-registered landscape architect, and are constructed in such a manner that the open/green space is level with the grade of the adjoining properties and the adjacent right-of-way (if applicable) may be counted as 100 percent open space. Above-grade parking structures that have a minimum amount of soil to support the trees, shrubs, and groundcover planted on top of structure, as certified by a Florida-registered landscape architect, may be counted as 75 percent open space. If however, the previously mentioned open space located on top of a subterranean or above-grade parking structure contains impervious surfaces, such as sidewalks or patios, then those areas will not be counted as open space.*

This contradiction in definition has two challenges:

1. The way the City defines open space allows for many residential lots to be covered in impervious surfaces that then creates stormwater issues that need to be captured on-site. There are buffer areas that prevent a lot from being completely covered by pavers, gravel, or other impervious material.

2. Secondly, the City is regulating by ‘definition’ how open space is measured in the LDC definition.

Staff Requests/Recommendations: Staff recommends developing a clear, matching definition for use in the Comprehensive Plan and the LDC and then move how we measure open space into another location in the LDC not within the definition.

Workshop Consensus: The consensus on this policy was that yes, we should reconcile the conflict between the two definitions and open space should be applied to pervious surfaces and not include impervious surfaces.

3. Residential Landscaping: *(Staff will develop a policy based on the discussion from the workshop)* The City's LDC currently does not differentiate between residential and non-residential landscaping and reforestation. There are, however, specific requirements for certain developments or uses to provide vegetation when adjacent to residential uses. Nonetheless, there is no difference between the required number of trees for residential and non-residential development. Per **LDC Section 12.04.05.C.**, a tree is required per one-tenth (1/10) of an acre. There are existing tree credits allowed for trees that are viable and on the property at the time of development.

The problem, however, comes up when a single-family dwelling (SFD) homeowner cuts a tree or trees down and does not replace said trees that are part of the required reforestation regulations. Staff has no way of tracking this as a clearing permit or tree removal is not required for SFDs. This creates a difficult circumstance for Staff to ensure compliance with landscaping requirements for residential development.

Staff Requests/Recommendations Staff are requesting guidance and direction on how to best implement the intent of reforestation while not being overly burdensome on residential development.

Workshop Consensus: The consensus for this policy was to have Staff develop a policy that allows freedom for residential property owners to manage their own landscaping, but they shall become compliant if and when they come in for redevelopment of their property.

4. Tattoo vs. Permanent Makeup: *(See page 112, Section 4.08.01.D.)* There is a growing request for local salons to provide "**permanent makeup**" as an additional service along with the more common or regular services found at a salon. The issue lies in that the State regulates and classifies "**permanent makeup**" licenses the same way as they do tattoo studios. Staff has determined the City’s intent at regulating the distancing requirement for tattoo parlors was not intended to prohibit salons from providing the "**permanent makeup**" services but to address **proliferation/concentration** of tattoo parlors specifically. However, this is not clearly spelled out in the LDC.

Staff Request/Recommendations: Staff are requesting this clarity be included in the LDC rewrite, by specifically exempting "**permanent make-up**" from any distancing requirement when part of a beauty salon or similar use.

Workshop Consensus: The consensus here was to follow Staff's recommendation to provide clarity to differentiate between the two uses.

5. Mobile Vending: *(Mobile Vending has been added to all Non-residential Districts, except Recreation & Conservation, please see each applicable Use Table per the zoning districts.)* Mobile vending is heavily regulated at the State level which often time supersedes local regulations. Presently, the City allows mobile vendors in various locations in the City generally located along the Hwy 98 corridor and within non-residential zoning districts. Further, the City allows “short-term,” up to 72 hours and “long-term,” 72 hours or more. Please see the attached map to see where this is allowed.

Staff's challenge is that the differentiation between **short-term** and **long-term** makes it difficult to enforce for several reasons. Namely because per State Statute, the City can no longer require mobile vendors to register, be issued a license, or receive a Business Tax Receipt, from the City. Therefore, there is no mechanism by which Staff can track when and where a mobile vendor goes to locate.

Staff Requests/Recommendations: Based on a workshop with City Council on July 13, 2023 and the feedback received, Staff is requesting some recommendations on how to regulate Mobile Vendors. Below are two options that were the most liked by members of the public and Council.

1. One option would be to 1) revise the LDC to align with the State's current regulations, 2) allow mobile vendors to operate in the zoning districts in which ‘**limited-service restaurants**’ are permitted/conditional, and 3) remove the differentiation of ‘**short**’ vs ‘**long**’ term’, as it is difficult to track exactly how long a mobile vendor has been located on a parcel. **This option would mean mobile vending would become permitted in the Commercial Limited (CL), Commercial Trades and Services (CTS), Crystal Beach Resort (CBR), Town Center Mixed Use (TCMU), South Harbor Mixed Use (SHMU), North Harbor Mixed Use (NHMU), Gulf Resort Mixed Use (GRMU), and the Holiday Isle Mixed Use (HIMU) zoning district.** ‘**Limited-service restaurants**’ are also permitted in the **Bay Resort Mixed Use (BRMU)** and the **Airport (A)** zoning districts; however, these would not be appropriate for mobile vending, as **BRMU** is not utilized, and **Airport (A)** is not intended to serve mobile vending. Meanwhile, mobile vendors would be a **conditional use** within the **Commercial General (CG), Calhoun Mixed Use (CMU), and Calhoun Mixed Use – Village (CMU-V)** zoning district.

2. The other option would be to **only** allow mobile vendors to operate in the non-residential zoning districts south of Highway 98, which includes **CG, CL, INST, CBR, HIMU, & GRMU.**

Workshop Consensus: The discussion and general consensus here was to allow mobile vending in all non-residential districts except Recreational and Conservation.

6. Primary Building/Structure Separation: *(This requirement has been removed from the draft Article 4)* There is currently an LDC requirement for properties that have multiple primary structures on site to have a minimum ten-foot (10') separation. The original intent for regulations, such as these, was to help mitigate fire risk between buildings and

structures. However, the Florida Building Code, as well as industry codes, all have requirements for fire rating for buildings and structures when they are within a determined range based on multiple variables such as use, height, construction type, etc. Given that the City is generally going through 'redevelopment' with no real true greenfield development left in the City, all new structures will need to meet current fire separation or fire code standards with no need to require building separation.

Staff Requests/Recommendations Staff does not see the need for this specific regulation, as a general development standard, across the City but possibly in certain zoning districts or planning areas to maintain a defined neighborhood character, such as the residential zoning districts or the Village Planning Area.

Workshop Consensus: The consensus here was to get input from the Fire District but to also lean on the building code when it came to separation of structures.

7. Maximum walking distance for off-site parking: *(See page 137, Section 4.09.06.C.)* With the increased parking demand across the City there is a need to promote or allow off-site parking as a more viable option. Currently, the LDC allows for some off-site parking in certain districts and other parking options such as valet. However, Staff is requesting guidance on what the appropriate maximum distance customers and patrons of the Harbor or other areas of the City should have to walk, if a business or property owner proposes to provide off-site parking. The LDC currently allows off-site parking in certain districts; the **Harbor, Town Center, Institutional, and Crystal Beach** parking districts. The **Harbor and Town Center** districts allow a maximum of 1,200 feet, while the **Institutional and Crystal Beach** districts allow a maximum of 150 feet, from the primary building entrance to the property line of the off-site parking lot.

According to **Walkscore®.com**, a tool used in the Planning field to generate or score a community on various elements that show walkability, a 5-minute walk or one quarter (1/4) of a mile is given the highest possible walk score. The scale degrades from 5 minutes to 30 minutes, which receives no points. Therefore, a 10-minute walk or one-half (1/2) mile receives the next highest score. Using the **Walkscore®** scoring table, **90-100 is a “Walker’s paradise”** (1/4 mile), and **70-89 is “Very walkable”** (1/2 mile).

For some perspective, a ½ mile walk west from the Marler Street Public Parking & Hwy 98 Crosswalk would get you to the lighthouse on Harborwalk, if you walked through Captain Royal Melvin Park along the boardwalk.

Staff Requests/Recommendations Staff recommends either **1/4 or 1/2 mile** as the maximum distance, but in either case, the measurement should be by way of the pedestrian network, not a straight-line distance from the building entrance to the parking lot.

Workshop Consensus: The consensus on this policy was to accept Staff’s recommendation to allow developers to use off-site parking at a maximum of ½ mile from the primary use, and to allow stand-alone parking lots in more districts other than NHMU, TCMU, and Institutional

A. Link to Strategic Goals / Objectives: #2. A green and sustainable environment,

- #3. Improve mobility and connectivity.
- #4. Enhanced quality of life and safety for families
- #5. Economic development and revitalization
- #6. Effective, efficient, and aesthetically pleasing infrastructure

B. Effect on Budget (EOB): N/A

C. Level of Service (LOS): N/A

D. Legislative Sponsor:

III. CONCLUSION: Staff are seeking feedback from the LPA on whether they agree with the draft language presented for the applicable policies discussed above. Also, general feedback on layout, feel, readability, or other characteristics of draft **Article 4** are welcomed.

IV. RECOMMENDED MOTION: N/A

Attachments:

1. Article 4 - DRAFT

Article IV Table of Contents

Article IV. Zoning Districts, Overlays, and on-site regulations	3
Section 4.01 Purpose, Applicability and Intent.....	3
Section 4.01.01 General.....	3
Section 4.01.02 Purpose and intent of zoning districts	3
Section 4.02 Zoning Regulatory Controls.....	3
Section 4.02.01 Zoning Map	3
Section 4.02.02. Compliance with Zoning District Regulations	4
Section 4.02.03 Compliance with Dimensional Standards.....	6
Section 4.03 Residential Districts	7
Section 4.03.01 Bay Estates (BE)	7
Section 4.03.02 Low Density Residential –(LDR)	8
Section 4.03.04 Low Density Residential – Holiday Isle (LDR-HI).....	11
Section 4.03.05 Medium Density Residential – Village (MDR-V)	12
Section 4.03.06 Crystal Beach Neighborhood (CBN)	15
Section 4.03.07 High Density Residential – (HDR)	18
Section 4.04 Commercial/Industrial Districts.....	20
Section 4.04.02 Commercial General (CG)	20
Section 4.04.03 Commercial Trades and Services (CTS)	28
Section 4.04.04 Industrial (IN)	34
Section 4.05 Mixed Use Districts	39
Section 4.05.02 Calhoun Mixed Use (CMU)	39
Section 4.05.05 Crystal Beach Resort (CBR)	45
Section 4.05.06 Gulf Resort Mixed Use (GRMU)	52
Section 4.05.07 Holiday Isle Mixed Use (HIMU).....	58
Section 4.05.08 North Harbor Mixed Use (NHMU).....	66
Section 4.05.11 Residential, Office and Institutional – Village Residential (ROI-VR).....	73
Section 4.05.12 South Harbor Mixed Use (SHMU).....	79
Section 4.05.13 Town Center Mixed Use (TCMU).....	87
Section 4.06 Special Districts	94
Section 4.06.01 Airport (A)	94

City of Destin, FL - Land Development Code

Section 4.06.02 Institutional (INST).....	101
Section 4.06.03 Conservation (CON).....	104
Section 4.06.04 Recreation (REC).....	105
Section 4.07 Overlay Districts	106
Section 4.07.01 Crystal Beach Neighborhood – Traditional Development District (CBN-TDD).....	106
Section 4.07.02 Harbor District (HD)	106
Section 4.07.03 Town Center Mixed Use – Central Business District (TCMU-CBD)	107
Section 4.07.04 Zerbe – Calhoun Historic District (Z-CHD).....	108
Section 4.08 Supplemental Design and Dimensional Standards	108
Section 4.08.01. Non-Residential Design Standards for Specific Uses	108
Section 4.08.02. Residential Design Standards for Specific Uses	123
Section 4.08.03. Accessory Structures.....	125
Section 4.08.03. Fences.....	128
Section 4.08.04. Use Protection Buffers.....	128
Section 4.09 On-Site Parking and Loading Standards	129
Section 4.09.01 General Standards	129
Section 4.09.02 Vehicle Parking Standards.....	130
Section 4.09.03 Bicycle Parking Standards.....	132
Section 4.09.04 Stacking and Loading Standards.....	132
Section 4.09.05 Parking Agreements and Reductions.....	132
Section 4.09.06 Off-Site Parking	136
Section 4.09.07 Special Parking Districts	138
Section 4.09.08 On-Site Loading Standards.....	139

ARTICLE IV. ZONING DISTRICTS, OVERLAYS, AND ON-SITE REGULATIONS

SECTION 4.01 PURPOSE, APPLICABILITY, AND INTENT

SECTION 4.01.01 GENERAL

This article implements the goals, objectives, and policies set forth in the City's Comprehensive Plan relating to land use in the City of Destin. Provisions set forth as to the type of land use, density, and intensity permitted are correlated with the districts shown on the future land use map.

SECTION 4.01.02 PURPOSE AND INTENT OF ZONING DISTRICTS

The purpose and intent of establishing zoning districts is to ensure that all development is consistent with the Comprehensive Plan's goals, objectives, and policies 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.

SECTION 4.02 ZONING REGULATORY CONTROLS

This section establishes zoning districts and the Official Zoning Map designed to assist in implementing the goals, objectives, and policies of the adopted comprehensive plan, especially those policies addressing specific areas designated on the Future Land Use Map (Map 1-1). This section also includes regulations for interpreting district boundaries and compliance with zoning district regulations.

SECTION 4.02.01 ZONING MAP

- A. The Official Zoning Map is adopted consistent with the City of Destin Comprehensive Plan Future Land Use Element Map as amended from time to time.
 1. The following maps are by reference made a part of this Code, including all future amendments, revisions, and updates:
 - a. Map entitled "Zoning Map" prepared by the City of Destin on **MONTH, DAY, YEAR**.
 - b. Map entitled "Destin Airport—Noise Level Descriptions" prepared by Barrett-Daffin and Carlan, Inc., and dated July 1982.
- B. Interpretation of district boundaries. Where uncertainty exists as to the boundaries of districts as shown on the zoning maps, the following rules shall apply:
 1. Boundaries indicated as approximately following the centerlines of streets, highways, or alleys shall be construed to follow such centerlines.
 2. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
 3. Boundaries indicated as approximately following city limits shall be construed as following such City limits.
 4. Boundaries indicated as following shorelines shall be construed to follow such shorelines, and if the shorelines are changed, shall be construed as moving with the actual shorelines; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
 5. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.

City of Destin, FL - Land Development Code

6. Boundaries indicated as parallel to or extensions of features indicated in subsections (1.) through (5.) of this section shall be so construed. The map's scale shall determine the distances not specifically indicated on the zoning maps.
7. Where physical or cultural features existing on the ground are at variance with those shown on the zoning maps or in other circumstances not covered by this section, the Board of Adjustment shall interpret the district boundaries.
8. Where a district boundary line divides a lot that was in single ownership at the time of passage of this article, the Board of Adjustment may permit, as a special exception, the extension of the regulations for the less intensive district to be zoned across the property.
 - a. If the property owner wishes to extend the more intensive district across the entire property, then the owner shall submit an application for a Zoning Map Amendment per Section 2.02.00. of this code.
- C. Zoning Map Amendments. Amendments to the Official Zoning Map shall be made in compliance and consistent with the procedures set forth in Section 2.02.00. of this Code and the City of Destin Comprehensive Plan and its Future Land Use Map. Amendments to the district boundaries or other features of the Official Zoning Map shall be recorded on the Official Zoning Map after the City Council has adopted the amendment affecting such changes and has become effective.

SECTION 4.02.02. COMPLIANCE WITH ZONING DISTRICT REGULATIONS

- A. Uses The latest edition of the North American Industry Classification System (NAICS) shall be used to provide definitions of each use or use groupings listed in the use tables of the zoning districts of this Article.
 1. All sub-uses listed under a use in the NAICS, which use is permitted, shall be considered as a permitted use.
- B. Buildings, Structures, or other land improvements
 1. The regulations outlined in this Article within each district shall be minimum regulations and apply uniformly to any structure or land, including but not limited to:
 - a. No building or structure shall be used, occupied, erected, constructed, reconstructed, moved, or structurally altered except in conformity with the regulations specified in the applicable zoning district where located unless approved through a permit.
 - b. No lot, land, parcel, or property shall be used, occupied, constructed upon, altered, graded, filled, or landscaped except in conformity with the regulations specified in the applicable zoning district where located unless approved through a permit.
 - c. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.
 - d. The height limitations contained in the schedule of dimensional requirements do not apply to spires, belfries, cupolas, antennas, water tanks, ventilators, chimneys, or other appurtenances usually required to be placed above the roof level and are not intended for human occupancy.
 - e. Every building or structure hereafter erected or moved shall be on a lot adjacent to a street or easement with adequate and compliant for servicing, fire protection, and required off-street parking.

City of Destin, FL - Land Development Code

- f. Nonhabitable utility structures, such as, but not limited to, power poles, electrical transformers, telephone junction boxes, cable junction boxes, sewer lift stations, etc., may be located in all zoning districts.
- C. Public Safety
 - 1. Police, Fire Protection, or other Public Safety agency shall be Conditional Uses in all zoning districts.
 - a. Parking:
 - 1. 1 space for every 300 sq. ft. of gross floor area.
 - 2. If public assembly is provided on-site, 1 space for every 4 individuals of the maximum occupancy of the Public Assembly area.
- D. Utility distribution and conveyance
 - 1. All underground or open-air utility distribution elements meant to serve individual land development shall be Permitted Uses in all districts; this includes;
 - a. Electrical
 - b. Gas
 - c. Sewer
 - d. Stormwater
 - e. Telecommunications (excludes non-residential satellite dish equipment)
 - f. Water
 - g. Other utility as deemed by the Community Development Director
 - 2. See 4.08.01.B.16 for Special Design Criteria
- E. Advertising for special events in a residential area and/or residential zoning district is prohibited.
 - a. Special events include but not limited to:
 - 1. Weddings or wedding receptions
 - 2. Spring break parties
 - 3. Bachelor parties
 - 4. Family reunions
 - 5. Class reunions
 - 6. Company banquets, retreats, and/or company picnics
 - 7. Or other similar event or celebration
 - b. Residential zoning districts include:
 - 1. Bay Estates (BE)
 - 2. Low Density Residential- Village (LDR-V)
 - 3. Low Density Residential - Holiday Isle (LDR-HI)
 - 4. Low Density Residential - Harbor (LDR-H)
 - 5. Medium Density Residential - Village (MDR-V)
 - 6. High Density Residential (HDR)
 - 7. Crystal Beach Neighborhood (CBN)
 - 8. Residential. Office and Institutional — Tourist Development (ROI-TD)
 - 9. Residential, Office and Institutional-Village Residential (ROI-VR)
 - c. Violations are subject to enforcement pursuant to Chapter 14 of the City Code of Ordinances and to enforcement by any other means available to the City at law or in equity.

City of Destin, FL - Land Development Code

SECTION 4.02.03 COMPLIANCE WITH DIMENSIONAL STANDARDS

- A. All development shall comply with the appropriate Zoning District dimensional requirements table set forth in the applicable Zoning Districts of this Article.
- B. In the event that a property owner fails to comply with the minimum dimensional requirements by three inches or less, the actual measurement shall be deemed to be in compliance with the applicable minimum dimensional requirements, provided that no adverse health, safety, or welfare impacts result from the failure to comply with the minimum dimensional requirements.
- C. For waterfront lots the rear property line setbacks do not apply.
- D. Rear property line setback requirements do not apply to boat docks, piers, bulkheads (seawalls) or boathouses.
- E. The footprint for all structures shall meet all setback requirements; however, cornices, canopies, eaves, garden windows, exterior stairways or other architectural features may extend 24 inches into the required setback provided the extension does not interfere with access to the property. portions or projections from a building or structure that add to the gross floor area are not allowed to extend into the required setback.
- F. Corner lots, platted and recorded on or before March 8, 1983, which do not meet the minimum dimensional requirements of section 7.12.08 of the Land Development Code, shall provide the full front setback along the street frontage to which the structure is oriented and a minimum of a ten-foot setback along the other street frontage. All lots platted or replatted after March 8, 1983, must meet the full front setback along all street frontages.
- G. Through lots platted and recorded on or before March 8, 1983, which do not meet the minimum dimensional requirements this Article and applicable zoning district of the Land Development Code, shall provide:
 - a. The full front setback along the street frontage to which the structure is oriented, and
 - b. A minimum of a ten-foot setback along the other street frontage.
- H. All lots platted or replatted after March 8, 1983, must meet the full front setback along all street frontages.

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City of Destin, FL - Land Development Code

SECTION 4.03 RESIDENTIAL DISTRICTS

SECTION 4.03.01 BAY ESTATES (BE)

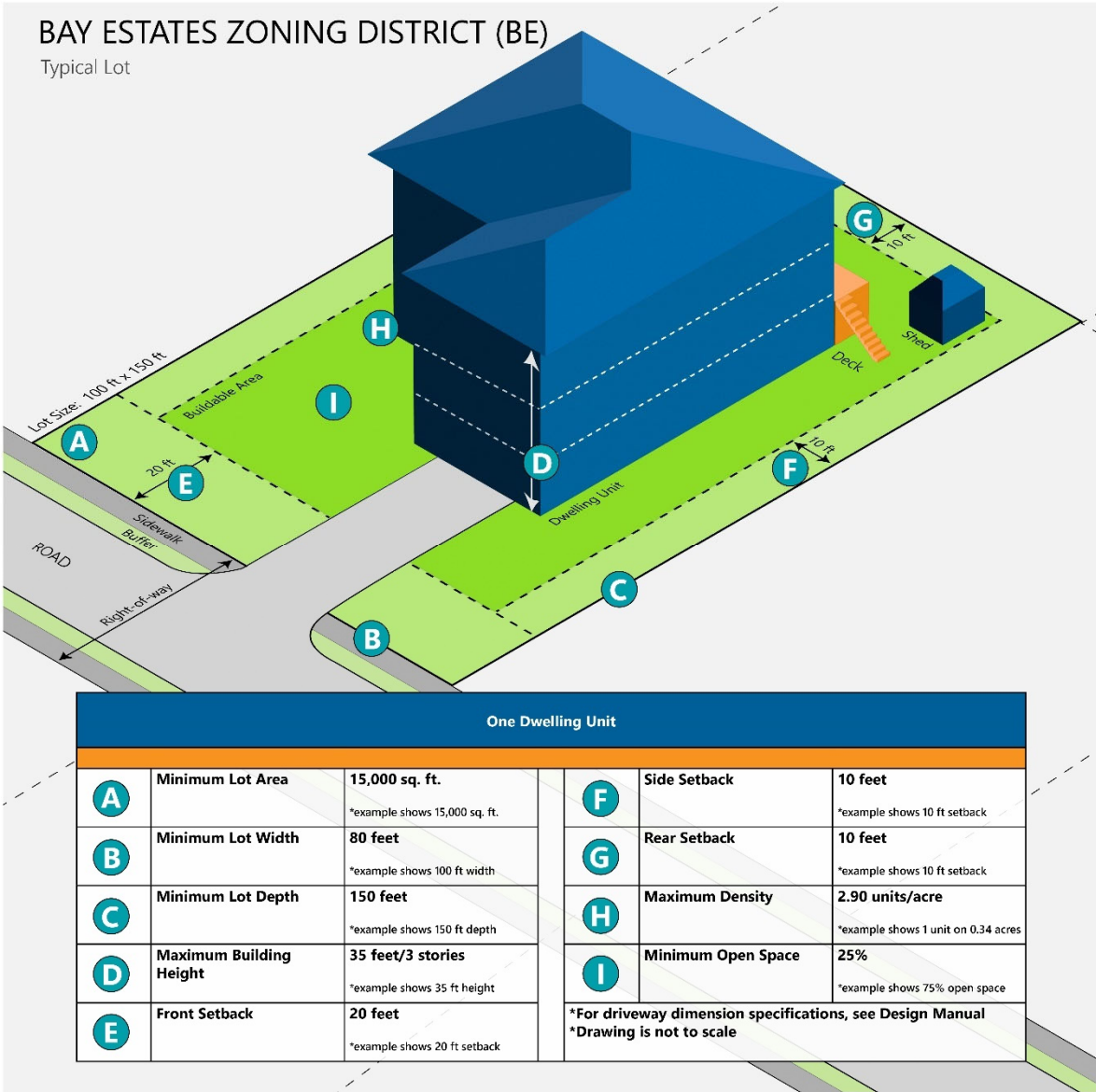
- A. Zoning District Intent. The Bay Estates zoning district implements Future Land Use Element Policy 1-2.2.1, Bay Estates of the Comprehensive Plan.
- B. The Bay Estates zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential estate dwelling units.
- C. Uses not listed as permitted (P) or conditional (C), are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
<u>Accessory Dwelling</u>	P	Y	1 space per Dwelling Unit	N/A
<u>Guest House</u>	P	Y	1 space per Dwelling Unit	N/A
<u>Mobile/Manufactured Home dwelling</u>	C	Y	2.25 spaces per Dwelling Unit	N/A
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Other Residential Uses</i>				
<u>Community Residential Home, Small (1-6)</u>	P	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

One Dwelling Unit	
Minimum Lot Area	15,000 sq. ft.
Minimum Lot Width	80 feet
Minimum Lot Depth	150 feet
Maximum Building Height	35 feet/3 stories
Front Setback	20 feet
Side Setback	10 feet
Rear Setback	10 feet
Maximum Density	2.90 units/acre
Minimum Open Space	25%

Institutional Uses	
Intensity/FAR	.25



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City of Destin, FL - Land Development Code

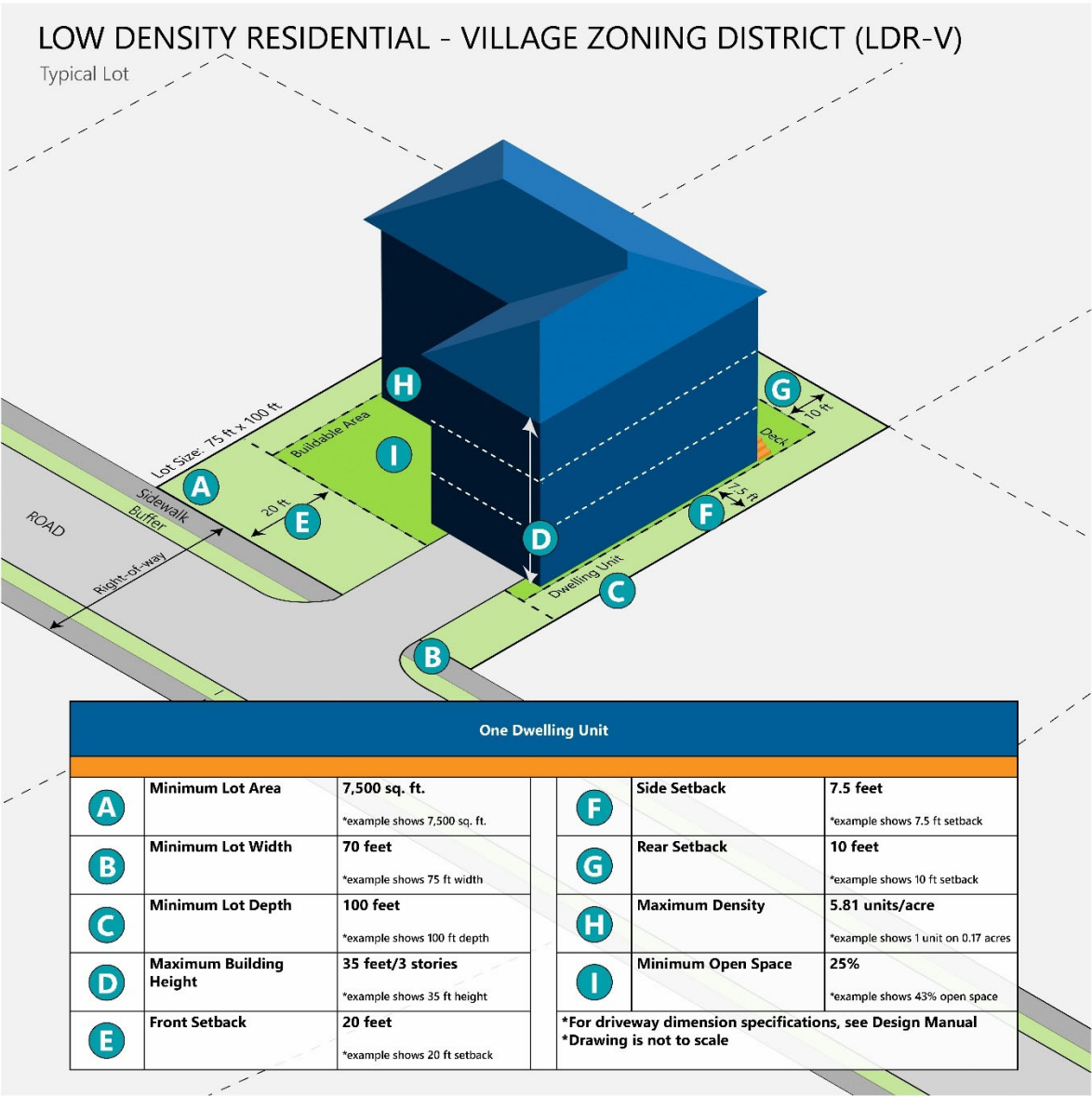
SECTION 4.03.02 LOW DENSITY RESIDENTIAL –(LDR)

- A. Zoning District Intent. The Low Density Residential - Village zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the Village Planning Area.
- B. The Low Density Residential - Village District shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units.
- C. Allowable Uses. Uses not listed as permitted (P) or conditional (C), are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Other Residential Uses</i>				
<u>Community Residential Home, Small (1-6)</u>	P	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

One Dwelling Unit	
Minimum Lot Area	7,500 sq. ft.
Minimum Lot Width	70 feet
Minimum Lot Depth	100 feet
Maximum Building Height	35 feet/3 stories
Front Setback	20 feet
Side Setback	7.5 feet
Rear Setback	10 feet
Maximum Density	5.81 units/acre
Minimum Open Space	25%
Institutional Uses	
Intensity/FAR	.25



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City of Destin, FL - Land Development Code

SECTION 4.03.04 LOW DENSITY RESIDENTIAL – HOLIDAY ISLE (LDR-HI)

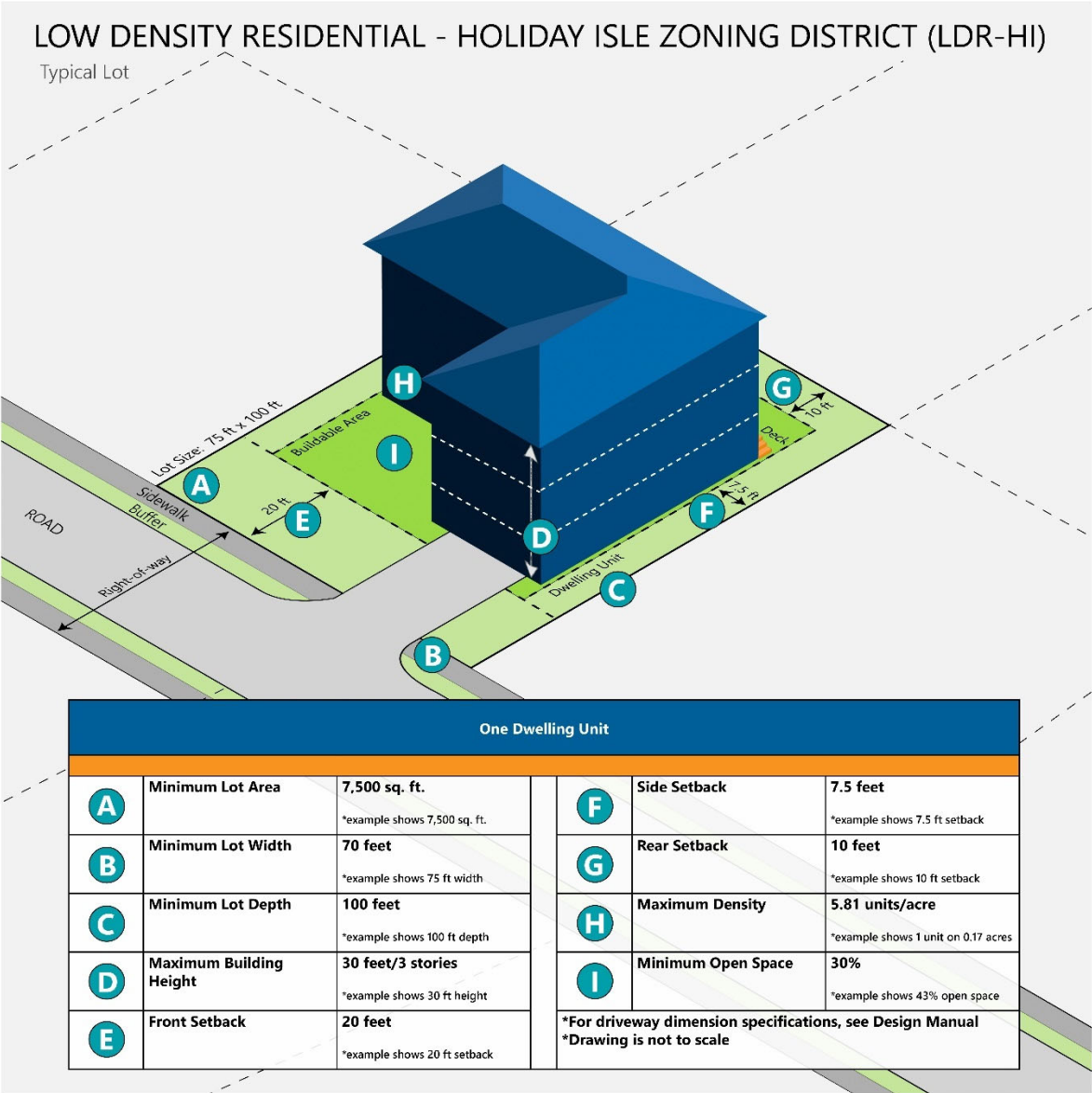
- A. Zoning District Intent. The Low Density Residential - Holiday Isle zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the Holiday Isle Planning Area.
- B. The Low Density Residential - Holiday Isle zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units.
- C. Allowable Uses. Uses not listed as permitted (P) or conditional (C), are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Single-family detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
<i>Other Residential Uses</i>				
<u>Community Residential Home, Small (1-6)</u>	P	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

One Dwelling Unit	
Minimum Lot Area	7,500 sq. ft.
Minimum Lot Width	70 feet
Minimum Lot Depth	100 feet
Maximum Building Height	30 feet/3 stories
Front Setback	20 feet
Side Setback	7.5 feet
Rear Setback	10 feet
Maximum Density	5.81 units/acre
Minimum Open Space	30%

Institutional Uses	
Intensity/FAR	.25



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City of Destin, FL - Land Development Code

SECTION 4.03.05 MEDIUM DENSITY RESIDENTIAL – VILLAGE (MDR-V)

- A. Zoning District Intent. The Medium Density Residential - Village zoning district implements Future Land Use Element Policy 1-2.2.3, Medium Density Residential of the Comprehensive Plan within the Village, Town Center CRA and Harbor CRA Planning Areas.
- B. The Medium Density Residential - Village zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached or multi-family attached residential dwelling units.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
<u>Accessory Dwelling</u>	P	Y	1 space per Dwelling Unit	N/A
<u>Guest House</u>	P	Y	1 space per Dwelling Unit	N/A
Multi-family attached dwelling	P		1.5 spaces per 1 bedroom dwelling unit + 10% for visitors	N/A
			2.25 spaces per 2-bedroom dwelling unit + 10% for visitors	
			2.5 spaces per 3+ bedroom dwelling unit + 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
<i>Other Residential Uses</i>				
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<u>Community Residential Home, Large (7-14)</u>	P	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
<u>Community Residential Home, Small (1-6)</u>	P	Y		N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units
Minimum Lot Area	7,500 sq. ft.	None

City of Destin, FL - Land Development Code

	One Dwelling Unit	Two or More Dwelling Units
Minimum Lot Width	70 feet	None
Minimum Lot Depth	100 feet	None
Maximum Building Height	35 feet/3 stories	
Front Setback	20 feet	For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. No minimum front, side or rear setbacks are required, except where the property line is contiguous with a any residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided. Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
Side Setback	7.5 feet	
Rear Setback	10 feet	
Maximum Density	5.81 units/acre	9.90 units/acre
Minimum Open Space	25%	25%
INSTITUTIONAL USES		
Intensity/FAR		.25

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City of Destin, FL - Land Development Code

SECTION 4.03.06 CRYSTAL BEACH NEIGHBORHOOD (CBN)

- A. Zoning District Intent. The Crystal Beach Neighborhood zoning district implements Future Land Use Element Policy 1-2.2.5, Crystal Beach Neighborhood of the Comprehensive Plan.
- B. The Crystal Beach Neighborhood zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
<u>Accessory Dwelling</u>	P	Y	1 space per Dwelling Unit	N/A
<u>Guest House</u>	P	Y	1 space per Dwelling Unit	N/A
Multi-family attached dwelling	C		1 bedroom: 1.50 spaces per Dwelling Unit + 10% for visitors	
			2 bedrooms: 2.25 spaces per Dwelling Unit + 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit + 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single room occupancy	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	C		1 space per bedroom	N/A
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
<i>Other Residential Uses</i>				
<u>Community Residential Home, Large (7-14)</u>	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
<u>Community Residential Home, Small (1-6)</u>	P	Y		N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A
COMMERCIAL USES				
<u>Child day care services</u>	C	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Religious organizations	C		1 space for every 4 persons allowed within the maximum occupancy	8131
RECREATIONAL USES				
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

		One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Area	Lot	7,500 sq. ft.	None	
Minimum Width	Lot	70 feet	None	
Minimum Depth	Lot	100 feet	None	
Maximum Building Height		30 feet/3 stories	50 feet/4 stories	50 feet/4 stories
Front Setback		20 feet	20 feet	
Side Setback		7.5 feet	For all structures three stories in height the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required. Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. For all structures two stories or less in height, no side or rear yards are required except where property line is contiguous with residential district boundary; then	
Rear Setback		10 feet		

City of Destin, FL - Land Development Code

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
		a ten-foot yard, maintained as open space, shall be provided.	
Maximum Density/Floor Area Ratio	6.00 units/acre	6.00 units/acre	0.5
Minimum Open Space	30%	25%	

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City of Destin, FL - Land Development Code

SECTION 4.03.07 HIGH DENSITY RESIDENTIAL – (HDR)

- A. Zoning District Intent. The High Density Residential zoning district implements Future Land Use **Element Policy 1-2.2.3, Medium Density Residential** of the Comprehensive Plan within the Holiday Isle Planning Area.
- B. The HDR zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
<u>Accessory Dwelling</u>	P	Y	1 space per Dwelling Unit	N/A
<u>Guest House</u>	P	Y	1 space per Dwelling Unit	N/A
Mobile Home Development	C	Y	2.25 spaces per Dwelling Unit	N/A
Multi-family attached dwelling	P		1 bedroom - 1.50 spaces per Dwelling Unit + 10% for visitors	N/A
			2 bedrooms - 2.25 spaces per Dwelling Unit + 10% for visitors	
			3+ bedrooms - 2.5 spaces per Dwelling Unit + 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single-Room Occupancy Housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	N/A
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
<i>Other Residential Uses</i>				
<u>Community Residential Home, Large (7-14)</u>	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
<u>Community Residential Home, Small (1-6)</u>	P	Y		N/A
Family Day Care Home	P		2 spaces per Dwelling Unit	N/A

City of Destin, FL - Land Development Code

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units
Minimum Lot Area	7,500 sq. ft.	None
Minimum Lot Width	70 feet	None
Minimum Lot Depth	100 feet	None
Maximum Building Height	30 feet/3 stories	50 feet/4 stories
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 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 Setback	7.5 feet	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.
Rear Setback	10 feet	For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten 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 rear setback shall be increased by two feet on each side.
Maximum Density	9.90 units/acre	16.90 units/acre
Minimum Open Space	30%	25%
Institutional Uses		
Intensity/FAR	.25	

SECTION 4.04 COMMERCIAL/INDUSTRIAL DISTRICTS

SECTION 4.04.02 COMMERCIAL GENERAL (CG)

- A. Zoning District Intent. The Commercial General zoning district implements Future Land Use Element Policy 1-2.3.2, Commercial General of the Comprehensive Plan.
- B. The Commercial General zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate the general commercial needs of the permanent and seasonal residents.
- C. Allowable Uses. Uses not listed as permitted or conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
Permanent/Long-Term Residential Uses				
Multi-family attached dwelling	C		1 bedroom: 1.50 spaces per Dwelling Unit + 10 % for visitors	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit = 10% for visitors	
			3+ bedrooms: 2.50 spaces per Dwelling Unit + 10% for visitors	
Seasonal/Short-Term Residential Uses				
Multifamily attached dwelling	P		1 space per bedroom	N/A
Other Residential Uses				
Community Residential Home, Large (7-14)	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family Day Care Home	C		2 spaces per Dwelling Unit	N/A
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Amusement arcades	C		1 space for every 250 sq. ft. of gross floor area	713120
Auto parts, accessories, and tire stores (retail)	C		1 space for every 250 sq. ft. of gross floor area	4413
Automotive equipment rental and leasing	C		1 space for every 400 sq. ft. of gross floor area	5321
<u>Automotive repair and maintenance (major repair)</u>	C	Y	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
<u>Automotive repair and maintenance (minor repair)</u>	C	Y	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	
Bed-and-breakfast inns	C		1 space for every room for rent	721191
Beer, wine, and liquor stores	C		1 space for every 250 sq. ft. of gross floor area	4453
<u>Boat and motorcycle repair</u>	C	Y	1 space for every 400 sq. ft. of gross floor area	811491
Boat, vehicle, equipment, etc., storage leasing	C		1 parking space for every 10,000 sq. ft. of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 sq. ft. of office area.	531190
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Bowling centers	C		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	713950
Brewpubs	C			
Broadcasting, except internet	C		1 space for every 300 sq. ft. of gross floor area	515
<u>Building material and garden equipment and supply dealer</u>	C	Y		444

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Car washes (automated)	C		1 space for every 200 sq. ft. of office/employee support area, plus stacking for 3 vehicles.	811192
Car washes (self-service)	C		2.5 spaces for every washing stall	811192
<u>Child day care services</u>	C	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/convention center	C		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 sq. ft., whichever is greater.	531120
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	C		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	C		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	C			8123
Educational support services	C		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	C		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Food services and drinking places	P			722
Full-service restaurants (quality or	P		1 space for every 100 sq. ft. of gross floor area	722110

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
high turnover sit-down)				
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
Gasoline station (with convenience store)	C		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	447
Gasoline Stations (without convenience store)	C		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	447
General rental centers	C		1 space for every 400 sq. ft. of gross floor area	5323
<u>General warehousing and storage</u>	C	Y	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing; 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft.; 1 space for every 4,000 sq. ft. of gross floor area in excess of 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area in excess of the 25% allowance	4931
Grocery stores	C		1 space for every 250 sq. ft. of gross floor area	4451
<u>Health and personal care stores and medical marijuana treatment center dispensing facilities</u>	C	Y	1 space for every 250 sq. ft. of gross floor area	446
Hotels and motels	C		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff)	721110
Internet publishing and broadcasting	C		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	C		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P			561720
Kitchen cabinet stores	C		1 space for every 500 sq. ft. of gross floor area	444190
Landscaping services	C		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1 space for every 2,000 sq. ft. of outdoor ground storage/display area	561730

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Laundromat (coin operated)	P		1 space for every 2 washing machines	
Limited-service restaurants (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants (fast-food)	C		1 space for every 75 sq. ft. of gross floor area	722110
Linen and uniform supply services	C			81233
Machinery and equipment rental and leasing	C		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mini-warehouse and self-storage leasing (drive-up)	C		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	531130
Mini-warehouse and self-storage leasing (walk-in)	C		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	531130
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: - One space for one employee on shift - Two spaces for two—three employees on shift - Four spaces for four—six employees on shift	
Motion picture theaters	C			512131

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Nurseries	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 2,000 sq. ft. of outdoor ground storage/display area plus 1 space for each acre of growing area	
Office supplies, stationery, and gift stores	C		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Other information services	C		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	4539
Other personal and household goods repair	C		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	C		1 space for every 300 sq. ft. of gross floor area	6116
Other traveler accommodation, C.T.L.A.	C		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721199
Parts and Accessories Dealer – Automotive/marine	C		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
<u>Pawn shops</u>	C	Y	1 space for every 250 sq. ft. of gross floor area	522298
Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	C		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Publishing industries, except internet	C			511
Real Estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Repair and maintenance (non- automotive)	C		1 space for every 400 sq. ft. of gross floor area	811
Rooming and boarding houses	C		1 space for every room for rent, plus 2 spaces	7213
RV parks and recreational camps	C		1 space for every lot or campsite	7212
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Skating rinks	C		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	C		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Stables	C		1 space for every 5 horses boarded on-site	
Tattoo Parlors	C	Y	1 space for every 250 sq. ft. of gross floor area	
Telecommunications	C		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	517
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	
Theater, Single- screen	C		1 space for every 3 seats, plus 5 spaces for employees	
Theater, Multi-screen	C		1 space for every 4 seats, plus 5 spaces for employees	
Thrift Stores	C		1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	C		1 space for every 250 sq. ft. of gross floor area	541940
Warehousing and storage	C	Y		493
INSTITUTIONAL USES				
Interurban and rural bus transportation	C		1 space for each employee on maximum shift	4852

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Libraries	C		1 space for every 300 sq. ft. of gross floor area	
Urban transit systems	C		1 space for each employee on maximum shift	4851
INDUSTRIAL USES				
Lumberyards	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 1,000 sq. ft. of outdoor ground storage/display area	
Motor vehicle towing	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 5,000 sq. ft. of outdoor storage area	48841
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
Wholesale Trade	C			
RECREATIONAL USES				
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Two or More Dwelling Units (CG)	Non Dwelling Unit (CG)
Minimum Lot Area	None	
Minimum Lot Width	None	
Minimum Lot Depth	None	
Maximum Building Height	50 feet/4 stories	50 feet/4 stories
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.	

City of Destin, FL - Land Development Code

	Two or More Dwelling Units (CG)	Non Dwelling Unit (CG)
Side Setback	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.	
Maximum Density/Floor Area Ratio	16.90 units/acre	1.3
Minimum Open Space	25%	25%

SECTION 4.04.03 COMMERCIAL TRADES AND SERVICES (CTS)

- A. Zoning District Intent. The Commercial Trades and Services zoning district implements Future Land Use Element Policy 1-2.3.3, Commercial Trades and Services of the Comprehensive Plan.
- B. The Commercial Trades and Services zoning district is intended to accommodate commercial trades and services that are more intense in nature than those uses allowed in the CG zoning district, but which are less intense in nature than those uses allowed in the IN zoning district.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Custodian or night-watchman dwelling	P		1 space per dwelling unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Auto parts, accessories, and tire stores (retail)	P		1 space for every 250 sq. ft. of gross floor area	4413

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
<u>Automotive repair and maintenance (major repair)</u>	P	Y	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
<u>Automotive repair and maintenance (minor repair)</u>	P	Y	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Barbershops or beauty parlors/salon	P		1 space for every 150 sq. ft. of gross floor area	812
<u>Boat and motorcycle repair</u>	P	Y	1 space for every 400 sq. ft. of gross floor area	811491
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 sq. ft. of office area.	531190
Brewpubs	C			
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
<u>Building material and garden equipment and supply dealer</u>	P	Y		444
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Car washes (automated)	P		1 space for every 200 sq. ft. of office/employee support area, plus stacking for 3 vehicles.	811192
Car washes (self-service)	P		2.5 spaces for every washing stall	811192
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Couriers and messengers	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for each vehicle used in operation	492
Death care services	P		1 space for every 50 sq. ft. plus 1 space for every 2 employees	8122

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Dry cleaning and laundry services	P			8123
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Food services and drinking places	P			722
Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 sq. ft. of gross floor area	722110
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
<u>General warehousing and storage</u>	P	Y	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing; 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft.; 1 space for every 4,000 sq. ft. of gross floor area in excess of 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area in excess of the 25% allowance	4931
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P			561720
Kitchen cabinet stores	P		1 space for every 500 sq. ft. of gross floor area	444190
Landscaping services	P		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1 space for every 2,000 sq. ft. of outdoor ground storage/display area	561730
Laundromat (coin operated)	P		1 space for every 2 washing machines	
Limited service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Limited service restaurants (fast-food)	P		1 space for every 75 sq. ft. of gross floor area	722110
Linen and uniform supply services	P			81233
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Mini-warehouse and self-storage leasing (drive-up)	P		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	531130
Mini-warehouse and self-storage leasing (walk-in)	P		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	531130
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Motion picture theaters – Single screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Motion picture theaters – Multi screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Non-store retailers	P		1 space for every 750 sq. ft. of gross floor area	454
Nurseries	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 2,000 sq. ft. of outdoor ground storage/display area plus 1 space for each acre of growing area	

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Other ground passenger transportation	P		1 space for each employee on maximum shift	4859
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Parts and Accessories Dealer – Automotive/marine	P		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Publishing industries, except internet	P		1 space per 200 sq. ft. of gross floor area	511
Real Estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Repair and maintenance (non-automotive)	P			811
Taxi and limousine service	P		1 space for every 750 sq. ft. of gross floor area	4853
Telecommunications	C		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	517
INSTITUTIONAL USES				
Interurban and rural bus transportation	P		1 space for each employee on maximum shift	4852
School and employee bus transportation	P		1 space for each employee on maximum shift	4854
Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6115
Urban transit systems	P		1 space for each employee on maximum shift	4851
INDUSTRIAL USES				
Breweries and microbreweries	C			312120

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Distilleries and craft distilleries	C			312140
<u>Indoor Shooting Ranges</u>	P	Y	1 space for every shooting lane plus 1 space for every 250 sq. ft. of retail sales gross floor area	713990
Lumberyards	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 1,000 sq. ft. of outdoor ground storage/display area	
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Motor vehicle towing	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 5,000 sq. ft. of outdoor storage area	48841
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
Residential and non-residential contractors	P		1 space for every 400 sq. ft. of gross floor area	236
Specialty trade contractors	P		1 space for every 400 sq. ft. of gross floor area	238
Wholesale Trade	P			
Fish and seafood merchant wholesalers	P		1 space for every 1,000 sq. ft. of gross floor area	424460

D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Non Dwelling Unit	
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	35 feet/3 stories
Front Setback	Zero feet minimum to ten feet maximum setback is required.
Side Setback	For all structures three stories or less in height no side yard is required except where the property line is contiguous with a residential district

City of Destin, FL - Land Development Code

	boundary; then a ten-foot yard, maintained as open space, shall be provided.
Rear Setback	For all structures three stories or less in height no rear yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
Maximum Floor Area Ratio	1.30
Minimum Open Space	25%

SECTION 4.04.04 INDUSTRIAL (IN)

- A. Zoning District Intent. The Industrial zoning district implements Future Land Use Element Policy 1-2.5.1, Industrial of the Comprehensive Plan.
- B. The Industrial zoning district is intended to provide the city with strategically located sites, principally within the southeast quadrant of main street and airport road, designed to accommodate arrangements of industrial and limited commercial development types.
- C. It is the intent of the IN zoning district to specifically not allow permanent or seasonal residential uses, except for residences for night watchmen or custodians whose presence on industrial sites is necessary for security.
- D. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
COMMERCIAL USES				
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Automobile dealers	P		1 space for every 400 sq. ft. of gross floor area	4411
Auto parts, accessories, and tire stores (retail)	P		1 space for every 250 sq. ft. of gross floor area	4413
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
<u>Automotive repair and maintenance (major repair)</u>	P	Y	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
<u>Automotive repair and maintenance (minor repair)</u>	P	Y	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
<u>Boat and motorcycle repair</u>	P	Y	1 space for every 400 sq. ft. of gross floor area	811491

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 sq. ft. of office area.	531190
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Death care services	P		1 space for every 50 sq. ft. plus 1 space for every 2 employees	8122
Dry cleaning and laundry services	P			8123
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
<u>General warehousing and storage</u>	P	Y	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing; 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft.; 1 space for every 4,000 sq. ft. of gross floor area in excess of 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area in excess of the 25% allowance	4931
Janitorial services	P			561720
Landscaping services	P		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1 space for every 2,000 sq. ft. of outdoor ground storage/display area	561730
Linen and uniform supply services	P			81233
Mini-warehouse and self-storage leasing (drive-up)	P		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	531130

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Mini-warehouse and self-storage leasing (walk-in)	P		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	531130
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: - One space for one employee on shift - Two spaces for two—three employees on shift - Four spaces for four—six employees on shift	
Non-store retailers	P		1 space for every 750 sq. ft. of gross floor area	454
Other motor vehicle dealers	P		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Parts and Accessories Dealer – Automotive/marine	P		1 space for every 250 sq. ft. of gross floor area	441310
Repair and maintenance (non-automotive)	P		1 space for every 400 sq. ft. of gross floor area	811
<u>Tattoo Parlors</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	
Telecommunications	P		1 space for every 2 employees on the maximum shift, plus 1 space per each company vehicle	517
Thrift stores	P		1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary Services	C		1 space for every 250 sq. ft. of gross floor area	541940
SEXUALLY ORIENTED BUSINESSES				
<u>Adult stores</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	
<u>Adult cabaret</u>	P	Y	1 space for every 150 sq. ft. of gross floor area	
<u>Adult motel</u>	P	Y	1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those	

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			accessory uses at the rate of the requirements for such uses provided in other subsections	
<u>Adult motion picture theater</u>	P	Y	1 space for every 3 seats, plus 5 spaces for employees	
<u>Escort service</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	
<u>Sexual-encounter center</u>	P	Y	1 space for every 150 sq. ft. of gross floor area	
INSTITUTIONAL USES				
Interurban and rural bus transportation	P		1 space for each employee on maximum shift	4852
Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6115
Urban transit systems	P		1 space for each employee on maximum shift	4851
INDUSTRIAL USES				
Breweries and microbreweries	P		1 space per employee on maximum shift	312120
Distilleries and craft distilleries	P		1 space per employee on maximum shift	312140
Heavy and civil engineering contractors	P		1 space for every 400 sq. ft. of gross floor area	237
<u>Indoor Shooting Ranges</u>	P	Y	1 space for every shooting lane plus 1 space for every 250 sq. ft. of retail sales gross floor area	713990
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Motor vehicle towing	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for every 5,000 sq. ft. of outdoor storage area	48841
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
Residential and non-residential contractors	P		1 space for every 400 sq. ft. of gross floor area	236

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Specialty trade contractors	P		1 space for every 400 sq. ft. of gross floor area	238
Truck transportation	P		1 space for every 250 sq. ft. of office and 2 spaces for each company vehicle operating from the premises	484
Waste management and remediation services	C		1 space for every 1000 sq. ft. of gross floor area, plus 1 space for each company vehicle	562
Wholesale Trade	P			
MISCELLANEOUS USES				
Solar electric power generation	P		1 space for every 200 sq. ft. of gross floor area	221119
Wind electric power generation	P		1 space for every 200 sq. ft. of gross floor area	221119
RECREATIONAL USES				
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- E. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	35 feet/3 stories
Front Setback	For those properties within the Old Destin MMTD, zero feet minimum to ten feet maximum setback is required. For those properties outside of the Old Destin MMTD, a front setback of ten feet is required.
Side Setback	For all structures three stories or less in height no side yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.
Rear Setback	For all structures three stories or less in height no rear yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.

City of Destin, FL - Land Development Code

Maximum Floor Area Ratio	1.30
Minimum Open Space	25%

SECTION 4.05 MIXED USE DISTRICTS

SECTION 4.05.02 CALHOUN MIXED USE (CMU)

- A. Zoning District Intent. The Calhoun Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(2), Calhoun Mixed Use of the Comprehensive Plan.
- B. The intent of this zoning district is to provide a mixed use transitional area between the higher intense south harbor mixed use zoning district and the lower intense zoning district of residential, office and institutional.
- C. Special Design criteria
 1. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 sq. ft. designed primarily to serve the needs of the adjacent "Old Destin" area,
 2. It is the intent of the CMU zoning district to specifically not allow each general retail commercial goods and services uses to exceed 5,500 heated and cooled sq. ft..
- D. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
<u>Accessory Dwelling</u>	C	Y	1 space per dwelling unit	N/A
<u>Guest House</u>	C	Y	1 space per dwelling unit	N/A
Multi-family attached dwelling	C		1 bedroom: 1.50 spaces per Dwelling Unit	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit	
			3+ bedrooms: 2.5 spaces per Dwelling Unit	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single room occupancy	P		1 space per rental room	N/A
Multi-Family Attached Dwelling	C		1 space per bedroom	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)	N/A
<u>Community Residential Home, Large (7-14)</u>	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
<u>Community Residential Home, Small (1-6)</u>	C	Y		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	C		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	C		1 space for every room for rent	721191
Beer, wine, and liquor stores	C		1 space for every 250 sq. ft. of gross floor area	4453
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Bowling centers	C		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	713950
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	C	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	C		1 space for every 250 sq. ft. of gross floor area	448

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Commercial special event venue Conference/convention center	C		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 sq. ft., whichever is greater.	531120
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Drinking places, alcoholic beverages	C		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P			8123
Educational support services	C		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	C		1 space for every 200 sq. ft. of gross floor area	713940
Food services and drinking places	C			722
Full-service restaurants (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area	722110
<u>Health and personal care stores and medical marijuana treatment center dispensing facilities</u>	C	Y	1 space for every 250 sq. ft. of gross floor area	446
Hotels and motels	C		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721110

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Janitorial services	P			561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	
Limited-service restaurants (delivery/carry-out/drive-in)	C		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants (fast-food)	C		1 space for every 75 sq. ft. of gross floor area	722110
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Marinas	C		In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip not housing fare-carrying vessels charter fishing boats, or rental watercraft	713930
Charter fishing boats – large (7 or more passenger capacity)	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity plus 2.25 spaces for crew.	
Charter fishing boats – small (1-6 passenger capacity)	C		2 parking spaces for passengers plus 1.5 parking spaces for crew.	
Dry boat storage facilities	C		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.	
Dry dock facilities	C		2 parking spaces for each dry dock.	
Fare-carrying vessels	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity.	
Rental watercraft	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity or 1 parking space for every 4 personal watercraft.	
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Other general merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4529
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	C		1 space for every 300 sq. ft. of gross floor area	6116
Shopping center, neighborhood	C		1 space for every 250 sq. ft. of gross floor area	
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	453981149
Other traveler accommodation, C.T.L.A.	C		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff)	721199
Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Rooming and boarding houses	C		1 space for every room for rent, plus 2 spaces	7213

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	C		1 space for every 200 sq. ft. of gross floor area	
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Stables	C		1 space for every 5 horses boarded on-site	
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
Water transportation	C		Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum number of seats or occupancy. Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	483
Interurban and rural bus transportation	C		1 space for each employee on maximum shift	4852
Libraries	C		1 space for every 300 sq. ft. of gross floor area	
Urban transit systems	C		1 space for each employee on maximum shift	4851
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- E. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit (CMU)	Two or More Dwelling Units (CMU)	Non Dwelling Unit (CMU)
Minimum Lot Area	5,000 sq. ft.	None	
Minimum Lot Width	50 feet	None	

City of Destin, FL - Land Development Code

Minimum Lot Depth	100 feet	None	
Maximum Building Height	35 feet/3 stories	50 feet/4 stories	50 feet/4 stories
Front Setback	20 feet	Ten (10) 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 forty (40) feet, the front setback shall be a minimum of thirty (30) feet.	
Side Setback	7.5 feet	Zero (0) feet for any portion of a building having a height of thirty-five (35) feet or less. Fifteen (15) feet for any portion of a building having a height above thirty-five (35) feet but below fifty (50) feet. For each ten (10) feet or fraction thereof exceeding fifty (50) feet in height, the side setback shall be increased by two (2) feet on each side.	
Rear Setback	10 feet	For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For all other lots not fronting any body of water; Ten (10) feet for any portion of a building having a height of 35 feet or less. Fifteen (15) feet for any portion of a building having a height above thirty-five (35) feet but below fifty (50) feet. For each ten feet or fraction thereof exceeding fifty (50) feet in height, the rear setback shall be increased by two (2) feet on each side.	
Maximum Density/Floor Area Ratio	9.00 units/acre	12.00 units/acre	0.5
Minimum Open Space	25%		

SECTION 4.05.05 CRYSTAL BEACH RESORT (CBR)

- A. Zoning District Intent. The Crystal Beach Resort zoning district implements Future Land Use Element Policy 1-2.4.2, Crystal Beach Resort of the Comprehensive Plan.
- B. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
<u>Accessory Dwelling</u>	P	Y	1 space per dwelling unit	N/A
<u>Guest House</u>	P	Y	1 space per dwelling unit	N/A
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single room occupancy	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
<u>Community Residential Home, Large (7-14)</u>	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
<u>Community Residential Home, Small (1-6)</u>	P	Y		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Barbershops or beauty parlors	C		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Business, computer and management training	C		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	P	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	C		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue	C		1 space for every 4 persons allowed within the maximum occupancy	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Couriers and messengers	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for each vehicle used in operation	492
Drinking places, alcoholic beverages	P		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P			8123
Educational support services	C		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Food services and drinking places	C			722
Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 sq. ft. of gross floor area	722110
Gasoline stations (with convenience store)	C		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	447
Gasoline stations (without convenience store)	C		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	447
<u>Health and personal care stores and medical marijuana treatment center dispensing facilities</u>	C	Y	1 space for every 250 sq. ft. of gross floor area	446
Hospitals	C		2 spaces for every bed	622
Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721110
Internet publishing and broadcasting	C		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	C		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P			561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants	P		1 space for every 75 sq. ft. of gross floor area	722110

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Nursing care facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	C		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721199
Performing arts and spectator sports	C		1 space for every 4 persons allowed within the maximum occu	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Residential mental health facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6232
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Skating rinks	C		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	C		1 space for every 250 sq. ft. of gross floor area	4452
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Thrift stores	C		1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
INSTITUTIONAL USES				
Elementary and Middle schools	C		2 spaces per classroom	6111
High schools	C		1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Governmental or quasi-governmental offices and programs	C		1 space for every 300 sq. ft. of gross floor area, or if public assembly is provided on site, 1 space for every 4 person of max occupancy	921, 922, 926, 927, 928
Libraries	C		1 space for every 300 sq. ft. of gross floor area	
Post Secondary Education	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6113, 6112, 6115
Postal service	P		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Social assistance	C		1 space for every 250 sq. ft. of gross floor area	624
School, Urban/Interurban and rural bus transportation system	C		1 space for each employee on maximum shift	4851, 4852, 4854
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	
INDUSTRIAL USES				
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the	323

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			required parking for square footage devoted to other uses	

C. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non-Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	30 feet/3 stories	50 feet/4 stories	
Front Setback	20 feet	Ten (10) feet minimum and no maximum	
Side Setback	7.5 feet	Ten (10) feet for any portion of a building having a height of 35 feet or less. Fifteen (15) feet for any portion of a building having a height above thirty-five (35) feet but below fifty (50) feet. For each ten feet or fraction thereof exceeding fifty (50) feet in height, the rear setback shall be increased by two (2) feet on each side.	
Rear Setback	10 feet	For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, Ten (10) feet for any portion of a building having a height of 35 feet or less. Fifteen (15) feet for any portion of a building having a height above thirty-five (35) feet but below fifty (50) feet. For each ten feet or fraction thereof exceeding fifty (50) feet in height, the rear setback shall be increased by two (2) feet on each side.	
Maximum Density/Floor Area Ratio	6.00 units/acre	12.00 units/acre	0.7
Minimum Open Space	30%	25%	

City of Destin, FL - Land Development Code

SECTION 4.05.06 GULF RESORT MIXED USE (GRMU)

- A. Zoning District Intent. The Gulf Resort Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(5), Gulf Resort Mixed Use of the Comprehensive Plan.
- B. The Gulf Resort Mixed Use zoning district is intended to provide the city with its major mixed use resort destination.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	N/A
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit	N/A
Single room occupancy	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
<u>Luxury motor home resort</u>	P	Y	1 space per dwelling unit/pad	
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
<u>Community Residential Home, Large (7-14)</u>	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
<u>Community Residential Home, Small (1-6)</u>	P	Y		
Family Day Care Home	P		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlours	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	713950
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	P	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/convention center	P		1 space for every 4 persons allowed within the maximum occupancy	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Drinking places, alcoholic beverages	P		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P			8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall	

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Food services and drinking places	P			722
Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 sq. ft. of gross floor area	722110
Gasoline stations (with convenience store)	P		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	447
Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	447
Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P			561720
Laundromat (coin operated)			1 space for every 2 washing machines	812
Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Limited-service restaurants (fast-food)	P		1 space for every 75 sq. ft. of gross floor area	722110
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mini-warehouse and self-storage leasing (drive-up)	C		No minimum parking shall be required for the mini-storage units provided that the aisle widths between buildings are a minimum of 18 feet and through access or turnaround space is provided. Parking shall be required for the square footage devoted to other uses on the site.	531130
Mini-warehouse and self-storage leasing (walk-in)	C		1 space for every 50 self-storage units, plus parking shall be required for the square footage devoted to other uses on the site.	531130
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721199
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Stables	P		1 space for every 5 horses boarded on-site	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater, Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Theater, Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
Libraries	P		1 space for every 300 sq. ft. of gross floor area	
INDUSTRIAL USES				
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	50 feet/4 stories		65 feet/5 stories
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 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	

City of Destin, FL - Land Development Code

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
		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. For those properties that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet maximum.	
Side Setback	7.5 feet	Ten 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.	
Rear Setback	10 feet	For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten 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 rear setback shall be increased by two feet.	
Maximum Density/Floor Area Ratio	9.00 units/acre	24.00 units/acre	1.3
Minimum Open Space	30%	25%	

SECTION 4.05.07 HOLIDAY ISLE MIXED USE (HIMU)

- A. Zoning District Intent. The Holiday Isle Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(6), Holiday Isle Mixed Use of the Comprehensive Plan.
- B. The Holiday Isle Mixed Use zoning district is intended to provide the city with an intense mixed use resort destination.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10 % for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10 % for visitors	
Single-family detached dwelling	C		2 spaces per Dwelling Unit	
Single room occupancy	C		1 space per rental room	
Seasonal/Short-Term Residential Uses				
<u>Luxury motor home resort</u>	C	Y		
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	P		1 space per bedroom (minimum of 2 spaces)	
Other Residential Uses				
<u>Community Residential Home, Large (7-14)</u>	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
<u>Community Residential Home, Small (1-6)</u>	C	Y		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812

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City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Bed and breakfast inns	P		1 space for every room for rent	721191
Beer, wine and liquor stores	C		1 space for every 250 sq. ft. of gross floor area	4453
Boat, vehicle, equipment, etc., storage leasing	C		1 parking space for every 10,000 sq. ft. of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 sq. ft. of office area.	531190
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	P	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/convention center	P		1 space for every 4 persons allowed within the maximum occupancy	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Drinking places, alcoholic beverages	P		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	C			8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940

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City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Food services and drinking places	P			722
Full-service restaurants (quality or high turnover sit- down)	P		1 space for every 100 sq. ft. of gross floor area	722110
Gasoline stations (with convenience store)	C		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	447
Gasoline stations (without convenience store)	C		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	447
<u>Health and personal care stores and medical marijuana treatment center dispensing facilities</u>	C	Y	1 space for every 250 sq. ft. of gross floor area	446
Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff).	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	C			561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Limited-service restaurants (delivery/carry- out/drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants (fast- food)	P		1 space for every 75 sq. ft. of gross floor area	722110
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Marinas	C		In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip not housing fare-carrying vessels charter fishing boats, or rental watercraft	713930
Dry boat storage facilities	C		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.	
Dry dock facilities	C		2 parking spaces for each dry dock.	
Charter fishing boats – small (1-6 passenger capacity)	C		2 parking spaces for passengers plus 1.5 parking spaces for crew.	
Charter fishing boats – large (7 or more passenger capacity)	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity plus 2.25 spaces for crew.	
Fare-carrying vessels	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity.	
Rental watercraft	C		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity or 1 parking space for every 4 personal watercraft.	
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: - One space for one employee on shift - Two spaces for two—three employees on shift - Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721199
Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	C		1 space for every 250 sq. ft. of gross floor area	4452

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Sporting goods and musical instrument stores	C		1 space for every 250 sq. ft. of gross floor area	4511
Stables	P		1 space for every 5 horses boarded on-site	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater - Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater - Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
Water transportation	C		Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum number of seats or occupancy. Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	483
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851,4852
Libraries	P		1 space for every 300 sq. ft. of gross floor area	
INDUSTRIAL USES				
Fish and seafood merchant wholesalers	C		1 space per employee on max shift plus 1 space per 250 sq. ft. of retail space	424460
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	
MISCELLANEOUS USES				
Solar electric power generation	P			221119

City of Destin, FL - Land Development Code

- E. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit (HIMU)	Two or More Dwelling Units (HIMU)	Non Dwelling Unit (HIMU)
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	50 feet/4 stories	50 feet/4 stories	
Front Setback	20 feet	For those properties that front U.S. Highway 98, 15 feet minimum to 25 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 Setback	7.5 feet	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.	
Rear Setback	10 feet	Rear setback. For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten 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 rear setback shall be increased by two feet on each side.	
Maximum Density/Floor Area Ratio	9.00 units/acre	16.90 units/acre	1.3
Minimum Open Space	30%	25%	

City of Destin, FL - Land Development Code

SECTION 4.05.08 NORTH HARBOR MIXED USE (NHMU)

- A. Zoning District Intent. The North Harbor Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(4), North Harbor Mixed Use of the Comprehensive Plan.
- B. The North Harbor Mixed Use zoning district is intended to complement the South Harbor festive marketplace.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom: 1.50 spaces per Dwelling Unit plus 10% for visitors	
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	C		2 spaces per Dwelling Unit	
Single room occupancy	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
Community Residential Home, Large (7-14)	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	C	Y		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft.	713990

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			of gross floor area or ground area, whichever is applicable to the facility.	
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Automobile dealers	C		1 space for every 400 sq. ft. of gross floor area	4411
<u>Automotive repair and maintenance (major repair)</u>	P	Y	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
<u>Automotive repair and maintenance (minor repair)</u>	P	Y	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Beer, wine and liquor stores	P		1 space for every 250 sq. ft. of gross floor area	4453
<u>Boat and motorcycle repair</u>	P	Y	1 space for every 400 sq. ft. of gross floor area	811491
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. of outdoor storage area. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers; plus 1 space for every 300 sq. ft. of office area.	531190
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	713950
Brewpubs	P			
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	P	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 sq. ft., whichever is greater.	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	P		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	P		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P			8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Food services and drinking places	P			722
Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 sq. ft. of gross floor area	722110
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
Gasoline stations (with convenience store)	P		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	447

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	447
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
Grocery stores	P		1 space for every 250 sq. ft. of gross floor area	4451
<u>Health and personal care stores and medical marijuana treatment center dispensing facilities</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	446
Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P			561720
Kitchen cabinet stores	P		1 space for every 500 sq. ft. of gross floor area	444190
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
Limited-service restaurants (delivery/carry- out/drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants (fast- food)	P		1 space for every 75 sq. ft. of gross floor area	722110
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 300 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other motor vehicle dealers	P		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721199
Parking lots and garages (public and private)	P		N/A	812930

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Parts and accessories dealer – automotive/marine	P		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Stables	P		1 space for every 5 horses boarded on-site	
Tattoo parlors	P	Y	1 space for every 250 sq. ft. of gross floor area	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater - Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater - Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Thrift stores	P		1 space for every 250 sq. ft. of gross floor area	453310

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
Libraries	P		1 space for every 300 sq. ft. of gross floor area	
INDUSTRIAL USES				
Fish and seafood merchant wholesalers	P			424460
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

North Harbor Mixed Use (NHMU)				
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		35'/3 stories	50'/4 stories	35'/3 stories
Setbacks	Front	20'	See footnote 'A'	See footnote 'A'
	Side	7½'		
	Rear	10'		
Maximum Density (units per acre)		9.00	24.00	N/A
Maximum Floor Area Ratio		N/A	N/A	0.60
Minimum Open Space (%)		25%	25%	25%

City of Destin, FL - Land Development Code

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

Building Height		Setbacks		
		Front	Side	Rear
Less than 40'	Properties on U.S. Highway 98	16' – 26'	0'	0'
	Properties not on U.S. Highway 98	10' – 20'		
Building Height		Setbacks		
		Front	Side	Rear
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'		

SECTION 4.05.11 RESIDENTIAL, OFFICE AND INSTITUTIONAL – VILLAGE RESIDENTIAL (ROI-VR)

- Zoning District Intent. The Residential, Office, and Institutional - Village Residential zoning district implements Future Land Use Element Policy 1-2.4.1, Residential, Office, and Institutional of the Comprehensive Plan.
- The ROI - VR zoning district intends to allow land zoned ROI-VR to be developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units, with or without limited and supportive commercial uses.
- Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
<u>Accessory Dwelling</u>	C	Y	1 space per dwelling unit	
<u>Guest House</u>	C	Y		
Multi-family attached dwelling	C		1 bedroom unit: 1.50 spaces per Dwelling Unit plus 10% for visitors	
			2 bedrooms: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	P		2 spaces per Dwelling Unit:	

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Single room occupancy	P		1 space per rental room	
Other Residential Uses				
<u>Community residential home, large (7-14)</u>	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
<u>Community Residential Home, Small (1-6)</u>	P	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Family day care home	P		2 spaces per dwelling unit	
COMMERCIAL USES				
Administrative and support services	C		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	C		1 space for every 250 sq. ft. of gross floor area	621
Barbershops or beauty parlors	C		1 space for every 150 sq. ft. of gross floor area	812
Book, periodical, and music stores	C		1 space for every 250 sq. ft. of gross floor area	4512
Business, computer and management training	C		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	C	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	C		1 space for every 250 sq. ft. of gross floor area	448
Community care facilities for the elderly	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6233

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City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Couriers and messengers	C		1 space for every 500 sq. ft. of gross floor area, plus 1 space for each vehicle used in operation	492
Dry cleaning and laundry services	C			8123
Educational support services	C		1 space for every 300 sq. ft. of gross floor area	6117
Finance and Insurance	C		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Florists	C		1 space for every 300 sq. ft. of gross floor area	4531
Hospitals	C		2 spaces for every bed	622
Internet publishing and broadcasting	C		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	C		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	C			561720
Laundromat (coin operated)	C		1 space for every 2 washing machines	812
Management of companies and enterprises	C		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	C		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Nursing care facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Office supplies, stationery, and gift stores	C		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	C		1 space for every 250 sq. ft. of gross floor area	
Other information services	C		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	4539
Other residential care facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6239
Other schools and instruction	C		1 space for every 300 sq. ft. of gross floor area	6116
Performing arts and spectator sports	C		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	C		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	C		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	C		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	C		1 space for every 250 sq. ft. of gross floor area	531

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Religious organizations	C		1 space for every 4 persons allowed within the maximum occupancy	8131
Residential mental health facilities	C		1 space for every 4 beds, plus one space per staff person working the largest shift	6232
Skating rinks	C		1 space for every 200 sq. ft. of gross floor area	
Stables	C		1 space for every 5 horses boarded on-site	
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	
Thrift stores	C		1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	C		1 space for every 250 sq. ft. of gross floor area	541940
Waste management and remediation services	C		1 space for every 1000 sq. ft. of gross floor area, plus 1 space for each company vehicle	562
INSTITUTIONAL USES				
Governmental or quasi-governmental offices and programs	C		1 space for every 300 sq. ft. of gross floor area, or if public assembly is provided on site, 1 space for every 4 per max occupancy	921, 922, 923, 924, 925, 926, 928
Elementary and Middle schools	C		2 spaces for every classroom	6111
High schools	C		1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Libraries			1 space for every 300 sq. ft. of gross floor area	
Postal service	C		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Post Secondary Education	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6113, 6112, 6115
School, Urban/Interurban and rural bus transportation system	C		1 space for each employee on maximum shift	4851, 4852, 4858

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Social assistance	C		1 space for every 250 sq. ft. of gross floor area	624
INDUSTRIAL USES				
Printing and related support activities	C		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- E. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	35 feet/3 stories	50 feet/4 stories	35 feet/3 stories
Front Setback	20 feet	For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet. For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required. Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR	
Side Setback	7.5 feet		
Rear Setback	10 feet		

City of Destin, FL - Land Development Code

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
		residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided. Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.	
Maximum Density	9.00 units/acre	12.00 units/acre	0.5
Minimum Open Space	25%		

SECTION 4.05.12 SOUTH HARBOR MIXED USE (SHMU)

- A. Zoning District Intent. The South Harbor Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(3), South Harbor Mixed Use of the Comprehensive Plan.
- B. 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.
- C. Special Development Criteria:
 1. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 sq. ft. of "publicly leasable commercial space" (e.g. retail, office, restaurant, etc.).
 2. 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.
 - a. 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.
- D. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	P		1 bedroom unit: 1.50 spaces per Dwelling Unit plus 10% for visitors	
			2 bedrooms unit: 2.25 spaces per Dwelling Unit plus 10% for visitors	
			3+ bedrooms: 2.5 spaces per Dwelling Unit plus 10% for visitors	
Single-family detached dwelling	C		2 spaces per Dwelling Unit	
Single room occupancy	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	
Single-Family Detached Dwelling	C		1 space per bedroom (minimum of 2 spaces)	
<i>Other Residential Uses</i>				
Community Residential Home, Large (7-14)	C	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community Residential Home, Small (1-6)	C	Y		
Family Day Care Home	C		2 spaces per Dwelling Unit	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Amusement arcades	C		1 space for every 250 sq. ft. of gross floor area	713120
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Beer, wine and liquor stores	P		1 space for every 250 sq. ft. of gross floor area	4453
Boat, vehicle, equipment, etc., storage leasing	P		1 parking space for every 10,000 sq. ft. of outdoor storage area, plus 1 space for every 300 sq. ft. of office area.	531190
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	713950
Brewpubs	P			
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	P	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/conventi on center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 sq. ft., whichever is greater.	531120
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	P		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	P		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P			8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Food services and drinking places	P			722
Full-service restaurants (quality or high turnover sit-down)	P		1 space for every 100 sq. ft. of gross floor area	722110
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
<u>Health and personal care stores and medical marijuana treatment center dispensing facilities</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	446
Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P			561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants (fast-food)	P		1 space for every 75 sq. ft. of gross floor area	722110
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Marinas	P		In addition to parking requirements for other uses specified herein, commercial marinas shall have 1 additional parking space for each boat slip not housing fare-carrying vessels charter fishing boats, or rental watercraft	713930
Dry boat storage facilities	P		1 parking space for every 4 boat storage spaces. Required auto parking spaces cannot be used for wash and dry racks or for boats or trailers.	
Dry dock facilities	P		2 parking spaces for each dry dock.	
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	
Charter fishing boats – large (7 or more passenger capacity)	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity plus 2.25 spaces for crew.	
Fare-carrying vessels	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity.	
Rental watercraft	P		1 parking space for each 4 passengers based on maximum U.S. Coast Guard rated passenger capacity or 1 parking space for every 4 personal watercraft.	
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P		1 space for every 250 sq. ft. of gross floor area	4539
Other motor vehicle dealers	P		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721199
Parts and accessories dealer – automotive/marine	P		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Stables	P		1 space for every 5 horses boarded on-site	
<u>Tattoo parlors</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Theater, Single-screen	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Theater, Multi-screen	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Thrift stores	P		1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
Water transportation	P		Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum number of seats or occupancy. Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	483
INSTITUTIONAL USES				

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Urban/Interurban and rural bus transportation	P		1 space for each employee on maximum shift	4851, 4852
Libraries	P		1 space for every 300 sq. ft. of gross floor area	
INDUSTRIAL USES				
Fish and seafood merchant wholesalers	P			424460
Printing and related support activities	P		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

- F. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	7,500 sq. ft.	None	
Minimum Lot Width	70 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	30 feet/3 stories	50 feet/4 stories	75 feet/6 stories Harbor Waterfront Building Height. Notwithstanding Table 1-13, Buildings in SHMU within the "Harbor Waterfront" area, as defined in the Glossary, that have an elevation facing the waterfront must stepback 20 feet after the fourth floor or 50 feet, whichever is lower. Building height within the "Harbor Waterfront" area shall be measured using the

City of Destin, FL - Land Development Code

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
			Average Grade Method as defined in the Glossary, herein.
Front Setback	20 feet	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.	
Side Setback	7.5 feet	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.	
Rear Setback	10 feet	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.	
Maximum Density	9.00 units/acre	24.00 units/acre	1.5
Minimum Open Space	30%	25%	

SECTION 4.05.13 TOWN CENTER MIXED USE (TCMU)

- A. Zoning District Intent. The Town Center Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(1), Town Center Mixed Use of the Comprehensive Plan.
- B. The Town Center Mixed Use zoning district intends to provide for increased buffering and setbacks from nearby residential and mixed use developments, while allowing lands in this district to be developed, redeveloped and/or maintained and conserved as areas that accommodate mixed-use development.
- C. It is the intent of the TCMU zoning district to specifically not allow;
 1. Permanent or seasonal single-family residential uses.
- D. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-Term Residential Uses</i>				
Multi-family attached dwelling	C		1 bedroom unit: 1.50 spaces plus 10% for visitors	
			2 bedroom unit: 2.25 spaces plus 10% for visitors	
			3+ bedroom unit: 2.5 spaces plus 10% for visitors	
Single room occupancy	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-Family Attached Dwelling	P		1 space per bedroom	
<i>Other Residential Uses</i>				
Community Residential Home, Small (1-6)	P	Y	1 space per 4 beds, plus 1 space for each employee on maximum shift	
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	P		1 space for every 250 sq. ft. of gross floor area	621
Auto parts, accessories, and tire stores	C		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	4413
Automobile dealers	C		1 space for every 400 sq. ft. of gross floor area	4411
Barbershops or beauty parlors	P		1 space for every 150 sq. ft. of gross floor area	812
Bed and breakfast inns	P		1 space for every room for rent	721191
Beer, wine and liquor stores	P		1 space for every 250 sq. ft. of gross floor area	4453

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	713950
Brewpubs	C			
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
Car washes (automated)	C		1 space for every 200 sq. ft. of office/employee support area, plus stacking for 3 vehicles.	811192
Car washes (self-service)	C		2.5 spaces for every washing stall	811192
<u>Child day care services</u>	P	Y	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue or Conference/convention center	P		1 space for every 3 persons allowed within the maximum occupancy as determined by building, fire, and/or health codes or 1 space for every 45 sq. ft., whichever is greater.	531120
Community care facilities for the elderly	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6233
Consumer goods rental	C		1 space for every 400 sq. ft. of gross floor area	5322
Department stores	P		1 space for every 250 sq. ft. of gross floor area	4521
Drinking places, alcoholic beverages	P		1 space for every 75 (85) sq. ft. of gross floor area	7224
Dry cleaning and laundry services	P			8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Electronics and appliance stores	P		1 space for every 500 sq. ft. of gross floor area	443

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Finance and Insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
Food services and drinking places	P			722
Full-service restaurants (quality or high turnover sit down)	P		1 space for every 100 sq. ft. of gross floor area	722110
Furniture and home furnishings stores	P		1 space for every 500 sq. ft. of retail gross floor area and 1 space for every 1000 sq. ft. of warehouse area	442
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
Grocery stores	P		1 space for every 250 sq. ft. of gross floor area	4451
<u>Health and personal care stores and medical marijuana treatment center dispensing facilities</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	446
Hotels and motels	P		1 space for first sleeping room and 0.50 space for each additional sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721110
Internet publishing and broadcasting	P		1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P		1 space for every 250 sq. ft. of gross floor area	518
Janitorial services	P			561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Limited-service restaurants (delivery/carry-out/drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants (fast-food)	P		1 space for every 75 sq. ft. of gross floor area	722111
Machinery and equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5324
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
Other information services	P		1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	4539
Other motor vehicle dealers	C		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	C		1 space for every 400 sq. ft. of gross floor area	81149

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Other residential care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6239
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Other traveler accommodation, C.T.L.A.	P		1 space for every sleeping room in a unit, plus 1 space per 20 units (for support staff), plus if there are accessory uses provided therein, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses provided in other subsections.	721199
Parking lots and garages (public and private)	C		N/A	812930
Parts and accessories dealer – automotive/marine	C		1 space for every 200 sq. ft. of gross floor area (each service bay may count toward a space)	441310
Performing arts and spectator sports	P		1 space for every 3 seats or 1 space for every 35 sq. ft. of gross floor area where there are no fixed seats	711
Personal and laundry services	P		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Professional and technical services	P		1 space for every 250 sq. ft. of gross floor area	541
Real estate services	P		1 space for every 250 sq. ft. of gross floor area	531
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	P		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	P		1 space for each 4 seats on the boat or 1 space for each 75 sq. ft. of gross floor area, whichever is greater.	4872
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	
Specialty food stores	P		1 space for every 250 sq. ft. of gross floor area	4452

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Stables	P		1 space for every 5 horses boarded on-site	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
Single-screen theater	P		1 space for every 3 seats, plus 5 spaces for employees	512131
Multi-screen theater	P		1 space for every 4 seats, plus 5 spaces for employees	512131
Thrift stores	C		1 space for every 250 sq. ft. of gross floor area	453310
Thrift stores, large	C		1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C		1 space for every 250 sq. ft. of gross floor area	4533
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
Wireless telecommunications carriers (except satellite)	P			5172
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
Libraries	P		1 space for every 300 sq. ft. of gross floor area	
INDUSTRIAL USES				
Printing and related support activities	C		1 space for every 1,000 sq. ft. of gross floor area devoted to manufacturing, plus the required parking for square footage devoted to other uses	323
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Neighborhood mini-parks	C		Minimum 1 handicap parking space per park	

G. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

City of Destin, FL - Land Development Code

	One Dwelling Unit	Two or More Dwelling Units	Non Dwelling Unit
Minimum Lot Area	5,000 sq. ft.	None	
Minimum Lot Width	50 feet	None	
Minimum Lot Depth	100 feet	None	
Maximum Building Height	35 feet/3 stories	50 feet/4 stories	75 feet/6 stories
Front Setback	20 feet	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 Setback	5 feet	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	10 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.	
Maximum Density/Floor Area Ratio	9.00 units/acre	24.00 units/acre	1.5
Minimum Open Space	25%		

SECTION 4.06 SPECIAL DISTRICTS**SECTION 4.06.01 AIRPORT (A)**

- A. Zoning District Intent. The Airport zoning district implements Future Land Use Element Policy 1-2.6.1, Airport of the Comprehensive Plan.
- B. The Airport zoning district is comprised of land that encompasses the Destin Executive Airport (DTS).
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NIACS CODE
COMMERCIAL USES				
Air transportation	P		1 space for each aircraft tie down or hangar, plus 1 space for every 250 sq. ft. of terminal/office/fixed base operation area	481
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
Book, periodical, and music stores	P		1 space for every 250 sq. ft. of gross floor area	4512
Charter bus industry	P		1 space for each employee on maximum shift, plus 1 space for each service vehicle	4855
Clothing and clothing accessories stores	P		1 space for every 250 sq. ft. of gross floor area	448
Couriers and messengers	P		1 space for every 500 sq. ft. of gross floor area, plus 1 space for each vehicle used in operation	492
Food services and drinking places	P			722
Drinking places, alcoholic beverages	P		1 space for every 75 (85) sq. ft. of gross floor area	7224
Gasoline stations (with convenience store)	P		1 space for every 200 sq. ft. of gross floor area (fuel stations are not to be included as a parking space)	447
Gasoline stations (without convenience store)	P		1 space per 4 pumps, plus 1 space for each employee on maximum shift (fuel stations are not to be included as a parking space)	447
Limited-service restaurants (delivery, carry-out, drive-in)	P		1 space for every 150 sq. ft. of gross floor area	722111
Limited-service restaurants (fast-food)	P		1 space for every 75 sq. ft. of gross floor area	722111
Office supplies, stationery, and gift stores	P		1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
Shopping center	P		1 space for every 300 sq. ft. of gross floor area	

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NIACS CODE
Other ground passenger transportation	P		1 space for each employee on maximum shift	4859
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
<u>Pawn Shops</u>	P	Y	1 space for every 250 sq. ft. of gross floor area	522298
Scenic and sightseeing transportation, other	P		1 space for each 3 seats in the vehicle	4879
Support activities for air transportation	P		1 space for every 300 sq. ft. of terminal/office/fixed base operation area	4881
Taxi and limousine service	P		1 space for every 750 sq. ft. of gross floor area	4853
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
Postal service	P		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6115
MISCELLANEOUS USES				
Solar electric power generation	P		1 space for every 200 sq. ft. of gross floor area	221119

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	35 feet/3 stories
Front Setback	Setbacks from taxiway pursuant to adopted FAA construction standards.
Side Setback	

City of Destin, FL - Land Development Code

Rear Setback	Setbacks from property lines minimum of 15 feet. Building separation requirements minimum of ten feet or 20 feet if designated a fire lane.
Maximum Density/Floor Area Ratio	1.30
Minimum Open Space	25%

E. Airport and aircraft zoning regulations.

1. Compatible land uses.

- a. Purpose. It is hereby declared that the purpose of this section is to provide for the health, safety and welfare of the general public located in proximity to the Destin-Executive Airport by establishing standards for land use and for sound level reduction requirements with respect to exterior noise resulting from the legal and normal operations at the Destin-Executive Airport. This section establishes noise zones of differing intensities and land use in the vicinity of Destin-Executive Airport, establishes permitted land uses in the noise zones, and establishes notification procedures to prospective purchasers of real estate within the noise zones.

2. Airport zones and airspace height limitations. Certain zones are created and established which include all of the land lying beneath the approach, transitional, horizontal and conical surfaces as they apply to a particular airport.

- a. An area located in more than one of the described zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

3. Public civil airport height zones and limitations.

a. Primary zone:

1. An area longitudinally centered on a runway, extending 200 feet beyond each end of that runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.

- (i) No structure or obstruction will be permitted within the primary zone that is not part of the landing and takeoff area and is of a greater height than the nearest point on the runway centerline. The width of the primary zone is as follows:

b. Destin Executive Airport-Runway 14 and 32; 500 feet for non-precision instrument runways having visibility minimums greater than three-fourths of a statute mile.

1. The width of the primary zone of a runway will be that width prescribed in this section for the most precise approach existing or planned for either end of that runway. No structure or obstruction will be permitted within the primary zone that is not part of the landing and takeoff facilities and is of a greater height than the nearest point on the runway centerline.

c. Horizontal zone. The area around each civil airport with an outer boundary the perimeter of which is constructed by swinging arcs of specified radii from the center of each end of the primary zone of each airport's runway and connecting the adjacent arcs by lines tangent to those arcs. The radius of each arc is:

City of Destin, FL - Land Development Code

1. Destin-Executive Airport-Runway 14 and 32; 10,000 feet for all runways not designated as utility or visual.
2. The radius of the arc specified for each end of a runway will have the same arithmetical value. That value will be the highest composite value determined for either end of the runway. When a 5,000-foot arc is encompassed by tangents connecting two adjacent 10,000-foot arcs, the 5,000-foot arc shall be disregarded on the construction of the perimeter of the horizontal zone.
 - (i) No structure or obstruction will be permitted in the horizontal zone that has a height greater than 150 feet above the airport height.
- d. Conical zone. The area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet. Height limitations for structures in the conical zone are 150 feet above the airport height at the inner boundary with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport height at the outer boundary.
- e. Approach zone. An area longitudinally centered on the extended runway centerline and extending outward from each end of the primary surface. An approach zone is designated for each runway based upon the type of approach available or planned for that runway end.
 1. The inner edge of the approach zone is the same width as the primary zone and it expands uniformly to a width of:
 - (i) Destin-Executive Airport-Runway 14 and 32; 3,500 feet for that end of a non-precision instrument runway, other than utility, having visibility minimums greater than three-fourths of a statute mile.
 2. The approach surface extends for a horizontal distance of:
 - (i) Destin-Executive Airport-Runway 14 and 32; 10,000 feet for all non-precision instrument runways other than utility.
 3. The outer width of an approach zone to an end of a runway will be that width prescribed in this subsection for the most precise approach existing or planned for that runway end.
 4. Permitted height limitation within the approach zones is the same as the runway end height at the inner edge and increases with horizontal distance outward from the inner edge as follows:
 - (i) Destin-Executive Airport-Runway 14 and 32; permitted height increases one foot vertically for every 34 feet of horizontal distance for all non-precision instrument runways other than utility.
- f. Transitional zone. The area extending outward from the sides of the primary zone and approach zones connecting them to the horizontal zone. Height limits within the transitional zone are the same as the primary zone or approach zone at the boundary line where it adjoins and increases at a rate of one foot vertically for every seven feet horizontally, with the horizontal distance measured at right angles to the runway centerline and extended centerline, until the height matches the height of the horizontal zone or conical zone or for a horizontal distance of 5,000 feet from the side of the part of the precision approach zone that extends beyond the conical zone.

City of Destin, FL - Land Development Code

- g. Other areas. In addition to the height limitations imposed in paragraphs 1 through 5 above, no structure or obstruction will be permitted within the city that is outside of a federal reservation and would cause a minimum obstruction clearance altitude, a minimum descent altitude, a minimum vectoring altitude, or a decision height to be raised.
- F. No use may be established on land or water within any zones established by this section that interfere with the operation of an airborne aircraft or other operation of the Destin Executive Airport.
 - 1. Any proposed development which would encroach upon the proposed expansion area of the Destin Executive Airport shall be approved (or not objected to) by the Okaloosa County government, in writing, in advance of the issuance of the final development order by the city.
 - 2. Evidence from Okaloosa County shall be required from any applicant proposing development within the proposed expansion areas as shown on figure 7.15.02A. The following special requirements shall apply to each permitted use:
 - a. All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.
 - b. No operations shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of a public airport.
 - c. No operations shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
 - d. Sanitary landfills will be considered as an incompatible use if located within areas established for the airport through the application of the following criteria:
 - 1. Landfills located within 10,000 feet of any runway used or planned to be used by turbojet or turboprop aircraft.
 - 2. Landfills located within 5,000 feet of any runway used only by piston type aircraft.
 - 3. Landfills outside the above perimeters but within conical surfaces described by Federal Air Regulation (FAR) Part 77 and applied to an airport will be reviewed on a case-by-case basis.
 - 4. Any landfill located so that it places the runway and/or approach and departure patterns of an airport between bird feeding, watering or roosting areas.
- G. Obstruction lighting. Notwithstanding the preceding provisions of this section, the owner of any structure over 200 feet above ground level shall install lighting in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments.
- H. High intensity white obstruction lights shall be installed on a high structure which exceeds 749 feet above mean sea level. The high-intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments.
- I. Noise zones:
 - 1. Such zones are shown on Figure 7.15.08A. 2013 Official Noise Exposure Map and are described in section 7.15.09. The noise zones contained herein are based on a projection of future noise environments arising from aircraft flight operations at Destin-Executive Airport.
 - a. Zone A. A land use noise zone is hereby established and designated as zone A, being that area commencing at the outermost boundary of the airport and extending outward therefrom to a boundary indicated on the noise zone map as "B" and as described in section

City of Destin, FL - Land Development Code

- 7.15.09. The outer boundary of noise zone A approximates a noise level of 75 DNL (day/night average sound line).
1. Zone A (75 DNL and above). Noise zone A applies to an area of 75 DNL entirely within the Destin-Executive Airport and surrounding runway 14-32 at various depths as per the 2013 OFFICIAL NOISE EXPOSURE MAP.
 - b. Zone B. A land use noise zone is hereby established and designated as zone B, being that area commencing at a boundary indicated on the noise zone A and extending outward therefrom to a boundary indicated on the noise zone map as "C" and as described in section 7.15.09. The outer contour of noise zone B approximates a noise level of 70 DNL.
 1. Zone B (70 DNL to 75 DNL). Noise zone B applies to an area of 70 DNL surrounding the Destin-Executive Airport, as per the 2013 OFFICIAL NOISE EXPOSURE MAP.
 - c. Zone C. A land use noise zone is hereby established and designated as zone C, being that area commencing at a boundary indicated on the noise zone map as the outer boundary of noise zone B and extending outward therefrom to the furthestmost boundary indicated on the noise zone map and as described in section 7.15.09. The outer contour of noise zone C approximates a noise level of 65 DNL.
 1. Zone C (65 DNL to 70 DNL). Noise zone C applies to an area of 65 DNL surrounding the Destin-Executive Airport, as per the 2013 OFFICIAL NOISE EXPOSURE MAP.
- J. Noise zones—Determination of boundaries. In determining the location of noise zone boundaries on the map made a part of these regulations, the following rules shall apply:
1. Where boundaries are shown to follow streets or alleys, the centerlines of such streets or alleys, as they exist at the time of adoption of these regulations, shall be the noise zone boundary; or
 2. Where boundaries are shown to enter or cross platted blocks, property lines of lots, as they exist at the time of adoption of these regulations, shall be the noise zone boundary; or
 3. Notwithstanding the above, where boundaries are shown on any platted lot, provisions of the more restricted zone shall apply; or
 4. Where boundaries are shown on unsubdivided property less than ten acres in area, provisions of the more restricted zone shall apply; or
 5. Where boundaries are shown on unsubdivided property ten or more acres in area the location shall be determined by scale shown on the map unless dimensions are given on the map.
- K. Sound level requirements for structures—Scope of requirements.
1. The provisions of this article shall apply to the construction, alteration, moving, demolition, repair and use of any building or structure within the city, except work located primarily in a public right-of-way, public utility towers and poles, and mechanical equipment not specifically regulated in this article.
 2. Additions, alterations, repairs, and changes of use or occupancy in all buildings and structures shall comply with the provisions of this article.
- L. Sound level requirements for structures—Application to existing buildings.
1. Generally. General buildings or structures to which additions, alterations, or repairs are made shall comply with all the requirements of this article except as specifically provided in this section.
 2. Additions, alterations, and repairs—More than 50 percent. When additions, alterations, or repairs within any three-year period exceed 50 percent of the assessed value of an existing

City of Destin, FL - Land Development Code

- building or structure such building or structure shall be made to conform to the requirements of this article.
- 3. Nonstructural alteration and repairs—Fifty percent or less. Alterations or repairs, not exceeding 50 percent of the assessed value of an existing building or structure and which are nonstructural, may be made with the same materials of which the building or structure is constructed.
 - 4. Repairs—Roof covering. Not more than 50 percent of the roof covering of any building or structure shall be replaced in any three-year period unless the new roof covering is made to conform to the requirements of this article.
 - 5. Existing occupancy. Buildings in existence at the time of the passage of this Code.
- M. Notification of potential noise impact.
- 1. Noise zone A. No residential development shall be allowed within noise zone A.
 - 2. Noise zones B and C. Constructive knowledge shall be made available to all purchasers of residential property as provided for in F.S. § 475.25 and Public Law 96-163 (49 USC 2101). Public notice through the use of maps depicting noise-impacted areas shall be available at the City Manager's or his designee's office and a listing of all residential property within noise-impacted areas shall be made available from the public records of the County annotating all residential property within noise zones B and C. A listing of all residential property within noise zones B and C will be compiled by the County Tax Assessor from public records. It shall be updated at least once each year and this listing will be used by title companies, real estate agencies, the planning commission, and individuals to determine the notice required to be given to prospective purchasers of residential property. A disclosure statement at appendix 6 shall be completed for the sale of all residential property located in noise zones B and C. This statement shall be filed with the property deed.
- N. Conflicting Regulations. Where there exists a conflict between any of the regulations or limitations prescribed in section 7.15.00 and any other regulations or zoning applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

SECTION 4.06.02 INSTITUTIONAL (INST)

- A. Zoning District Intent. The Institutional zoning district implements Future Land Use Element Policy 1-2.7.1, Institutional of the Comprehensive Plan.
- B. The Institutional zoning district is intended to accommodate public and semi-public facilities and services, promote natural resource enhancement and promote open spaces around buildings.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
COMMERCIAL USES				

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
All other amusement and recreation industries	P		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990
Ambulatory health care services/physician's office	C		1 space for every 250 sq. ft. of gross floor area	621
Business, computer and management training	P		1 space for every 300 sq. ft. of gross floor area	6114
<u>Child day care services</u>	P	Y	1 space for every 250 sq. ft. of facility gross floor area	6244
Community care facilities for the elderly	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6233
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117
Hospitals	P		2 spaces for every bed	622
Membership associations and organizations	P		1 space per 150 sq. ft.; or 1 space for every 4 seats in the largest assembly area	813
Mobile Vending	P	Y	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Nursing care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Other residential care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6239
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Parking lots and garages (public and private)	P		N/A	812930

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Religious organizations	P		1 space for every 4 persons allowed within the maximum occupancy	8131
Residential mental health facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6232
Skating rinks			1 space for every 200 sq. ft. of gross floor area	
Stables			1 space for every 5 horses boarded on-site	
Tennis, handball, and racquetball facilities			2 spaces for every court, plus required parking for additional uses on-site	
Used merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4533
Waste management and remediation services	C		1 space for every 1000 sq. ft. of gross floor area, plus 1 space for each company vehicle	562
INSTITUTIONAL USES				
Elementary and middle schools	P		2 spaces for every classroom	6111
High School	P		1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Governmental or quasi-governmental offices and programs	P		1 space for every 300 sq. ft. of gross floor area, or if public assembly is provided on site, 1 space for every 4 per max occupancy	921, 922, 923, 924, 925, 926, 927, 928
Libraries	P		1 space for every 300 sq. ft. of gross floor area	
Post-secondary educational institutions	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6112, 6113, 6115, 6116, 6117
Postal service	P		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Social assistance	P		1 space for every 250 sq. ft. of gross floor area	624
Urban/Interurban and rural, and school bus transportation system	P		1 space for each employee on maximum shift	4851, 4854, 4852
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Parks	P		Minimum 1 handicap parking space per park	
MISCELLANEOUS USES				
Wind electric power generation	P		1 space for every 200 sq. ft. of gross floor area	221119

City of Destin, FL - Land Development Code

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Non Dwelling Unit	
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	35 feet/3 stories
Front Setback	None
Side Setback	None
Rear Setback	None
Maximum Density/Floor Area Ratio	0.50
Minimum Open Space	25%

SECTION 4.06.03 CONSERVATION (CON)

- A. Zoning District Intent. The Conservation zoning district implements Future Land Use Element Policy 1-2.8.1, Conservation of the Comprehensive Plan.
- B. The Conservation zoning district is intended to apply only to publicly owned property designated as natural and coastal resources with the intent of providing for the long-term protection and preservation of environmentally sensitive natural resource systems.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RECREATIONAL USES				
Passive recreation	P		1 space for every 5,000 sq. ft. of usable land area	

- A. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

Non Dwelling Unit	
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	15'/1 story
Front Setback	None
Side Setback	None

City of Destin, FL - Land Development Code

Rear Setback	None
Maximum Density/Floor Area Ratio	0.05
Minimum Open Space	80%

SECTION 4.06.04 RECREATION (REC)

- A. Zoning District Intent. The Recreation zoning district implements Future Land Use Element Policy 1-2.7.2, Recreation of the Comprehensive Plan.
- B. The Recreation zoning district is intended to apply only to publicly and privately owned property and facilities, with the intent of promoting natural resource enhancement and open spaces around buildings.
- C. Allowable Uses. Uses not listed as permitted, conditional, are prohibited uses.

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
COMMERCIAL USES				
Amusement and theme parks	P		1 space for every 4 seats in facilities available for patron use; or 1 space for every 150 sq. ft. of gross floor area or ground area; or 1 space for every 4 patrons based on design capacity of the facility, whichever is applicable to the facility.	713110
Amusement arcades	P		1 space for every 250 sq. ft. of gross floor area	713120
Bowling centers	P		3.75 spaces for every alley, plus 2 spaces for each billiard table, plus spaces required for other uses on the site	713950
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Golf courses and country clubs	P		6 spaces for every tee, plus required parking for any other uses on the site	713910
Driving range	P		1 space for every tee, plus required parking for any other uses on the site	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation system	P		1 space for each employee on maximum shift	4851, 4852

City of Destin, FL - Land Development Code

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RECREATIONAL USES				
Museums, historical sites, zoos	C		1 space per 250 sq.ft. of gross floor area	712110
Parks	P		Minimum 1 handicap parking space per park	
Passive recreation	P			

- D. Dimensional Requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the City.

	Non Dwelling Unit
Minimum Lot Area	None
Minimum Lot Width	None
Minimum Lot Depth	None
Maximum Building Height	35 feet/3 stories
Front Setback	None
Side Setback	None
Rear Setback	None
Maximum Density/Floor Area Ratio	0.20
Minimum Open Space	25%

SECTION 4.07 OVERLAY DISTRICTS

SECTION 4.07.01 CRYSTAL BEACH NEIGHBORHOOD – TRADITIONAL DEVELOPMENT DISTRICT (CBN-TDD)

- The Crystal Beach Neighborhood-Traditional Development District zoning overlay district recognizes the lot dimensions and configurations of the 1937 Crystal Beach Subdivision Plat (Okaloosa County Plat Book 1, Page 17), as conforming lots within the CBN zoning district and portions of the CBR zoning district.
- The Crystal Beach Neighborhood-Traditional Development District zoning overlay allows the restoration of the original lots configured as fifty feet in width by one hundred fifty feet in depth (50' × 150') as shown in the 1937 Crystal Beach Subdivision Plat.

SECTION 4.07.02 HARBOR DISTRICT (HD)

- The Harbor District Overlay implements Future Land Use Element Policies 1-2.4.3(3) South Harbor Mixed Use (SHMU) and 1-2.4.3 (4) North Harbor Mixed Use (NHMU), and Objective 1-3.4 Encourage Redevelopment and Renewal, of the Comprehensive Plan.

City of Destin, FL - Land Development Code

- B. The Harbor District Overlay encompasses all land that is zoned South Harbor Mixed Use or the North Harbor Mixed Use.
- C. The Destin Harbor is a vital part of the City of Destin's history as a world-class fishing village and festive marketplace, and will continue to play an important role in the City's future.
- D. The intent of the Harbor District Overlay is to encourage:
 - 1. Development and redevelopment that is architecturally compatible with existing and previously existing development in the Destin Harbor area, as well as in the neighboring areas north of U.S. Highway 98
 - 2. The reduction of nonconformities in the district by allowing historic residential structures to be used for commercial purposes consistent with a world-class fishing village and a festive marketplace, such as:
 - a. Restaurants or bars,
 - b. Bed and breakfasts,
 - c. Uses that encourage tourist commercial development
- E. The Harbor District achieves its intent by preserving waterfront views and water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.
- F. Much of the Harbor Area's historic significance is derived from the harbor's role in the City's formation as a world-class fishing village.
- G. In addition to ensuring architectural styles are compatible with the area's heritage, the Harbor District Overlay is intended to preserve the harbor area's historic sense of place.
- H. This overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Harbor area, a world-class fishing village and festive marketplace.

SECTION 4.07.03 TOWN CENTER MIXED USE – CENTRAL BUSINESS DISTRICT (TCMU-CBD)

- A. The Town Center Mixed Use - Central Business District zoning overlay district implements a maximum height cap and restricts certain types of residential and commercial uses that are incompatible with the adjoining residential area.
 - 1. The Town Center Mixed Use - Central Business District overlay is intended to apply to properties that are directly accessible from Main Street and located:
 - a. North 98 Palms Blvd intersection
 - b. South of Legion Drive/Airport Road
- B. The TCMU-CBD zoning overlay 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.
- C. The TCMU-CBD zoning overlay district shall not allow:
 - 1. Permanent or seasonal single-family detached residential dwelling units
 - 2. Seasonal multi-family attached residential dwelling units
 - 3. Commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations.

City of Destin, FL - Land Development Code

SECTION 4.07.04 ZERBE – CALHOUN HISTORIC DISTRICT (Z-CHD)

- A. The Zerbe-Calhoun Historic District Overlay encompasses all land that is located in the area depicted on the attached Exhibit "A", Zerbe-Calhoun Historic District Overlay Map. This area is a vital part of the City of Destin's history, and will continue to play an important role in the City's future. The Calhoun and Zerbe areas border the North and South Harbor Mixed Use areas (NHMU and SHMU areas) and provide a transition between the North and South Harbor Mixed Use areas. U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north.
- B. The Zerbe-Calhoun Historic District Overlay intends to:
1. Encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Calhoun-Zerbe area, as well as in the neighboring areas and
 2. Ensure a smooth transition from the Historic Harbor Area and its significance, derived from the harbor's historic role in the City's formation as a world-class fishing village;
 3. Preserve the area's historic sense of place: this overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Zerbe-Calhoun area; and
 4. Preserve structures and sites of historic and recreational significance, inclusive of the Destin Community Center, Destin History and Fishing Museum, 1934 Post Office, Primrose boat; existing parks and historic cemeteries.
- C. The following properties owned by the City of Destin are deemed structures and sites significant to the history of the City of Destin, and additionally shall be considered collectively as the "Zerbe-Calhoun Historic Park", deemed devoted to active or passive recreation, and shall be subject to all provisions of the City Charter related to City parks:
1. Destin Memorial Cemetery located at 120 Sibert Avenue.
 2. Destin Memorial Cemetery located at 111 Stahlman Avenue and 122 Sibert Avenue.
 3. Clement Taylor Park located at 131 Calhoun Avenue.
 4. Capt. Leonard Destin Park located at 101 Calhoun Avenue.
 5. Destin Library located at 150 Sibert Avenue.
 6. Destin History & Fishing Museum located at 108 Stahlman Avenue.
 7. Destin Community Center located at 101 Stahlman Avenue.
- D. The following may not occur upon any structure or property within the Zerbe-Calhoun Historic Park without a super-majority vote of the City Council:
1. Change of use to any structure, portion of a structure, real property, or portion of real property.
 2. Alteration of any real property boundary.
 3. Relocation of any structure.
 4. Modification of building footprint.

SECTION 4.08 SUPPLEMENTAL DESIGN AND DIMENSIONAL STANDARDS

The purpose and intent of the following regulations is to provide required additional development standards for certain uses and to mitigate their identified impacts.

SECTION 4.08.01. NON-RESIDENTIAL DESIGN STANDARDS FOR SPECIFIC USES

- A. Alcoholic Beverage Dispensing. The purpose of this section is to regulate where businesses principally engaged in the dispensing of alcoholic beverages by the drink for consumption on the

City of Destin, FL - Land Development Code

premises can be located in the City. The phrase "principally engaged" shall mean a business that derives more than 50 percent of its gross revenue from the sale or dispensing of alcohol.

1. Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is not permitted to be located within 500 feet from a:
 - a. Church, similar place of worship,
 - b. School or preschool,
 - c. Cemetery.
2. Minimum separation is measured from the nearest point of the property line of the uses listed above to the front door of the building containing the liquor license.
 - a. Any applicant may provide a survey prepared, signed, dated, and sealed by a professional surveyor registered in the State of Florida, showing the distance measured as described above.
3. Exceptions:
 1. Any business located in either the North Harbor Mixed Use or South Harbor Mixed Use Zoning District
 2. Any business located at an address where a liquor license was issued by the State to engage in such business either on or before the effective date of this ordinance
 3. Any business licensed by the State to engage in such business before the uses listed in paragraph B.1.a. of this section was established at the location in question.
- B. Mobile Vendors. The following regulations are applicable to all mobile vendors, as defined in City Code.
 1. Location criteria. A mobile vendor must comply with the following location criteria, whichever is applicable:
 - a. Public property
 1. Mobile vending is prohibited on public property unless a special event permit is approved by the City and issued to the owner or agent of the mobile vending business.
 2. A mobile vendor with a special event permit that is operating on public property shall comply with the following requirements:
 - (i) A mobile vendor shall not occupy more than 420 sq. ft. of space in total, to include:
 - (a) The mobile vending vehicle
 - (b) Trash receptacle
 - (c) Any covering, if applicable.
 - (ii) A mobile vending vehicle shall not exceed ten feet (10') in width by 40 feet (40') in length.
 - (iii) The maximum height of a mobile vendor shall not exceed 15 feet;
 - (a) Including any covering, such as its canopy, umbrella
 - (b) Excluding venting equipment.
 - (iv) More than one mobile vendor may be located on a site provided these requirements are met individually.
 - b. A mobile vendor may operate on private property, provided the vendor adheres to the following regulations:
 1. The mobile vendor vehicle and the property on which it is located shall meet all applicable ADA requirements.
 2. Location:

City of Destin, FL - Land Development Code

- (i) A mobile vendor may locate within off-street parking spaces on private parking.
 - (ii) A mobile shall not locating within required parking space for existing uses on the property.
 - (iii) The mobile vendor shall not obstruct or impede vehicular or pedestrian access, circulation, egress, or otherwise create a hazard.
 - (iv) Vendors shall not hinder or impede the use of any phone kiosk, mailbox, parking meter, fire alarm, fire hydrant, or traffic control device.
- 3. Density:
 - (i) A maximum of five mobile vendors on any parcel.
 - (ii) The property on which the mobile vendor proposes to locate shall contain a minimum size of one-half acre, and;
 - (iii) No more than one mobile vendor per one-half acre shall be permitted.
 - (iv) In the SHMU and CMU zoning district, no more than one mobile vendor per 100 feet of water frontage shall be allowed, not to exceed five (5) vendors.
- 4. Parking:
 - (i) All mobile vendors shall provide parking in the amount the vendor vehicle encumbers, plus
 - (a) One space for one employee on shift
 - (b) Two spaces for two—three employees on shift
 - (c) Four spaces for four—six employees on shift
- 5. Restrooms:
 - (i) All mobile vendors shall be required to have access to permitted commercial restroom facilities within 300 feet of the mobile vendor on the same parcel, and a sign should be displayed directing customers to its location.
- c. Maintenance and waste disposal.
 - 1. All operations and equipment of the mobile vendor must be clean, and well maintained, with no visible rust, flat tires or other evidence of deferred maintenance.
 - 2. The property at which the mobile vendor is located must also be clean and orderly at all times.
 - 3. The mobile vendor must provide a trash receptacle for use by its patrons.
 - 4. Trash receptacles must be emptied and removed when the mobile vendor is not located on the property, including but not limited to overnight, if applicable.
 - 5. Mobile vendors are prohibited from permitting waste to be deposited upon the ground, sidewalk, streets, City waste receptacles, or private dumpsters (without permission of the private property owner).
- d. Setbacks and separation requirements. All setbacks and separation requirements shall be in accordance with existing zoning and building requirements of the zoning district in which the mobile vendor is located.
- e. Display and signage.
 - 1. Merchandise shall not
 - (i) Be displayed upon the sidewalk or right-of-way,
 - (ii) Intrude upon the accessible area around the mobile vendor vehicle,
 - (iii) Otherwise impede parking or access to structures within the site.

City of Destin, FL - Land Development Code

2. The amount of signage on the mobile vendor vehicle is not regulated but signs must be mounted flat against the vehicle and cannot project from the vehicles.
3. No merchandise or signage of any sort may be placed upon the Harbor Boardwalk.
4. Mobile vendors shall not utilize moving objects, excessive noise, or lighting systems to bring attention to its products or services.
- f. Prohibitions.
 1. A mobile vendor shall not solicit or conduct business with anybody who is in any motor vehicles(s).
 - (i) Exception: Vendors may conduct business or serve patrons with disabilities in parked vehicles.
 2. No mobile vendor vehicle or equipment shall be left unattended, except for mobile vendors located with the SHMU and CMU zoning districts during non-business hours.
- g. Mobile vendors connected to public potable water and/or sewer, or which utilize liquid propane or natural gas for cooking shall be required to apply for appropriate approvals and inspections from the Destin Fire Control District, Destin Water Users and the City of Destin, as appropriate.
- C. Pay to Park Facilities.
 1. Application. This section applies to all parking facilities, including but not limited to all parking structures and parking lots.
 2. Payment collection location:
 - a. Pay-to park facilities shall require patrons to pay for parking either;
 1. After the vehicle is parked in a designated parking spot
 2. Upon exiting the parking facility, when the vehicle is in the exit lane of the parking facility.
 3. In no case shall payments for parking be permitted to be made at the entrance to the parking facility, or within any accessway or drive area in the parking facility, other than the exit lane as specified herein. Any pay-to-park facility in violation of this subsection is subject to the civil and criminal penalties set forth herein.
 3. The entrance or exit lane(s) of a pay-to-park facility may not be obstructed such that congestion of vehicles spills over onto any city, state or federal highway, road or street.
- D. Tattoo Parlors.
 1. No tattoo parlor may be located within 1,500 feet of any other such business
 - a. Measured from the closest exterior wall of one establishment to the closest exterior wall of another such establishment.
 - b. In cases where an establishment occupies a multi-unit building, the distance separation criteria shall measured from the wall of the unit in question.
 2. Any salon that provides permanent makeup as a service, and is not affiliated with or collocated with a tattoo parlor, is not limited by this distancing requirement.
- E. Pawn Shop.
 1. Location:
 - a. Such stores shall not be located within 500 feet of any other pawn shop, thrift store or used merchandise store, as measured from the closest exterior wall of one establishment to the closest exterior wall of another such establishment.

City of Destin, FL - Land Development Code

- b. In cases where an establishment occupies a multi-unit building, the distance separation criteria shall be measured from the wall of the unit in question.
- 2. Parking:
 - a. A pawn shop shall not be deemed a retail sales establishment except for the purposes of determining off-street parking and other site requirements.
- 3. Outside storage:
 - a. Outside storage, display, and sales are prohibited.
- F. General Warehousing and Storage:
 - 1. Office space associated with this use shall not exceed 25 percent of the total square footage of the building.
- G. Junkyards.
 - 1. Location:
 - a. Shall be located on plots with a minimum of five acres
 - 2. Screening:
 - a. Shall have an eight-foot high wall surrounding the property with gate.
 - b. All walls and gates shall be 100 percent opaque.
 - c. Landscaping
 - d. There shall be a minimum 20-foot wide landscape buffer around the borders of the property and shall consist of:
 - e. A minimum of one (1) evergreen tree and fifteen (15) evergreen shrubs, every fifty feet (50') as specified above,
 - f. Shall be fourteen (14) feet in height,
 - g. Spaced in staggered groupings to form a minimum of an 80 percent opaque buffer when planted.
 - 3. Setbacks:
 - a. A minimum of a thirty foot (30') setback from all property lines and shall remain clear of all structures and storage of any junk or storage of materials of any kind.
- H. Child day care services.
 - 1. Child day care services, shall have all play areas enclosed on all sides to a height of at least four feet (4').
- I. Repair and maintenance shops.
 - 1. Outdoor storage
 - a. No storage of any parts, waste material is permitted outside of such buildings. Additionally, all major operations (e.g. replacing body panels, pulling engines out, welding, painting, transmission work, oil change and lube, etc.) must be conducted entirely within a building. Quick fix repairs such as fixing a flat tire, windshield wiper replacement, air filter replacement, adding oil or antifreeze to the engine, changing out a battery, etc. are allowed outside of a building.
- J. Building material supply stores
 - 1. Screening
 - a. Building material supply stores, shall provide a solid fence of a least six feet and no higher than eight feet around all outdoor storage areas.
- K. Manufacturing.
 - 1. Manufacturing business shall conduct all operations entirely within a building.

City of Destin, FL - Land Development Code

- L. Luxury Motor Home Resorts. Luxury motor home resorts shall conform to the following requirements:
1. Type of allowed motor homes: Only Class A and C motor homes, that are at least 26 feet in length, are allowed.
 2. Minimum parcel size: Ten acres.
 3. Minimum size of motor home lot: If subdivided, no lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width.
 4. Size of motor home pads: All motor home pads shall be designed to accommodate motor homes of not less than 35 feet in length; 25 percent of all pads shall be designed to accommodate motor homes of not less than 40 feet in length.
 5. Material used to construct motor home pads: All motor home pads shall be constructed of concrete.
 6. Motor home lot occupancy limitations: Motor home lot occupancy shall be limited to one Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days.
 7. Density: For the purpose of calculating density, one motor home lot shall equal one dwelling unit.
 8. Minimum setback from perimeter of parcel to motor home pad: 35 feet next to residential uses; 25 feet next to all other uses outside of the unified development plan; and 15 feet next to all other uses within the Unified Development Plan.
 9. Minimum setback from the property line to any permanent structure: 15 feet for structures up to 20 feet in height; add one foot of setback for each additional foot in height above 20 feet.
 10. Buffers: The following buffers are required for luxury motor home resorts:
 - a. Location of perimeter buffering: Perimeter buffering is required adjacent to and within 100 feet of residential uses outside of the Unified Development Plan.
 - b. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet in height shall be erected adjacent to residential uses located outside of the Unified Development Plan.
 - c. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of 12 feet at time of certificate of occupancy covering a depth of not less than 20 feet inward from the perimeter wall.
 - d. Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped buffers planted with materials in accordance with Section 7.09.03.F.1.f.2.c.
 11. Landscaping: In addition to required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet in height at time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 sq. ft. of permanent structure of a height of ten feet or greater. Palms shall constitute not more than 50 percent of the total number of required trees.
 12. Parking: There shall be a minimum of one automobile parking space per motor home pad and one additional parking space per every ten motor home lots. Parking spaces shall be concrete or paver-block. A centralized area located not closer than 100 feet from any residential use,

City of Destin, FL - Land Development Code

may be provided to park boats and trailers. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.

13. Noise: Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within 50 feet of residential areas unless there is a declared emergency.
14. Noise mitigation: A professional in noise mitigation analysis shall certify to the City at time of development order application that the areas of operation of permitted motor homes will not exceed 75 db as measured from any off-site residential property line. Upon completion of the development, said professional will certify that the project was built in accordance with approved plans.
15. Amenity area: Not less than ten percent of the area of the parcel managed as a luxury motor home resort shall be dedicated as an amenity area.
16. Full time on site management: On-site live-in management is required and shall be available 24 hours a day seven days a week.
17. The following minimum infrastructure improvements shall be provided: Paved access not less than 20 feet wide to every motor home lot; street lights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service.
18. Deed restrictions: Deed restrictions shall be equal to or more restrictive than provisions of this ordinance.

M. Indoor Shooting Ranges.

1. To ensure a safe, secure, comfortable environment with adequate ventilation and sound control, the building plans will be required to be signed, sealed and dated by a licensed design professional and comply with the current Building, Fire Prevention and the Life Safety Codes of the State of Florida.
2. The firing range area must be designed with a mean sound transmission class of STC-50 (45 if field tested when tested in accordance with ASTM E 492).

N. Medical Marijuana Dispensaries

1. Location
 - a. No medical marijuana dispensary shall be located;
 1. On any Industrial (IN) zoned parcel within the Town Center CRA
 2. Within 330 feet south of the southern right-of-way boundary of Airport Road
 3. Within 330 feet east of the eastern right-of-way boundary of Main Street.
 - b. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way of 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.
2. Cultivating or processing medical marijuana shall be prohibited within the City.

O. Sexually Oriented Businesses.

1. Location:
 - a. No sexually oriented business shall be located:
 1. On any Industrial (IN) zoned parcel within the Town Center CRA
 2. Within 330' south of the southern right-of-way boundary of Airport Road
 3. Within 330' east of the eastern right-of-way boundary of Main Street.

City of Destin, FL - Land Development Code

- b. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way of Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.
- P. Electric distribution substation and electric transmission substation
 - 1. All electric distribution substations and electric transmission substations shall conform to the following requirements:
 - a. The development of any new electric distribution or transmission substation must conform to the following requirements.
 - b. Setbacks:
 - 1. Minimum setback from the property line to any permanent equipment structure:
 - (i) 100 feet from any lot line where the adjoining lot is zoned for residential use
 - (ii) 50 feet from any lot line where the adjoining lot is zoned for any nonresidential use.
 - (iii) The setback requirement along all public or private rights-of-way shall be based on the zoning of the property on the opposite side of the right-of-way as if there were no intervening right-of-way.
 - 2. The setback requirement of this subsection applies to all buildings and structures, including but not limited to transformers, breakers, buses, switch houses, relays, switches, regulators, and capacitors.
 - 3. The setback requirements do not apply to poles and pole anchoring devices.
 - c. Landscaping and buffering:
 - 1. Buffer dimensions: All buffers must be 15 feet in width around the entire perimeter of the property.
 - 2. In addition to the requirements of Section 12.04.00, the following regulations shall apply to electric distribution or transmission substations:
 - (i) For every ten linear feet of landscape buffer required,
 - (a) One (1) wax myrtle or the effective equivalent and fifteen (15) shrubs must be planted in the required buffer area.
 - (b) All wax myrtles or the effective equivalent shall be a minimum of eight feet tall at the time of planting
 - (c) All shrubs shall be a minimum of 24 inches tall at the time of planting.
 - (d) The maximum mature height of the required landscaping, when it is located under the aerial access points leaving/entering the subject property, cannot exceed 14 feet in height, ~~due to safety concerns with the potential of the landscaping interfering with the distribution or transmission lines.~~
 - (e) The Landscaping requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.
 - (ii) Screening:
 - (a) A minimum of eight-foot tall decorative masonry, sound absorbing, non-reflective wall shall be erected within 15 feet of the entire perimeter of the property.

City of Destin, FL - Land Development Code

- (b) All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall.
 - (c) The perimeter wall requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.
 - d. Terminating structures and utility poles located on the electric distribution or transmission substation site shall be no higher than necessary to meet safety standards or clearance requirements of the National Electrical Safety Code, and federal or state government agencies.
 - e. Outdoor lighting must meet all of the requirements of **Section 7.17.00**, Outdoor Lighting Standards.
- Q. Commercial telecommunication towers, antennas, and facilities
 - 1. Purpose and intent. The purpose and intent of this article is to provide a uniform and comprehensive set of standards for the development, installation and/or replacement of commercial telecommunication towers, antennas and related facilities. The regulations contained herein are designed to protect and promote public health, safety, community welfare and the aesthetic quality of the City, while at the same time not unduly restricting the development of needed telecommunication facilities and encouraging managed development of telecommunication infrastructure.
 - a. No new telecommunication tower shall be permitted unless the applicant demonstrates that no existing tower or alternative tower structure, regardless of whether it is located within the City, can accommodate the applicant's proposed antenna.
 - 1. All evidence submitted shall be prepared by appropriate licensed professionals or qualified industry experts. Evidence submitted to demonstrate that no existing tower or alternative tower structure can accommodate the proposed antenna shall consist of one or more of the following:
 - (i) That no existing towers or approved, or suitable alternative structures are located within the geographic antenna placement area required to meet the applicant's engineering requirements.
 - (ii) That existing towers or alternative tower structures within the search radius, or combinations thereof, cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed Florida professional engineer.
 - (iii) The planned equipment would exceed the structural capacity of the existing or approved tower or alternative tower structures, as documented by a qualified and licensed Florida professional engineer, and the existing or approved tower, or alternative tower structure cannot be reinforced, modified or replaced to accommodate planned or equivalent equipment at a reasonable cost.
 - (iv) That the applicant's proposed antenna(s) would cause electromagnetic interference with the antennas on the existing towers or alternative tower structures, or the antennas on the existing towers or alternative tower structures would cause interference with the applicant's proposed antenna and the interference cannot be prevented at a reasonable cost.

City of Destin, FL - Land Development Code

- (v) That the cost or contractual provisions required by the tower owner to use an existing tower or structure or to adapt an existing tower or alternative tower structure for shared use are unreasonable. Costs exceeding new tower development are presumed to be unreasonable per Section 7.19.04.B.1.b.
 - (vi) That other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved alternative tower structure.
- 2. No new commercial telecommunications tower facility shall be installed, erected or constructed until a development order has been issued pursuant to Section 2.04.00 of the Land Development Code and/or a building permit has been issued.
- 3. Any proposed expansion or replacement of an existing tower must comply with the current standards pertaining to new telecommunications towers.
- 4. All applications proposing a new tower shall submit with the application a letter of "no objection" from the Eglin Air Force Base installation commander or their designee, and no determination on the application shall be made sooner than 30 days after receipt of such submittal by the Air Force.
- 5. Commercial telecommunication towers and accessory facilities include but are not limited to:
 - a. VHF and UHF television.
 - b. FM radio.
 - c. Two-way radio.
 - d. Common carriers.
 - e. Cellular telephone.
 - f. Fixed-point microwave.
- 6. The following regulations apply to the:
 - a. Construction of new telecommunication towers
 - b. Addition of antennas to existing telecommunication towers
 - c. Alternative tower structures
 - d. Creation of alternative towers
 - e. Use of temporary telecommunication towers or facilities.
- 7. Additional antennas shall be allowed in any zoning district if located on an existing tower or alternative tower structure, and shall not be considered an expansion to an existing tower or alternative tower structure.
- 8. Prior to the issuance of a building permit, the addition of an antenna to an existing tower or alternative tower structure shall require certification from a professional engineer that the design capacity of the tower or alternative tower structure will safely accommodate the additional antenna..
- 9. Alternative towers. Rooftop, water tower, and other alternative tower mounted antennas and TV dish antennas:
 - a. Shall not exceed the height of 20 feet above the roofline of the structure serving as an alternative tower;
 - b. Free standing roof mounted antennas greater than eight feet in height as measured from the roof surface on which they are installed, shall be set back from the outer edge of the roof of the structure, a distance equal to or greater than 15 feet from any portion of the rooftop edge;

City of Destin, FL - Land Development Code

1. Antennas may be side mounted to an alternative tower structure.
 2. Antennas shall be the same color as the predominant color of the exterior of the top of the structure unless otherwise required by law to be a different color or finish;
 3. Where technically feasible, microwave antennas shall be constructed of open mesh design rather than solid material
 4. Where possible, the design elements of the structure (i.e. parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the antenna.
10. Temporary telecommunications facilities
- a. A building permit is required for temporary telecommunications facilities.
 1. Temporary telecommunications facilities may be located within a zoning district in which telecommunications towers are an approved use.
 2. Temporary telecommunications facilities permits are valid for up to one year from the issuance of the permit when;
 - (i) A permanent facility is rendered unusable by storms or other unusual circumstances.
 - b. Permits for temporary telecommunications facilities to be used in conjunction with special events may be issued for a period not to exceed 180 days.
 - c. Siting standards for commercial telecommunications towers. In addition to the criteria cited above, proposed commercial communications towers must meet the following:
 - (i) This section applies to specified commercial telecommunications towers that support any antennas designed to receive or transmit electromagnetic energy, such as but not limited to telephone, television, radio or microwave transmissions, or towers of similar construction designed to serve other functions.
 - (ii) A commercial telecommunications tower in excess of 100 feet above natural grade shall not be approved unless the applicant demonstrates that no existing or approved tower or alternative tower structure of equal or greater height within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment.
 - (a) Towers owned or leased to any government are exempt.
 - (iii) All guy anchors, outdoor equipment, accessory buildings and accessory structures erected for use in connection with commercial telecommunications towers shall;
 - (a) Meet the minimum setback requirements established for the district in which they are located
 - (b) Be visually screened to a height of, at a minimum, eight (8) feet by trees, shrubs, solid walls or fences.
 - (c) All towers and communications facilities not requiring FAA painting or markings shall at a minimum have an exterior finish which is galvanized or painted dull blue, gray or black and
 1. Shall be of camouflage design standards to include, but not limited to,
 - a. architecturally screened roof,
 - b. roof mounted antennas,
 - c. antennas integrated into architectural elements,

City of Destin, FL - Land Development Code

- d. telecommunications towers designed to blend into the surrounding environment or to look other than a tower, such as light poles, power poles and trees.
 - (iv) The commercial telecommunications tower and/or TV dish antenna shall not unreasonably interfere with the view of or from any public park or scenic vista.
 - (v) The height, mass and guy-wire supports of the commercial telecommunications tower cannot exceed that which is essential for its intended use and public safety and which is allowed under the provisions of **7.15.00, Airport Zoning Regulations** of the Land Development Code.
 - (vi) Applicants submitting an application for a tower exceeding 100 feet shall obtain:
 - (a) A determination of "No Hazard to Aviation" status from the Federal Aviation Administration (based on proposed height and/or electromagnetic interference).
 - (b) A letter from the Eglin Air Force Base installation commander stating there is no hazard to the mission of the base or various commands of the base.
 - (vii) Maximum tower height shall be no greater than 200 feet in height.
 - (viii) A security fence around the tower base, or along the perimeter of the site shall be provided.
2. Compliance with Federal Regulations
- (i) It is the intent of this subsection (c) to comply with the Telecommunications Act of 1996, section 704, codified at 47 U.S.C. section 332 (c)(7) which precludes the City from prohibiting or having the effect of prohibiting the provision of personal wireless services.
 - (ii) It is not the intent of this section to allow the applicant to select a new site in a lower priority allowable zoning district without having first exhausted the possibility of locating an existing site as described in **Section 7.19.03.A.1.** or a new site in the higher priority allowable zoning districts.
 - (iii) Telecommunications facilities shall be an allowable use subject to a hierarchy of eligibility within the following prioritized zoning districts:
 - (a) In any zoning district if located on City owned rights-of-way or City owned property as approved by the City Council and leased or franchised to the applicant.
 - 1. Except towers or macrocell communication facilities shall not be allowed with in any right-of-way.
 - (b) An Industrial (IN) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of an existing site available under Section 7.19.03.A.1.
 - (c) A Commercial General (CG) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1. or IN zoning.
 - (d) A Commercial Trades and Services (CTS) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1., IN zoning or CG zoning.

City of Destin, FL - Land Development Code

- (e) A Town Center Mixed Use (TCMU) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1., IN zoning, CG zoning or CTS zoning.
- (f) Other zoning districts only as may be necessary to avoid the preclusion of wireless telecommunications service within the City of Destin as consistent with the requirements of 42 U.S.C. 332(c)(7), or Section 365.172(12), Florida Statutes.
- (iv) The unavailability, unsuitability, or inappropriateness of the higher priority zoning districts in which telecommunications towers are an allowable use shall be demonstrated by submitting a report developed and prepared by appropriate licensed professionals or qualified industry experts, and shall include the following:
 - (a) Lack of availability
 - 1. Do not have sufficient space to allow applicant's antenna and related equipment to function effectively; or
 - 2. Are not available for lease under a reasonable and customary leasing agreement, at a fair market value, as demonstrated by a commercial real estate appraisal from a MAI certified appraiser.
 - (b) Technical issues including the following:
 - 1. Are not of sufficient height, or would not otherwise meet the applicant's engineering requirements; or
 - 2. Do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or
 - 3. Would result in electromagnetic interference with or by the antenna.
 - (c) A greater visual impact on surrounding properties than the proposed alternative site; or
 - (d) Would be less implementing of the goals, objectives, intent, priorities, preferences, or purposes of the City's Comprehensive Plan, Land Development Regulations, or this section, than the proposed alternative site.
- 3. Standards of approval for all telecommunication facilities. The following standards shall apply to approval of all telecommunication facilities.
 - (i) The applicant shall demonstrate, using the latest technological evidence, why the antenna or tower must be placed in a proposed location in order to serve its necessary function in the company's grid system.
 - (a) A drawing depicting other locations and areas within the city where the antenna would function properly within the company's grid system. The area shall be considered the allowable zone.
 - (ii) All towers shall be designed to accommodate the co-location of other telecommunication antennas as follows:
 - (a) For towers up to 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least two providers; and
 - (b) For towers greater than 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least three providers.

City of Destin, FL - Land Development Code

- (iii) The applicant shall demonstrate that the telecommunication tower is no higher than necessary to function satisfactorily and to accommodate the co-location requirement.
 - (iv) Telecommunication towers shall be monopole construction unless it is demonstrated that another type of tower is required for safety purposes.
 - (v) All telecommunication towers shall be fitted with anti-climbing devices as approved by the manufacturers.
 - (vi) If the installation and/or the operation of any telecommunication facility is determined by the City Building Official, to be inherently dangerous, or a demonstrable health hazard, the facility shall be declared to be a nuisance and all operation thereof shall cease.
 - (a) The telecommunication provider and/or owner of the facility shall be provided with a 30 calendar day opportunity to cure, during which operation of the facility may continue, unless there is imminent danger of the structure collapsing.
 - (b) This provision shall be applicable to telecommunication facilities located in the City prior to adoption of this Land Development Code.
 - (vii) Screening per **Section 12.04.04.G** shall be required around the telecommunication facility unless the antenna is mounted on an existing structure.
 - (viii) Parking:
 - (a) If the site is not fully automated, the number of required parking spaces shall equal the number of employees working on the largest shift.
4. Aesthetics. The following provisions shall apply to the design, construction and installation of all telecommunication towers and antennas:
- (i) The design of all telecommunication equipment buildings, towers, and related structures shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and building environment.
 - (ii) For antennas installed on an alternative tower structure, the antenna and supporting electrical and mechanical ground equipment shall be of a neutral color so as to make the antenna and related equipment visually unobtrusive.
 - (iii) Telecommunication towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If outdoor lighting is required, the City shall review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
 - (iv) No signage or other identifying markings of a commercial nature shall be permitted upon any telecommunication tower, alternative tower structure or antenna within the city, except as required by any applicable law or regulation.
 - (v) Applications for sites zoned CG, CTS, or TCMU shall demonstrate the tower or antenna is the least visually impacting, as measured by the following factors:
 - (a) Type of tower, with monopoles being given preference and narrow lattice being given preference over wide lattice or guyed towers;
 - (b) Type of antenna, with narrow profile antenna arrays being given preference near residential districts and districts highly visible from rights-of-way;

City of Destin, FL - Land Development Code

- (c) Nature of uses on the site, with preference being given to the use of sites which are already developed with non-single family dwellings and which are currently visually impacted by tall structures, utility facilities, light poles, or other impacts;
 - (d) Nature of uses on adjacent and nearby properties, with preference being given to sites adjacent to non-residential uses and sites not near parks, recreational areas, historical areas, and redevelopment areas;
 - (e) The view of the tower from nearby arterial and collector roads, with preferences being given to sites where much of the tower is obscured from the view of drivers on the roads or is located outside of a normal line of vision (approximately 30 degrees left and right of straight ahead); unless the tower, alternative tower, or antenna is approved by the City Council for location within the city owned right-of-way; or
 - (f) On-site and surrounding tree coverage and foliage, with preference being given to sites which can provide heavy vegetative screening of a tower.
 - (vi) Applications for sites zoned CG, CTS, or TCMU shall demonstrate that by locating the tower or antenna on the higher priority site, that site would prohibit or have the effect of preventing the applicant from providing complete service coverage within the boundaries of the City of Destin.
 - (vii) The owner of property used as a telecommunication facility shall maintain such property and all structures in good condition and free of trash, outdoor storage, weeds and other debris.
5. Setbacks and separation.
- (i) The following setbacks and separation requirements shall apply to all new telecommunication towers and facilities with the exception of alternative towers:
 - (a) Towers shall be setback a distance equal to total height of the tower to include all antennas to any public right-of-way or property line of the lot or parcel containing the tower.
 - 1. The Board of Adjustment may reduce this setback upon a showing that the collapse zone is less than this distance, however, in no event can the setback be less than one-half ($\frac{1}{2}$) the height of the tower.
 - 2. The City Council may allow towers or antenna to be located within the city owned right-of-way.
 - (ii) Telecommunication equipment (antennae, utility boxes, other essential structures buildings) shall meet the setback requirements of the zoning district in which it is located.
 - (iii) Antennas which are mounted on alternative tower structures must meet the minimum setback requirements for the district in which the structure is located.
6. Pre-existing towers or communications facilities
- (i) Any previously permitted tower or antennas issued prior to the effective date of this Land Development Code shall not be required to meet the provisions of this Land Development Code.
 - (ii) Replacement, modifications, expansions, or changes to existing towers or communications facilities must comply with all current standards.

City of Destin, FL - Land Development Code

7. Landscaping

- (i) Landscaping shall be as required by Section 12.04.04.G of the Land Development Code.

SECTION 4.08.02. RESIDENTIAL DESIGN STANDARDS FOR SPECIFIC USES

A. Residential Uses with Supplemental Design Criteria.

1. Households with special needs.

- a. Households that require special dispensation for nonconformance such as exterior access ramps, hydraulic lifts for the handicapped, or restraining devices and fences shall be accommodated by the city on a case-by-case basis.

2. Mobile/Manufactured housing

- a. Standards for siting mobile/manufactured housing units in residential areas.

- 1. The unit shall comply with the U.S. Department of Housing and Urban Development Manufactured Home Construction and Safety Standards and the Florida Manufactured Building Act;
- 2. The minimum horizontal dimension of the main body, as assembled on the site, shall not be less than 20 feet, as measured across the narrowest portion;
- 3. The pitch of the main roof shall not be less than one foot of rise for each four feet of horizontal run and the minimum distance from eave to ridge is one-half the minimum horizontal dimension;
- 4. The roofing material used shall be similar in texture, color, and appearance to that of detached single-family dwelling units in the district in which it is to be located.
- 5. The materials used for the exterior finish and skirting shall be similar in texture, color, and materials to detached single-family dwelling units in the district in which it is to be located, and are applied in such a manner as to make the manufactured housing unit similar in appearance with surrounding detached single-family dwelling units.
- 6. Reflection from the exterior shall not be greater than from siding coated with clear, white, gloss exterior enamel.
- 7. All transportation equipment must be removed and the mobile/manufactured home must be placed on a permanent foundation and properly anchored.

- b. Manufactured housing units located within a mobile home park designed exclusively for manufactured housing are exempt from the requirements listed in paragraphs 2 through 7 of section 1.a. above.

3. Community residential homes.

- a. Community residential home, large:

1. Location:

- (i) Community residential homes shall not be located within a radius of 500 feet of the following zoning districts:
 - (a) Bay Estates (BE)
 - (b) Low Density Residential-Village (LDR-V)
 - (c) Low Density Residential-Holiday Isle (LDR-HI)
 - (d) Low Density Residential-Harbor (LDR-H)

City of Destin, FL - Land Development Code

- (ii) A community residential home shall not be located within a radius of 1,000 feet of another existing or permitted small community residential home or community residential home.
 - (a) All distance requirements herein shall be measured from the nearest point of the existing home or area of single-family zoning to the nearest point of the proposed home.
 - (b) Persons operating community residential homes shall not house or treat persons whom are known to constitute a direct threat to the health or safety of other persons or whose residency would result in substantial physical damage to the property of others.
- b. Community residential home, small:
 - 1. Small community residential homes are a noncommercial, residential use, and shall be allowed in all zoning districts which allow single-family detached or multifamily dwellings, provided that:
 - (i) Such homes shall not be located within a radius of 1,000 feet of another existing or permitted community residential home or small community residential home as measured from the nearest point of the existing or permitted home to the proposed home.
- 4. Foster homes.
 - a. Foster homes shall be permitted in any residential land use district of the city.
 - b. Foster homes shall be compliant with all State and Federal regulations.
- 5. Low to moderate income housing. The percentages of the total housing stock in Destin occupied by very low, low and moderate income families are shown in table 6-18 of the foundation document. The U.S. Department of Housing and Urban Development (HUD) annually establish[es] income limitations to determine eligibility of families for subsidized housing assistance. These figures are generally used to classify individual and family incomes. It is anticipated that although low to moderate income levels will be higher with the findings of the 1990 census, approximately the same percentage of the population will require affordable housing suited to low to moderate income ranges. "Affordable" is generally stated as housing that costs no more than 35 percent of family income either for rent or mortgage payments. The following incentives and criteria are designed to encourage the construction of affordable housing:
 - a. Performance standards, density and intensity bonuses shall be offered to developers in accordance with Article 2 of this Code
 - b. The city shall favorably consider the awarding of tax-free municipal bonds to developers of projects planned exclusively for low to moderate income families under circumstances where no liability accrues to the city.
 - c. If cases should arise, the city shall use its regulatory powers to discourage lending institutions from refusing to grant mortgage loans ("redlining") of development or redevelopment of older neighborhoods or areas inhabited primarily by minorities or low income families.
 - d. Elderly cottage housing opportunity (ECHO) housing (see figures 6-3 and 6-4, foundation document) involves the construction of small, safe, secure and sanitary housing on lots

City of Destin, FL - Land Development Code

already occupied by a principal residence. ECHO houses shall be permitted under the following conditions:

1. The lot is of sufficient size to meet setback requirements for ancillary buildings.
2. The justification for the housing unit is to provide housing for the elderly.
- e. The city shall permit no circumstance to discourage the private sector from making housing available under the Section 8 rental subsidy program of the U.S. Department of Housing and Urban Development to low and moderate income families.

SECTION 4.08.03. ACCESSORY STRUCTURES

A. Accessory or storage structures

1. General provisions for all accessory structures
 - a. Any number of different accessory structures may be located on a parcel, provided that the following requirements are met:
 - b. There shall be a permitted principal structure and use on the parcel
 1. Boat docks may be permitted prior to construction of the principal structure when submitted as part of a master plan showing the location of the principal structure.
 - c. The use and accessory structure shall be in full compliance with all standards and requirements of this Code
 - d. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in this Code.
 - e. Setbacks and buffers
 - f. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.
 1. Accessory structures shall not be located in a required buffer, landscape area, or minimum building setback area.
 - g. All accessory and storage structures shall be included in all calculations of impervious surface and stormwater runoff.
 - h. Storage and other buildings regulated by this section shall not be permitted between the principal structure and the right-of-way, and shall not encroach into any required building setback.
 1. Exception:
 - (i) An accessory structure may be located between the right-of-way and the front of the principal structure if:
 - (a) The accessory structure is setback from the right-of-way a distance equal to or greater than the width of the lot frontage of the property upon which the building is located.
 - (b) The accessory structure is visually screened from the right-of-way.
 - i. Accessory structures shall be shown on any concept development plan with full supporting documentation.
 - j. Vehicles, including manufactured housing and mobile homes, shall not be used as storage buildings, utility buildings or other such uses.
 - k. Non-residential accessory structures

City of Destin, FL - Land Development Code

1. Accessory buildings used for commercial or industrial storage of hazardous, incendiary, noxious or pernicious materials shall be located a minimum of 100 feet from any property line.
- B. Accessory Dwellings.
 1. This section shall apply to all accessory dwellings where allowed per this Article.
 2. Accessory dwellings shall meet the following design criteria:
 - a. Maximum square footage
 1. The maximum gross floor area of an accessory dwelling shall be 1,200 sq. ft.. In no case may an accessory dwelling be larger than the primary dwelling on the property in question.
 - b. Appearance
 1. Accessory dwellings shall match the architectural design of the primary dwelling located on the subject property.
 - c. Location
 1. All accessory dwellings shall meet the setback requirements of the zoning district in which they are located.
 - d. Internal design
 1. All accessory dwellings may have 220-volt power or gas service to cooking appliances.
 3. Deed restriction
 - a. Prior to this issuance of a building permit for the accessory dwelling, the owner of the property shall sign an affidavit, which shall be recorded in the official records of Okaloosa County, Florida, which states that they understand that the accessory dwelling cannot be sold separately from the primary dwelling unless it meets the requirements of the Comprehensive Plan and Land Development Code.
- C. Guest Houses.
 1. Only one guest house is permitted per lot or parcel.
 2. Size
 - a. The maximum size of the guest house cannot exceed 50 percent of the square footage of the primary dwelling unit or 1,000 sq. ft., whichever is less.
 1. The heated and cooled square footage figure shall be used when determining the size of primary dwelling unit and maximum allowed size of the guest house.
 3. A guest house shall be prohibited from being rented or sold separately from the primary dwelling unit.
 4. Deed restriction
 - a. Prior to the issuance of a building permit for a guest house the owner must record a covenant with the Clerk of the Circuit Court of Okaloosa County. A certified recorded copy of said covenant shall be submitted to the City prior to the issuance of the building permit for a guest house. The covenant shall be in a form that has been approved by the City Attorney and/or Land Use Attorney and shall at a minimum contain the following:
 1. Owner hereby covenants not to separately rent or sell the guest house, nor to cause to be installed in said guest house any provision for 220 volt power or gas service to any cooking appliance.
 2. Owner hereby acknowledges this covenant to be in favor of the City of Destin, and consents to the City's enforcement of same in a court of competent jurisdiction by way

City of Destin, FL - Land Development Code

of specific performance including, without limitation, for the invalidation of any rental agreement, purchase and sale agreement, or sale consummated in violation hereof.

3. This covenant shall run with the land and shall be binding upon all successors, heirs and assigns so long as the guest house exist on the property.
- D. Satellite Dish Antenna, requirements. All satellite dish antenna installations beginning with the enactment of this Code shall meet the following requirements:
 1. The satellite dish antenna shall be considered a structure requiring a building permit to be issued prior to installation. Subsequent to installation, the antenna shall be maintained in compliance with all applicable building and electrical codes.
 2. The satellite dish antenna installation and any part thereof shall maintain vertical and horizontal clearances from any electrical lines and shall conform to the National Electrical Code.
 3. The satellite dish antenna installation shall meet all Federal Communications Commission (FCC) and manufacturer specifications, rules and requirements.
 4. The satellite dish antenna shall be of a nonreflective surface material and shall be made, to the maximum extent possible, to conform and blend into the surrounding area and structures.
 5. The satellite dish antenna shall contain no advertising or signage of any type.
 6. The installer of any satellite dish antenna, prior to installation, shall submit detailed blueprints/drawings of the proposed satellite dish antenna installation and foundation which shall be certified by the manufacturer or a professional engineer.
 7. The satellite dish antenna installation shall be permitted to be placed in side and rear areas of the main dwelling or commercial structure only and must meet setback requirements.
 8. The following standards are for installation in developments:
 - a. A satellite dish antenna shall be considered an accessory structure to the main dwelling structure and shall not constitute the principal use of the property.
 - b. The satellite dish antenna installed pursuant to this subsection shall not be used for any commercial purposes. It shall only provide service to the main dwelling structure.
 - c. Satellite dish antenna installations shall be limited to one installation per residential lot.
 - d. The maximum size of the satellite dish antenna, whether ground- or pole-mounted, shall be limited to 12 feet in diameter.
 - e. The satellite dish antenna installation shall be mounted at a fixed point and shall not be portable.
 9. Nonconforming antenna. Any satellite dish antenna lawfully installed prior to the enactment of this Code shall be allowed to remain, until such time as it is replaced or moved. At the time of replacement or relocation, the provisions of this Code shall be met.
- E. Swimming Pools.
 1. No swimming pool, as defined in the Florida Building Code (FBC), shall be constructed or altered within the city unless a building permit therefor shall first be obtained from the Community Development Department.
 2. Location.
 - a. No part of a pool or pool structure may be located within the any common boundary buffer or other required buffer.
 3. Fencing.

City of Destin, FL - Land Development Code

- a. Any person who owns, possesses, manages, operates, maintains or controls any real property where any swimming pool is situated shall erect a fence in accordance with the Florida Building Code (FBC).

SECTION 4.08.03. FENCES

A. Fences, general.

1. Fences must be resistant to decay, corrosion and termite infestation.
2. In areas where the property faces two roadways or is located in any other area construed to be a corner lot, no fence shall be located in the clear visibility triangle.
3. Any fence located adjacent to a public right-of-way or private road shall be placed with the finished side facing that right-of-way.
4. No fence or hedge shall be constructed or installed in such a manner as to interfere with drainage on the site.
5. Any fence containing barbed wire or razor wire material shall be prohibited from being erected or maintained on any lot that contains single-family detached, duplex, town home or multifamily residences.
6. Fences, walls and hedges may be permitted in any required yard or along the property lines not to exceed eight feet in height.
7. A fence for safety or hazard protection by any public entity may not be subject to height limitations.
 - a. Approval to exceed maximum height standards may be given by the City Manager, or designee, upon receipt of satisfactory evidence of the need to exceed height standards.

SECTION 4.08.04. USE PROTECTION BUFFERS

- A. All development within the NHMU, HIMU, CG, HDR, and TCMU zoning district shall meet the regulations of this section when directly adjacent to single-family, duplex, or townhome uses located in zoning districts other than those previously mentioned
 1. Setbacks.
 - a. Any portion of a building that abuts single-family, duplex or townhome uses shall provide a setback from those uses that is the greater of one foot for every foot in height (e.g. 160-foot tall project will have an 160-foot setback).
 2. Buffers.
 - a. Minimum supplemental buffers shall be provided by the more intense use or zoning district when abutting single-family, duplex, or townhome uses.
 1. Areas used or set aside for parking, loading, accessways, or service and utility areas shall not be located within 20 feet of the property line when such property line abuts single-family, duplex or townhome uses.
 2. A minimum of six feet and not higher than eight-foot tall decorative, opaque, masonry wall shall be located within five feet of the property line along the extent of any parking, loading, accessway, or service and utility area located directly adjacent to a single-family, duplex or townhome use.
 - b. Supplemental landscaping shall be provided along the property line within the required ten-foot wide landscape buffer and one of the following landscaping designs shall be provided.

City of Destin, FL - Land Development Code

1. For every ten linear feet of landscape buffer, a minimum of one tree and 15 shrubs must be planted.
2. Trees shall be a minimum of 14 feet in height and have a three and one-half-inch caliper at the time of planting.
3. Shrubs shall be a minimum of 24 inches in height at the time of planting; or
4. For every 50 linear feet landscape buffer, a minimum of one tree and 15 shrubs, as specified above, must be planted and a continuous row of evergreen trees, not less than 14 feet in height, spaced in staggered groupings to form a minimum of an 80 percent opaque buffer when planted.
5. The required landscaping, trees and shrubs, may be planted on either side of the required wall.
6. Where space allows, berms at a slope of not greater than 3:1 may reduce required tree height by one foot for each two feet of berm height for those trees planted on the top of the berm. All berms must have at least a three-foot wide crest.

SECTION 4.09 ON-SITE PARKING AND LOADING STANDARDS

SECTION 4.09.01 GENERAL STANDARDS

- A. Parking standards for uses not listed specifically in Table 8-6: Number of vehicle and bicycle parking spaces required, shall meet the on-site vehicle, and bicycle, if applicable, parking requirements of the uses listed in Table 8-6 which are similar or as determined by the Community Development Director or their designee.
- B. Outdoor Seating
 1. Any use proposing outdoor seating shall provide parking in the amount of 30% of the regular parking requirement of the primary use for the area of outdoor seating in addition to the indoor seating requirement.
- C. For the purposes of this article, "boat parking spaces" as described in section 8.06.12 (D)6, Substitution of required vehicle parking spaces with boat parking spaces, do not require vehicle or bicycle parking spaces.
- D. Multiple uses
 1. If there are multiple uses or accessory uses provided within a building or property, additional parking shall be provided for those accessory uses at the rate of the requirements for such uses as required in the required parking regulations.
- E. Tandem or end-to-end vehicle parking is allowed only for:
 1. Single-family detached and multifamily residential uses, both long and short-term
 - a. Tandem or end-to-end vehicle parking stalls shall exceed more than two vehicles parking spaces placed end-to-end for all residential uses.
 - b. Residential developments shall not be allowed to combine parking for separate dwelling units in a tandem vehicle parking area.
 2. Nonresidential uses with an approved and recorded parking agreement per Section 4.10.05, that shall include valet parking for all customers and patrons.
 3. Nonresidential uses without valet parking are strictly prohibited from using tandem or end-to-end vehicle parking.

City of Destin, FL - Land Development Code

- a. Tandem or end-to-end vehicle parking stalls shall not exceed more than three vehicles parking spaces placed end-to-end for residential uses or three vehicle parking spaces placed end-to-end for nonresidential uses.
- 4. If a non-residential development or parking agreement includes tandem or end-to-end vehicle parking then;
 - a. Each tandem or end-to-end vehicle parking stall shall have clearly designated pavement marking, or;
 - b. Signs shall be posted clearly designating which spaces are tandem and what entity the spaces are designated for.
- F. Computation of vehicle and bicycle parking spaces
 - a. When the number of required vehicle or bicycle parking spaces results in a fractional space, the required number shall be rounded up to the next highest whole number.
- G. Landscaping for parking facilities. All on-site and on-street parking areas shall be landscaped in accordance with the landscaping and tree protection regulations in **Section XX.XX.XX**.

SECTION 4.09.02 VEHICLE PARKING STANDARDS

- A. The purpose and intent of this section is to require vehicular and bicycle parking facilities for all land uses in sufficient number, size and arrangement to adequately meet the needs created by those land uses to;
 - 1. Alleviate or prevent the congestion of vehicle traffic on streets caused by a lack of adequate parking spaces.
 - 2. Promote general traffic and pedestrian safety by minimizing conflicts between moving and parking vehicles and vehicles and pedestrians.
- B. Parking facilities shall be provided for all development within the City pursuant to the requirements of this code and article.
- C. It shall be unlawful for any owner or operator of any building or land use affected by this code to cause or permit the discontinuance or reduction of required parking.
- D. No storage, waste facilities, maintenance of any equipment, parking of business/company vehicles, or other non parking activities may occur within, block, or otherwise obstruct any required parking space, on or off-site.
- E. A property owner may establishment alternative parking plans with a Shared Parking Agreement meeting the requirements of **Section ???** and are in compliance with this article and approved by the City Manager or his or her designee.
- F. ADA or handicapped parking spaces are required and shall be consistent with the requirements of the Americans with Disabilities Act Accessibility Guidelines (ADAAG) and or F.S. § 553.5041. whichever requires more accessibility.
 - 1. Refer to ADAAG 4, Accessible Elements and Spaces: Scope and Technical Requirements, regarding exceptions and additional requirements.
 - 2. ADA or handicapped parking shall be located on the same lot or parcel it is intended to serve
- G. Only vehicles in operating condition shall occupy such spaces.
 - 1. Automotive vehicles, without current license plates, shall not be parked or stored on any residentially zoned property other than in enclosed buildings.

City of Destin, FL - Land Development Code

- H. Location of On-site parking facilities. The following regulations shall apply to all development in the City which requires vehicle and bicycle parking:
- I. Location of vehicle parking. The on-site vehicle parking facilities required by this article shall be located on the same lot or parcel of land they are intended to serve.
 - 1. This requirement does not apply to those areas designated as Special Parking Districts as specified in section 8.06.13, Special parking districts or as part of a Shared Parking Agreement.
- J. Additional parking spaces required for expansion of existing buildings, structures, commercial docks, marinas, and uses.
 - 1. Buildings, structures, docks, marinas or uses may be modernized, altered or repaired, provided there is no increase in gross floor area or capacity, or ground area, without providing additional on-site and/or on-street vehicle parking spaces in accordance with this code.
 - 2. Where buildings, structures, docks, marinas, or uses are enlarged in gross floor area or capacity or ground area, on-site and/or on-street vehicle parking spaces, shall be brought into compliance with the vehicle parking space requirements for the entire building, structure, dock, marina, or use.
- K. Parking spaces required for multiple uses.
 - 1. Where multiple uses or purposes exist on a parcel or lot, the parking space requirements for each use shall be calculated separately and the requirements combined for a single total number of parking spaces needed, except for shopping centers.
 - 2. The total number of parking spaces may be reduced by conducting a mixed-use parking analysis as outlined in section 8.06.12.
- L. Tandem or end-to-end vehicle parking is allowed only for:
 - 1. Single-family detached and multifamily residential uses, both long and short-term
 - a. Tandem or end-to-end vehicle parking stalls shall exceed more than two vehicles parking spaces placed end-to-end for all residential uses.
 - b. Residential developments shall not be allowed to combine parking for separate dwelling units in a tandem vehicle parking area.
 - 2. Nonresidential uses with an approved and recorded parking agreement per Section 4.10.05, that shall include valet parking for all customers and patrons.
 - a. Tandem or end-to-end vehicle parking stalls shall not exceed more than three vehicles parking spaces placed end-to-end for residential uses or three vehicle parking spaces placed end-to-end for nonresidential uses.
 - 3. If a non-residential development or parking agreement includes tandem or end-to-end vehicle parking then;
 - a. Each tandem or end-to-end vehicle parking stall shall have clearly designated pavement marking, or;
 - b. Signs shall be posted clearly designating which spaces are tandem and what entity the spaces are designated for.
 - 4. Nonresidential uses without an approved and recorded parking agreement per Section 4.10.05 and valet parking are strictly prohibited from using tandem or end-to-end vehicle parking.

City of Destin, FL - Land Development Code

SECTION 4.09.03 BICYCLE PARKING STANDARDS

- A. All uses, unless specified below, require a minimum of ten percent (10%) of the required vehicle parking spaces.
 - 1. Elementary, Middle, or High School (Public or Private)
 - a. 1 space per 9 students
 - 2. Post Secondary, professional trade training, or non traditional university facilities
 - a. 1 space per 15 students
 - 3. Parks
 - a. 5 spaces
- B. Location:
 - 1. All bicycle parking shall be located within 20 feet of building entrances.
 - a. For sites with multiple land uses and/or multiple building entrances, bicycle parking shall be distributed between the various uses or entrances proportionate to the standards in Table 8-6: Number of vehicle and bicycle parking spaces required of this code.
 - 2. In highly visible well-lighted areas to minimize theft and vandalism and shall be at least as convenient as the majority of vehicle parking spaces provided.
 - 3. In a manner that shall not impede pedestrian or vehicular circulation,
- C. The design of bicycle parking shall be harmonious with their environment both in color and design and incorporated into building design or street furniture whenever possible.
- D. Bicycle parking facilities shall be provided consistent with the requirements of this code where buildings, structures, docks, marinas, or uses are enlarged in gross floor area, capacity, or ground area.
- E. When the use of a building or land is changed, additional bicycle and on-street and/or on-site vehicle parking spaces shall be provided to the extent that the number of parking spaces required for the new use exceeds the number of parking spaces required for the previous use.
- F. On-street vehicle parking shall be in accordance with section 8.09.03(A)5(c) or (B)3(c) if applicable.

SECTION 4.09.04 STACKING AND LOADING STANDARDS

- A. Facilities may provide a drop-off facility with a minimum stacking lane capacity for two (2) vehicles adjacent to the building.
- B. Loading and Staking areas shall provide clear ingress and egress.
- C. No more than thirty (30) percent of the total required number of parking spaces or five (5) parking spaces, whichever is less, when placed in a stacking lane, may be credited to the required number of off-street parking spaces.
- D. A stacking lane space shall be 9 feet in width by 19 feet in depth.

SECTION 4.09.05 PARKING AGREEMENTS AND REDUCTIONS

- A. The following may be used to reduce the number of required on-site vehicle parking spaces for a development.
- B. All parking agreements and studies shall be reviewed as part of a Development Order.
 - 1. If no Development Order exist for a property, or if the parking agreement is not part of a Development Order application, the appropriate Development Order process as Identified in Article 2, shall be followed in the context of the proposed parking agreement.
- C. Parking Agreement

City of Destin, FL - Land Development Code

1. All parking agreements shall include at a minimum:
 - a. The details of all proposed parking reductions
 - b. Parking lot layout of both on-site and of site facilities, if applicable
 - c. What else?
 2. Any parking agreement shall be recorded against the property and shall be valid until:
 - a. the uses specified in the agreement cease
 - b. both parties agree to nullify the agreement
 - c. what else?
- D. Parking Study
1. The vehicle and/or bicycle parking space study shall include at a minimum, but not be limited to, the following:
 - a. Estimates of vehicle and/or bicycle parking requirements based on recommendations in studies such as the:
 - b. Urban Land Institute (ULI),
 - c. Institute of Transportation Engineers (ITE),
 - d. Traffic Institute,
 - e. Estimates shall be based on data collected from uses or combinations of uses which are the same or comparable to the proposed use.
 - i. Comparability shall be determined by
 - (a) Density/intensity,
 - (b) Scale,
 - (c) Bulk,
 - (d) Area
 - (e) Type of activity
 - (f) Location.
 - ii. The study shall document the source of data used to develop recommendations.
 - f. An analysis of the extent to which the study's recommendation will lessen the loading space requirement for the development.
 - g. Whether or not the impact will have a negative impact on the purpose of providing the required number of parking spaces as specified in this Article: Number of on-site loading spaces required.
 - i. In no case shall a parking study or agreement be approved which would allow for anything less than one loading space.
 - h. If off-site parking is included in the study, the following shall be included in the study;
 - i. Identification of an ADA accessible pedestrian route from the off-site parking area to the primary property.
 - (a) The route shall not exceed more than one half mile (2,640 feet) from ADA access point at the property line for both properties.
 - (b) If this network does not exist the network shall be constructed and coordinated with the City Engineering Division.
 - ii. Impact to pedestrian network to include but not limited to:
 - (a) Pedestrian signal phasing adjustment recommendations to US Hwy 98
 - (b) Identification of deficiencies of both primary and secondary pedestrian way not in compliance with existing City Code and design regulations

City of Destin, FL - Land Development Code

2. An applicant may submit for the City's review a parking study for uses not listed in any use table of this Article if they are not satisfied with the City's application of the vehicle and/or bicycle parking space standard for the most similar or appropriate use listed.
 - a. Said vehicle and/or bicycle parking space study shall be submitted in conjunction with a Development Order.
 - b. If no Development Order exists for the property, or if the parking agreement is not part of a Development Order application, the appropriate Development Order process as identified in **Article 2**, shall be followed in the context of the proposed parking agreement.
- E. Valet parking.
 1. Any proposed valet parking shall require a Parking Agreement.
 2. If the proposed valet parking agreement also includes a reduction in parking, a parking study shall be submitted for review.
 3. When applicants propose to supply and maintain valet parking all on-site parking spaces need not be directly accessible as required per **Section 8.06.01**.
 - a. All required ADA spaces shall be located on-site and in compliance with all federal, state, and local ADA regulations.
 4. The parking area where the valet parking spaces are located can be on-site or off-site, provided the off-site parking area is located in accordance with the requirements of **Section 8.06.13**, Special parking districts.
 5. Tandem or end-to-end parking stalls may be utilized by the valet parking attendants to park vehicles
 - a. Tandem parking stalls shall not accommodate more than three cars parked end-to-end.
 - b. This parking arrangement shall only be used for the following uses, as listed in Table 8-6: Bicycle and Vehicle Parking Standards: 721110 Hotels and motels, 721191 Bed-and-breakfast inns, 721199 Other traveler accommodations, 7213 Rooming and boarding houses, 722110 Full-service restaurants, 7224 Drinking places, alcoholic beverages, and 713930.c Fare-carrying vessels. Valet parking shall only be used to provide up to 50 percent of the total required number of parking spaces subject to the following conditions:
 6. Requirements and contents of valet parking agreement
 - a. Permission for such valet parking shall be by a valet parking agreement which has been submitted, reviewed and approved by the City prior to being recorded in the public records of Okaloosa County, Florida.
 - b. Said valet parking agreement shall be deemed a covenant running with the land and shall at a minimum contain the following provisions:
 - i. A detailed site plan of the proposed valet parking operation which shall include, but not be limited to:
 - (a) The proposed pick-up/drop-off area parking
 - (b) The location of valet parking spaces
 - (c) The total capacity of the valet parking facility
 - ii. A written detailed valet parking operations plan, including:
 - (a) Hours and days of operations
 - (b) Routes to and from the parking area(s)
 - (c) The minimum number of valet parking attendants
 - (d) Location and design of the proposed "valet" parking sign.

City of Destin, FL - Land Development Code

- iii. A statement from the owner or other authorized agent indicating their understanding that they will be committing a penal offense to cause or permit such valet parking area to be operated or used without providing the services of attendants.
 - iv. A statement from the owner or other authorized agent indicating their understanding that the valet parking agreement is a covenant running with the land and that it cannot be amended without the consent of the City.
 - c. After the valet parking area has been constructed, inspected and approved by the City, it shall be a penal offense by the owner or operator of such building to cause or permit such parking area to be operated or used without providing the services of attendants, provided that if the area wherein the building is constructed pursuant hereto is subsequently included in an area declared exempt from the requirements of this section, the building may take advantage of this exception and use the area set aside for on-site parking for any permissible use under the zoning for the applicable district, and the City will execute a recordable release to evidence the release of such on-site parking restrictions. Violations of this section shall be subject to the general penalty provisions of section 1-9 of the Code of Ordinances. Each day that such attendant service is not provided for and maintained shall be a new offense.
 - d. In the event any building in existence or under construction can qualify for the use of attendant parking under the requirements hereof, then the required off-street parking for such building shall be modified accordingly.
- F. Parking Reduction for Preservation of protected trees
- 1. The City Manager or his or her designee shall authorize a reduction in the total number of required vehicle parking spaces for the preservation of protected trees provided the applicant meets the following provisions:
 - a. The preservation of a protected tree with a trunk of 12 inches in diameter or greater.
 - b. The reduction in the total number of required vehicle parking spaces will prevent the removal of a protected tree that is located within the area of the site designated as a vehicular use area. The following reduction schedule listed in Table 8-7: Vehicle parking space reduction schedule for preservation of protected trees shall apply:

VEHICLE PARKING SPACE REDUCTION SCHEDULE FOR PRESERVATION OF PROTECTED TREES	
Number of Required Vehicle Parking Spaces	Reduction of Required Vehicle Parking Spaces Allowable
1-4	0
5-9	1
10-19	2
20 or above	10% of total number of spaces (total reduction regardless of number of trees preserved)

- 2. The actual reduction in the total number of vehicle parking spaces shall be the minimum number of spaces needed to preserve the protected tree(s). Should the protected tree(s) die,

City of Destin, FL - Land Development Code

then the property owner shall be required to replant a new tree(s) or the planting area shall be converted to a parking area.

3. The parking area reduction used for the preservation of protected trees shall not be counted as part of the minimum required open space indicated in [Section 12.04.02](#).

Tree Species	Tree width	Requirement/Reduction
Oak	0-12"	Can be removed and do not have to be replaced
Magnolia	12"+	Trees shall be maintained on-site and parking reduction granted only for the site of the tree.
All other tree species	0-12"	Can be removed and do not have to be replaced
	12"-24"	Trees can be removed but must be replaced elsewhere on-site.
	24"+	Trees shall be maintained on-site and parking reduction granted only for the site of the tree.

SECTION 4.09.06 OFF-SITE PARKING

- A. The City Council may designate special parking districts where off-site vehicle parking facilities may be provided by the City or private enterprises, thus lessening the demand for on-site vehicle parking.
- B. The following provisions apply to all developments that desire to take advantage of off-site vehicle parking facilities:
 1. Nonresidential and short-term residential uses are the only uses that are allowed to take advantage of having required vehicle parking spaces located off-site.
 2. Those portions of a mixed-use development that contain long-term residential uses, as defined in Comprehensive Plan, are required to have all required parking spaces located on-site.
 3. All required handicap parking spaces and loading spaces for all developments are not allowed to be located off-site and must be provided for on-site.
- C. Maximum distance:
 1. The maximum distance for off-site parking facilities allowed is one-half mile (½ mi.) or 2,640 feet.
 - a. The measurement of this shall be measured along the nearest pedestrian network.
 - b. If a pedestrian network does not exist or is missing elements the network shall be developed or completed.
 - c. If the network is out of compliance with the American's with Disabilities Act at the time of permitting, the affected pedestrian network shall be brought into compliance.
- D. Off-site public parking facilities.
 1. For development proposed in these districts that wish to take advantage of City owned and maintained parking lots/garages, the City Manager or their designee may allow the developer to pay an in-lieu parking fee instead of providing the spaces required by this article.
 2. The fee shall be a one-time, nonrefundable fee per parking space avoided, paid to the City prior to the issuance of a certificate of occupancy.
 3. The amount of the fee shall be determined by the City Council and shall be equal to the land acquisition, construction and maintenance costs of parking spaces that are deferred by this provision.

City of Destin, FL - Land Development Code

4. These fees shall be used by the City solely for the purchase, construction, operation and maintenance of parking facilities serving the area of the development.
5. The City Council may, at the time of accepting the fee, enter into an agreement with the developer to construct or provide parking facilities.
- E. Until such time as the City has acquired sites(s) for public parking as generally identified in the Harbor CRA Plan, the City shall annually review the parking standards pertaining to the uses within the Special Parking Districts per **Section 4.09.07** to determine the adequacy of those parking requirements.
- F. Off-site private parking facilities.
 1. For development proposed in these districts that wish to take advantage of privately owned and maintained parking garages or surface parking lots, such parking spaces must be under the ownership or common control of the property owner proposing to place required parking spaces off-site in order to meet the parking requirement for that property.
 2. The ownership or common control of the parking spaces may be in form of simple fee ownership or long-term lease (30 years or more).
- G. Off-site shared parking.
 1. A reduction in the number of required on-site parking spaces shall be allowed when shared parking is provided by a separate, neighboring development through a shared parking agreement.
 2. A shared parking analysis shall be submitted in accordance with the standards **in 8.06.12** and must demonstrate that the shared parking spaces on the neighboring site will be available during the times during which the parking demand is in excess of the on-site parking supply.
 3. Direct and continuous sidewalks and crosswalks shall be constructed between the off-site shared parking area and a primary on-site building entrance.
 - a. The applicant shall enter into a shared parking agreement with the owner(s) of the adjacent parcel(s) prior to the approval of the development order application.
 - b. The shared parking agreement must be submitted, reviewed and approved by the City prior to the approval of the development order application.
 - c. Said shared parking agreement shall be recorded in the public records of Okaloosa County, Florida, prior to the issuance of any building permit.
 - d. Additionally, the shared parking agreement cannot be considered null and void until the property owner who needs the parking has secured required parking either on his/her site or an alternative site, which must be subject to a new shared parking agreement.
 - e. The parking accessway agreement shall be deemed a covenant running with the land and shall at a minimum contain the following provisions:
- H. A detailed site plan which at a minimum shall consist of the following: property boundary lines, adjacent right-of-way, the shared parking area and the number of spaces that will be provided to the applicant, adjacent improvements, sidewalks, landscaped areas, drainage swales.
- I. A written statement indicating who is entitled to use and maintenance of the shared parking.
- J. A statement from each of the owners of the property who are parties to this agreement, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that they will be committing a penal offense to cause or permit such shared parking area to become inoperable by either party either through the erection of a physical barrier, neglecting maintenance for said area or other means.

City of Destin, FL - Land Development Code

- K. A statement from each of the owners of the property who are parties to this agreement, president, in the case of a corporation, or managing member, in the case of a limited liability company, indicating their understanding that the shared parking agreement is a covenant running with the land and that it cannot be amended without the consent of the City.

SECTION 4.09.07 SPECIAL PARKING DISTRICTS

- A. Off-site parking districts. The following off-site parking districts are hereby established:

1. Harbor area parking district.
 - a. The Harbor Area Parking District encompasses all land designated as CMU, NHMU, and SHMU on the zoning map.
 - b. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for non-residential uses in the CMU, NHMU, and SHMU zoning districts shall be located in the NHMU zoning district and must be located within 1,200 feet of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of 1,200 feet shall be from primary building entrance of the subject property to property line of the parking facility.
2. Town center parking district.
 - a. The Town Center Parking District encompasses all land designated as TCMU on the zoning map.
 - b. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for nonresidential uses in the TCMU zoning district shall be located in the TCMU zoning district and must be located within 1,200 feet of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of 1,200 feet shall be from primary building entrance of the subject property to property line of the parking facility.
3. Institutional parking districts. Institutional Parking Districts encompass all land designated as INST on the zoning map.
 - a. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for uses located on property designated Institutional on the zoning map must be located within 150 feet of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of 150 feet shall be from property line to property line.
4. Crystal Beach parking district.
 - a. The Crystal Beach Parking District encompasses all land designated as Crystal Beach Neighborhood (CBN) or Crystal Beach Resort (CBR) on the zoning map.
 - b. All off-site parking garages or surface parking lots used to satisfy on-site parking requirements for uses located on property designated CBN or CBR on the zoning map must be located within 150 feet of the property for which the off-site surface parking lot or garage serves.
 1. The measurement of 150 feet shall be from property line to property line.
 - c. Short-term Rentals or Seasonal Rentals shall not be allowed to utilize off-site parking within the Crystal Beach parking district.

City of Destin, FL - Land Development Code

SECTION 4.09.08 ON-SITE LOADING STANDARDS

- A. All on-site loading spaces shall be provided for pursuant to the requirements of this Code and the City of Destin Design Manual.
- B. The on-site loading spaces shall be maintained as long as the use exists that the facilities were designed to serve.
- C. Only vehicles making deliveries shall occupy such spaces.
- D. It shall be unlawful for any owner or operator of any building or land use affected by the Code to cause or permit the discontinuance or reduction of required loading spaces without the establishment of alternative loading spaces which meet the requirements of and are in compliance with this article and approved by the City Manager or designee.
- E. Loading spaces required for all development.
 - 1. On-site loading spaces shall be provided for all development within the City pursuant to the requirements indicated in **Section 8.08.05**. Loading spaces shall be maintained as long as the use exists that the spaces were designed to serve.
 - 2. Loading spaces shall not be used as a parking space, for the storage of vehicles or materials or for meeting parking requirements.
 - 3. Loading spaces shall only be used by vehicles that are loading or unloading items that the occupant of the building, structure, or land requires delivery or pick-up.
 - 4. It shall be unlawful for any owner or operator of any building, structure, or land use affected by the Code to cause or permit the discontinuance or reduction of required loading spaces without the establishment of alternative loading spaces which meet the requirements of and are in compliance with this article and approved by the City Manager or designee.
 - 5. Single-family detached, duplex and townhome dwellings are expressly exempt from providing loading spaces.
- F. Location of on-site loading spaces.
 - 1. The on-site loading spaces required by this section shall be located on the same lot or parcel of land they are intended to serve.
 - 2. In no case shall the location of any required loading space not be located on the same lot or parcel it is intended to serve.
 - 3. Loading spaces shall be located in such a manner as to provide the simplest and most convenient means of loading and unloading material or goods to the building, structure or lot it is intended to serve.
- G. Number of loading spaces required. As set forth in **Table 8-9: Number of on-site loading spaces required**, all lots or parcels are required to meet at least the minimum requirements for the specific use or uses, which may have multiple applications to a particular parcel.

NUMBER OF ON-SITE LOADING SPACES REQUIRED	
Uses	Loading Spaces Required
Schools, hospitals, nursing homes, and other similar institutional uses and mid and high rise residential	1 space for the first 100,000 sq. ft. of gross floor area or fraction thereof and one space for each additional 100,000 sq. ft. or fraction thereof
Auditoriums, gymnasiums, stadiums, theaters, convention centers and other buildings for public assembly	1 space for the first 20,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 100,000 sq. ft. or fraction thereof

City of Destin, FL - Land Development Code

Offices and financial institutions	1 space for the first 75,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 25,000 sq. ft. or fraction thereof
Retail commercial, service, road service, and commercial entertainment	1 space for the first 10,000 sq. ft. of gross floor area or fraction thereof and 1 space for each additional 20,000 sq. ft. or fraction thereof
Industrial uses	1 space for every 10,000 sq. ft. of gross floor area or fraction thereof

- H. Loading space standards for uses not listed.
1. Uses not specifically mentioned in Paragraph G. above shall meet the loading space requirements for the use that is most similar or compatible.
- I. Loading space study.
1. If an applicant is proposing a use that is not listed in Paragraph G. and is not satisfied with the City's application of the loading space standard that is most similar or compatible to the use in question, then the applicant may submit to the City Manager or designee a loading space study to determine the actual number of loading spaces needed for the proposed use.
 2. Said loading space study shall be submitted in writing to the City Manager or designee who shall review the study and give a written determination to the applicant as to whether said study is approved or disapproved.
 3. The loading space study shall include, but not be limited to the following:
 - a. Estimates of loading space requirements based on recommendations in studies such as those from the Urban Land Institute (ULI), Institute of Transportation Engineers (ITE), or the Traffic Institute, and based on data collected from uses or combinations of uses which are the same or comparable to the proposed use. Comparability shall be determined by density, scale, bulk, area, type of activity, and location. The study shall document the source of data used to develop the recommendations.
 - b. An analysis of the extent to which the study's recommendation will lessen the loading space requirement for the development and whether or not the impact will have a negative impact on the purpose of providing the required number of loading spaces as specified in Table 8-9. NOTE: In no case shall a study be approved which would allow for a use listed in Table 8-9 to not have at least one loading space.
- J. Additional loading spaces required for expansion of existing buildings, structures, commercial docks, marinas, and uses.
1. Buildings, structures, docks, marinas or uses may be modernized, altered or repaired, provided there is no increase in gross floor area or capacity, or ground area, without providing additional on-site loading spaces in accordance with this Code.
 2. Where buildings, structures, docks, marinas, or uses are enlarged in gross floor area or capacity or ground area, on-site loading spaces, as specified herein, shall be brought into compliance with the loading space requirements for the entire building, structure, dock, marina, or use.
- K. Additional loading spaces required for a change of use.
1. When the use of a building or land is changed, additional on-site loading facilities shall be provided to the extent that the number of loading spaces required for the new use exceeds the number of loading spaces required for the previous use.
- L. Loading spaces required for multiple uses.

City of Destin, FL - Land Development Code

1. Where multiple uses or purposes exist on a parcel or lot, the loading space requirements for each use shall be calculated separately and the requirements combined for a single total number of loading spaces needed, except for shopping centers.

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