SPECIAL WORKSHOP
DESTIN CITY COUNCIL
FEBRUARY 26, 2019
ANNEX COUNCIL CHAMBERS
5:00 PM

*****Core Value of the Month - Integrity*****

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

1. **WORKSHOP**

   A. Future Land Use Map and Zoning Map Update

2. **ADJOURN**

All items listed under Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and may be considered separately.

**To be placed on the Agenda under scheduled presentations, citizens must contact the City Manager or City Clerk's office one (1) week prior to the scheduled City Council Meeting by completing a Speakers Request Form and providing any accompanying documentation as requested in the form's instructions.

****** Any invocation that is offered before the official start of the City Council meeting shall be the voluntary offering of a private person, to and for the benefit of the City Council. The views or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the City Council, or the City staff, and the City is not allowed by law to endorse the religious beliefs or views of this, or any other speaker. Persons in attendance at the City Council meeting are invited to stand during the opening invocation and Pledge of Allegiance. However, such invitation shall not be construed as a demand, order, or any other type of command. No person in attendance at the meeting shall be required to participate in any opening invocation that is offered. A person may exit the City Council Chambers and return upon completion of the opening invocation if a person does not wish to participate in or witness the opening invocation.***

If a person decides to appeal any decision made by the Council with respect to any matter considered at this meeting, he/she may need a record of the proceedings, and for such purpose, he/she may need to ensure that verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. FS 286.0105.

Persons with disabilities who require assistance to participate in City meetings are requested to notify the City Clerk's Office at (850) 837-4242 in advance. Hearing Impaired: TTY: 711. Assistance also available through Human Resources, Title VI Coordinator, at (850) 837-4242.

Personas con discapacidades que necesitan asistencia o personas que necesiten ayuda con un idioma para participar en las reuniones de la ciudad, deberán notificar la oficina de la Secretaria Municipal al (850) 837-4242 antes de la reunión. Discapacidad auditiva: TTY: 711 (Solicitar Espanol CA). La ayuda tambien está disponible por Recursos Humanos, Coordinador del Título VI, al (850) 837-4242.

<u>Note</u>: Persons who wish to provide public comments on agenda items are requested to fill out a <u>blue speaker card</u> and submit it to the City Clerk at the start of the meeting.

Persons who wish to provide public comments on any other matters not on the agenda are requested to fill out a yellow speaker card and submit it to the City Clerk at the start of the meeting.

All regularly scheduled city council meetings will be streamed live via the city's YouTube channel, www.youtube.com/CityofDestin. Past council meetings can also be viewed here.

Please visit our agenda center on the city website at www.cityofdestin.com/agendas

ITEM # 2019-1017

CITY OF DESTIN

AGENDA ITEM

COUNCIL MEETING DATE: February 26, 2019
TYPE OF AGENDA ITEM: Action Item

TO: City Council

THRU: Lance Johnson, City Manager
Kimberly Kopp, Land Use Attorney

FROM: Louis Zunguze, Community Development Director

DATE: February 20, 2019

SUBJECT: Future Land Use Map and Zoning Map Update

I. BACKGROUND: On January 7, 2019, the Community Development Department provided data and analysis for consideration by the City Council regarding the current status of existing inconsistencies between the City's Future Land Use Map and Zoning Map.

Inconsistencies between the maps may be resolved by administratively rezoning the properties for consistency with the Comprehensive Plan. In the alternative, the City Council may determine that any future land use designations need to be re-evaluated. Any change to the FLUM requires a comprehensive plan amendment.

In the meantime, the City's required EAR-based comprehensive plan amendment process has become due. State law requires municipalities to review their comprehensive plans every seven years in order to ensure that any new state legislation is addressed as required in the current Comprehensive Plan. This is known as the "EAR" (Evaluation and Appraisal Report) process.

The City of Destin last worked through the EAR process in 2012, and as such, is at the seven-year mark again. The EAR-based amendment process is a separate and distinct process from the regular comprehensive plan amendment process of last summer.

The Community Development Director submitted the City's required notification letter to the State last week, and therefore the City is now in compliance with State law timelines for this process and can continue to process comprehensive plan amendments. A copy of the City's letter and response from the State is attached.

Within the next several months, staff will request that the City Council consider EAR-based amendment(s) related to relatively recent changes in State law affecting coastal

communities. That is, the Coastal Element of the City's Comprehensive Plan will likely require an update during the EAR process to address flood perils due to modern day sea-level rise modelling scenarios. The City has one year from the date that the State receives our notification letter to **propose** (not adopt) such amendments and submit to the State without penalty. Therefore, the City has until February 18, 2020, to submit the EAR-based comprehensive plan amendments.

Since the City Council is currently reviewing the Future Land Use Map and zoning inconsistencies, staff is providing the option to the City Council to consider any comprehensive plan amendments it deems desirable as part of the EAR-based comprehensive plan process.

II. DISCUSSION:

- **A. Link to Strategic Goals / Objectives:**
- **B. Effect on Budget (EOB):**
- **C. Level of Service (LOS):**

III. CONCLUSION: Staff is requesting direction from the City Council as to how the Council desires to eliminate inconsistencies between the existing Future Land Use Map designations and Zoning Map designations, whether:

1. by administratively rezoning properties; or
2. by making amendments to the comprehensive plan in the EAR-based amendment process).

IV. RECOMMENDED MOTION:

Attachments:

1. FLUM Workshop Agenda Feb 26
2. Zoning FLU reconcile Map_021419
3. Reconciliation List FLUM_Zoning
4. DEO Response to City Notification Letter
5. Uses_Dimensions_022219

Community Development
Office of the Director

4200 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-337-3123 | Fax: 850-837-5
5www.cityofdestin.com

Future land Use and Zoning Updates

Destin City Council Workshop- February 26, 2019

A. Introduction by Community Development Director, Louis Zunguze
1 EAR-Based Comprehensive Plan Amendment Process for 2019-2020
2 Workshop Goals

B. Workshop Overview:
1. Managing Future Land Use
    a. Future Land Use and Zoning Designations – Louis Zunguze
    b. Management tools and criteria – Tim Whaler
    c. Interaction of criteria on site design – Tim Whaler

C. Zoning Designations That Conflict with Future Land Use Designations
Lauren Witt & Dawn McDonald
1. Outline of zoning designations that conflict with the adopted future land use map set forth in the Comprehensive Plan.

D. Options and Recommendations to Resolve the Conflicts – Louis Zunguze

Zoning Map

NORTH

CHOCTAWHATCHEE BAY

JOE'S BAYOU

INDIAN BAYOU

HARBOR CRA

DESTIN HARBOR

TOWN CENTER CRA

HOLIDAY ISLE

GULF RESORT

GULF OF MEXICO

Destin-Fort Walton Beach Airport

Henderson Beach State Park

FLU: CMUV - Calhoun Mixed Use Village
Zoning: ROI-GD - Residential, Office, & Institutional - General Development

FLU: TCMU - Town Center Mixed Use
Zoning: INST - Institutional

FLU: IN - Industrial
Zoning: TCMU - Town Center Mixed Use
(parcel overlaps 2 zones)

FLU: TCMU - Town Center Mixed Use
Zoning: ROI-GD Residential, Office, & Institutional - General Development

FLU: REC - Recreation
Zoning: CMU - Calhoun Mixed Use

FLU: NHMU - North Harbor Mixed Use
Zoning: INST - Institutional

FLU: ROI - Residential, Office, & Institutional
Zoning: Medium Density Residential - Village

FLU: ROI - Residential, Office, & Institutional
Zoning: INST - Institutional

FLU: TCMU - Town Center Mixed Use
Zoning: CG - Commercial General

FLU: TCMU - Town Center Mixed Use
Zoning: CG - Commercial General

FLU: TCMU - Town Center Mixed Use
Zoning: INST - Institutional

West Destin

East Destin

FLU: Crystal Beach Resort
Zoning: Crystal Beach Neighborhood

FLU: CG - Commercial General
Zoning: ROI-TD - Residential, Office, & Institutional - Tourist Development

CRYSTAL BEACH

HENDERSON BEACH STATE PARK

GULF OF MEXICO

Walton County

NORTH

- City Limits
- CRA Boundaries
- Okaloosa County (Not in City Limits)

Residential

- BE - Bay Estates
- LDR-V - Low Density Residential - Village
- LDR-HI - Low Density Residential - Holiday Isle
- LDR-H - Low Density Residential - Harbor
- MDR-V - Medium Density Residential - Village
- MDR-HI - Med. Density Resid. - Holiday Isle
- HDR - High Density Residential
- CBN - Crystal Beach Neighborhood

Commercial

- CL - Commercial Limited
- CG - Commercial General
- CTS - Commercial Trades and Service

Mixed Use

- CBR - Crystal Beach Resort
- ROI-CBR - Residential, Office, & Institutional - Crystal Beach Residential
- ROI-GD - Residential, Office, & Institutional - General Development
- ROI-TD - Residential, Office, & Institutional - Tourist Development
- ROI-VR - Residential, Office, & Institutional - Village Residential
- CMU - Calhoun Mixed Use
- TCMU - Town Center Mixed Use
- HIMU - Holiday Isle Mixed Use
- GRMU - Gulf Resort Mixed Use
- NHMU - North Harbor Mixed Use
- SHMU - South Harbor Mixed Use
- BRMU - Bay Resort Mixed Use

- CON - Conservation
- REC - Recreation
- INST - Institutional
- IN - Industrial
- A - Airport

- ORD-08-05-LC
- ORD-08-06-LC
- ORD-08-07-LC
- ORD-08-38-LC
- ORD-10-13-LC
- ORD-10-01-LC
- ORD-08-08-LC
- ORD-08-09-LC
- ORD-08-10-LC
- ORD-09-03-LC
- ORD-15-01-LC
- ORD-16-01-LC

The City of Destin assumes no responsiblity and/or liability for the information contained herein. Produced 02/17/2017 by the City of Destin GIS Manager, updated 2/18/2019 by 3TP Ventures

ZONING AND FUTURE LAND USE MAP RECONCILE

1. FLU: REC – Recreation
   Ordinance: 16-21
   Zoning: CMU - Calhoun Mixed Use
   Comment: DO 17-06 Capt. Leonard Destin Park issued August 25, 2017

2. FLU: CMUV - Calhoun Mixed Use Village
   Ordinance: 15-17
   Zoning: ROI GD - Residential Office, & Institutional - General Development
   Comment: Change adopted with 2020 FLU; no CMUV zoning category in LDC

3. FLU: NHMU – North Harbor Mixed Use
   Ordinance: 15-17
   Zoning: INST – Institutional
   Comment: Change adopted with 2020 FLU

4. FLU: ROI – Residential, Office, & Institutional
   Ordinance: 15-17
   Zoning: Medium Density Residential – Village
   Comment:

5. FLU: ROI – Residential, Office, & Institutional
   Ordinance: 15-17
   Zoning: Medium Density Residential – Village
   Comment: Change adopted with 2020 FLU

6. FLU: ROI – Residential, Office, & Institutional
   Ordinance: 15-17
   Zoning: INST – Institutional
   Comment: Change adopted with 2020 FLU; water tower

7. FLU: TCMU - Town Center Mixed Use
   Ordinance: 15-17
   Zoning: CG - Commercial General
   Comment: Change adopted with 2020 FLU

8. FLU: TCMU - Town Center Mixed Use
   Ordinance: 15-17
   Zoning: INST – Institutional
   Comment: Change adopted with 2020 FLU; Post Office

9. FLU: IN – Industrial
   Ordinance: 15-17
   Zoning: TCMU - Town Center Mixed Use
   Comment: Change adopted with 2020 FLU

10. FLU: TCMU - Town Center Mixed Use
    Ordinance: 15-17
    Zoning: CG - Commercial General
    Comment: Change adopted with 2020 FLU

11. FLU: TCMU - Town Center Mixed Use
    Ordinance: 15-17
    Zoning: ROI GD - Residential Office, & Institutional - General Development
    Comment: Change adopted with 2020 FLU

12. FLU: TCMU - Town Center Mixed Use
    Ordinance: 15-17
    Zoning: CG - Commercial General
    Comment: Change adopted with 2020 FLU

13. FLU: TCMU - Town Center Mixed Use
    Ordinance: 15-17
    Zoning: INST – Institutional
    Comment: Change adopted with 2020 FLU, Destin Water Users

14. FLU: Crystal Beach Resort
    Ordinance: 15-17
    Zoning: Crystal Beach Neighborhood
    Comment: Change adopted with 2020 FLU

15. FLU: CG - Commercial General
    Ordinance: 15-17
    Zoning: ROI TD - Residential, Office, & Institutional - Tourist Development
    Comment: Change adopted with 2020 FLU

Ron DeSantis
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Ken Lawson
EXECUTIVE DIRECTOR

February 18, 2019

Mr. A. Louis Zunguze, MURP
Community Development Director
City of Destin
4100 Indian Bayou Trail
Destin, Florida 32541

RE: Destin Evaluation and Appraisal Notification Letter

Dear Mr. Zunguze:

This is to acknowledge receipt of your Evaluation and Appraisal Notification Letter which was due on January 1, 2019, and received by the Department on February18, 2019.

Please note that your proposed comprehensive plan amendments based on your Evaluation and Appraisal should be transmitted to the Department by **February 18, 2020**, within one year of your notification, pursuant to Section 163.3191(2), Florida Statutes. The amendments are subject to the State Coordinated Review Process as outlined in Section 163.3184(4), Florida Statues.

Ms. Sherry Spires of the Department's staff is available to assist and provide technical guidance to your questions concerning the contents of the Evaluation and Appraisal based comprehensive plan amendments and may be reached at (850) 717-8499.

If you have any questions concerning the processing of the Evaluation and Appraisal based amendments, please contact Mr. Ray Eubanks, Plan Processing Administrator, at (850) 717-8483.

Sincerely,

D. Ray Eubanks
Plan Processing Administrator

DRE/me

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

Community Development Department

Office of the Director

4100 Indian Bayou Trail | Destin, FL 32541 | Phone: 850-654-1119| Fax: 850-460-2171 |www.cityofdestin.com

February 14, 2019

RECEIVED
Bur. of Community Planning and Growth
FEB 18 2019
Div. of Community Development
Dept. Economic Opportunity

Mr. Ray Eubanks, Plan Review and Processing Administrator
Florida Department of Economic Opportunity
Bureau of Community Planning and Growth
107 East Madison Street, MSC 160
Tallahassee, Florida 32399-4120

Re: City of Destin – EAR Based Amendments

Dear Mr. Eubanks:

Pursuant to the requirements of Chapter 163.3191, this letter is to notify you of the City of Destin's intentions regarding the adoption of Comprehensive Plan amendments within the upcoming year. You are hereby notified that the City of Destin will be amending Chapter 6, the Coastal Management Element of its Comprehensive Plan.

As we discussed via telephone this week, the EAR-based amendments will incorporate the requirements of section 163.3178, Florida Statutes, regarding sea level rise and development in coastal and flood-prone areas.

If you have any questions, please contact me at (850) 654-1119

Sincerely,

A. Louis Zunguze
A. Louis Zunguze, MURP
Community Development Director

cc: Lance Johnson, City Manager
Kimberly Romano Kopp, City Land Use Attorney
Dawn McDonald, Planner
Lauren Witt, Planner
Tim Whaler, Planning Consultant 3TP Ventures
File

PERMITTED USES, CONDITIONAL USES, AND DIMENSIONAL REQUIREMENTS IN APPLICABLE ZONING DISTRICTS

RECREATION (REC)

Permitted Uses:

- Distribution electric substation
- Urban Transit Systems
- Interurban and rural bus transportation
- Wireless telecommunications carriers (except satellite)
- Museums, historical sites, zoos, and parks
- Amusement and theme parks
- Amusement arcades
- Golf Courses and country clubs
- Fitness and Recreational Sports centers
- Bowling Centers
- All other amusement and recreation industries

Dimensional Requirements:

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 35’/3 stories
- Setbacks: None
- Maximum Density: N/A
- Maximum Floor Area Ratio: .20
- Minimum Open Space: 25%

CALHOUN MIXED USE (CMU)

Permitted Uses:

- Single-family detached dwelling (LT)
- Multi-family attached dwelling (LT)
- Single Room Occupancy Housing (LT)
- Single-family detached dwelling (ST)
- Multi-family attached dwelling (ST)
- Community residential home, small (1-6)
- Family day care home
- Distribution electric substation
- Clothing and clothing accessories stores
- Sporting goods and musical instrument stores
- Book, periodical, and music stores
- Other general merchandise stores
- Other miscellaneous store retailers
- Urban Transit Systems
- Interurban and rural bus transportation
- Scenic and Sightseeing transportation, land
- Scenic and sightseeing transportation, water
- Finance and Insurance
- Real estate services
- Conference/Convention Center
- Consumer Goods Rental
- Professional and Technical Services
- Veterinary Services
- Management of companies and enterprises
- Administrative and support services
- Janitorial Services
- Business, computer and management training
- Other schools and instruction
- Educational support services
- Ambulatory health care services
- Child day care services
- Performing arts and spectator sports
- Amusement Arcades
- Marinas
- Fitness and recreations sports centers
- Bowling Centers
- All other amusement and recreational industries
- Hotels and Motels
- Bed-and-Breakfast Inns
- Other traveler accommodation, C.T.L.A
- Rooming and boarding houses
- Food services and drinking places
- Full-service restaurants

- Limited-service restaurants
- Drinking places, alcoholic beverages
- Other personal and household goods repair
- Personal and Laundry Services
- Dry Cleaning and Laundry Services
- Pet care (except veterinary) services
- Membership associations and organizations
- Religious Organizations

Conditional Uses:

- Community residential home, large (7-14)
- Museums, historical sites, zoos, and parks

Dimensional Requirements

CMU-One D.U.

- Minimum Lot Area: 7,500 sq. ft.
- Minimum Lot Size:
  - Width: 70
  - Depth: 100
- Maximum Building Height: 35'/3 stories
- Setbacks:
  - Front: 20'
  - Side: 7.5'
  - Rear: 10'
- Maximum Density: Up to 6.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

CMU – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 50'/4 stories
- Setbacks:
  - Front: Varies based on location + height
  - Side: Varies based on height
  - Rear: Varies based on location + height
- Maximum Density: Up to 12.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

CMU – non D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None

    - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
    - Front: Varies based on location + height
    - Side: Varies based on height
    - Rear: Varies based on location + height
- Maximum Density: N/A
- Maximum Floor Area Ratio: 0.5
- Minimum Open Space: 25%

CALHOUN MIXED USE - VILLAGE (CMU-V)

Permitted Uses:

- Zoning District does not exist in Land Development Code; including Table of Uses

Dimensional Requirements:

CMUV – One D.U.

- Minimum Lot Area: Not listed in LDC
- Minimum Lot Size: Not listed in LDC
  - Width:
  - Depth:
- Maximum Building Height: 35'/3 stories
- Setbacks: Not listed in LDC
  - Front:
  - Side:
  - Rear:
- Maximum Density: Up to 9.0
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: Not listed in LDC

CMUV – Two or more D.U.

- Minimum Lot Area: Not listed in LDC
- Minimum Lot Size: Not listed in LDC
  - Width:
  - Depth:
- Maximum Building Height: 50'/4 stories
- Setbacks: Not listed in LDC
  - Front:
  - Side:
  - Rear:
- Maximum Density: Up to 12.0
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: Not listed in LDC

CMUV – Non D.U.

- Minimum Lot Area: Not listed in LDC
- Minimum Lot Size: Not listed in LDC
  - Width:
  - Depth:
- Maximum Building Height: 50'/4 stories
- Setbacks: Not listed in LDC
  - Front:
  - Side:

    - Rear:
- Maximum Density: N/A
- Maximum Floor Area Ratio: 0.5
- Minimum Open Space: Not listed in LDC

RESIDENTIAL, OFFICE & INSTITUTIONAL – GENERAL DEVELOPMENT (ROI-GD)

Permitted Uses:

- Single-family detached dwelling (LT)
- Multi-family attached dwelling (LT)
- Guest House (LT)
- Accessory Dwelling (LT)
- Single Room Occupancy (LT)
- Community Residential home, small (1-6)
- Family day care home
- Distribution electric substation
- Natural Gas distribution
- Water, sewage, and other systems
- Printing and related support activities
- Clothing and clothing accessories stores
- Book, periodical, and music stores
- Other general merchandise stores
- Florists
- Office supplies, stationery, and gift stores
- Other miscellaneous store retailers
- Urban Transit systems
- Interurban and rural bus transportation
- School and employee bus transportation
- Postal service
- Couriers and messengers
- Internet publishing and broadcasting
- ISPs, search portals, and data processing
- Other information services
- Finance and Insurance
- Real estate services
- Consumer Goods Rental
- Professional and technical services
- Veterinary Services
- Management of companies and enterprises
- Administrative and Support services
- Janitorial services
- Elementary and secondary schools
- Junior Colleges
- Colleges and universities
- Business, computer and management training
- Technical and trade schools
- Other schools and instruction
- Educational support services
- Ambulatory health care services
- Hospitals

- Nursing Care Facilities
- Community care facilities for the elderly
- Other residential care facilities
- Social assistance
- Child day care services
- Performing arts and spectator sports
- Personal and laundry services
- Dry cleaning and laundry services
- Pet care (except veterinary) services
- Membership associations and organizations
- Religious organizations
- Executive, legislative and general government
- Justice, public order, and safety activities
- Administration of human resource programs
- Administration of environmental programs
- Administration of housing programs, urban planning and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Conditional Uses:

- Community residential home, large (7-14)
- Used Merchandise Stores
- Thrift Stores
- Waste management and remediation services
- Residential mental health facilities
- Museums, historical sites, zoos, and parks
- All other amusement and recreation industries

Dimensional Requirements:

ROI-GD – One D.U.

- Minimum Lot Area: 7,500 sq. ft.
- Minimum Lot Size:
  - Width: 70
  - Depth: 100
- Maximum Building Height: 35’/3 stories
- Setbacks:
  - Front: 20’
  - Side: 7.5’
  - Rear: 10’
- Maximum Density: Up to 9.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

ROI-GD – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
  - Width: None
  - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
  - Front: varies on location + height
  - Side: varies on location + height
  - Rear: varies on location + height
- Maximum Density: Up to 12.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

ROI-GD – Non D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
  - Width: None
  - Depth: None
- Maximum Building Height: 35’/3 stories
- Setbacks:
  - Front: varies on location + height
  - Side: varies on location + height
  - Rear: varies on location + height
- Maximum Density: N/A
- Maximum Floor Area Ratio: 0.5
- Minimum Open Space: 25%

TOWN CENTER MIXED USE (TCMU)

Permitted Uses:

- Multi-family attached dwelling (LT)
- Single room occupancy housing (LT)
- Multi-family attached dwelling (ST)
- Community residential home, small (1-6)
- Distribution electric substation
- Printing and related support activities
- Parts and Accessories Dealer – Automotive/marine
- Furniture and home furnishings stores
- Electronics and appliance stores
- Grocery Stores
- Specialty food stores
- Beer, wine and liquor stores
- Health and personal care stores and medical marijuana treatment center dispensing facilities
- Clothing and clothing accessories stores
- Sporting goods and musical instrument stores
- Book, periodical, and music stores
- Department stores
- Other general merchandise stores
- Florists
- Office supplies, stationary, and gift stores
- Used Merchandise Stores
- Thrift Stores, large
- Other miscellaneous store retailers
- Urban transit systems
- Interurban and rural bus transportation
- Scenic and sightseeing transportation, land
- Scenic and sightseeing transportation, water
- Motion picture theaters
- Broadcasting, except internet
- Internet publishing and broadcasting
- Wireless telecommunications carriers (except satellite)
- ISPs, search portals, and data processing
- Other information services
- Finance and insurance
- Real estate services
- Conference/convention center
- Consumer goods rental
- General rental centers
- Machinery and equipment rental and leasing
- Professional and technical services
- Veterinary services
- Management of companies and enterprises
- Administrative and support services

- Janitorial services
- Business, computer and management training
- Other schools and instruction
- Educational support services
- Ambulatory health care services
- Community care facilities for the elderly
- Other residential care facilities
- Child day care services
- Performing arts and spectator sports
- Amusement arcades
- Fitness and recreational sports centers
- Bowling centers
- All other amusement and recreational industries
- Hotels and Motels
- Bed-and-breakfast inns
- Other traveler accommodation, C.T.L.A.
- Rooming and boarding houses
- Food services and drinking places
- Full-service restaurants
- Limited-service restaurants
- Drinking places, alcoholic beverages
- Car washes
- Other personal and household goods repair
- Personal and laundry services
- Dry cleaning and laundry services
- Pet care (except veterinary) services
- Parking lots and garages (public & private)
- Membership associations and organizations
- Religious organizations

Conditional Uses:

- Automobile dealers
- Other motor vehicle dealers
- Museums, historical sites, zoos, and parks

Dimensional Requirements:

TCMU – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
  - Front: varies on height + location
  - Side: varies on height + location
  - Rear: varies on height + location

- Maximum Density: Up to 24.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

TCMU – Non D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 75’/6 stories
- Setbacks:
  - Front: varies on height + location
  - Side: varies on height + location
  - Rear: varies on height + location
- Maximum Density: N/A
- Maximum Floor Area Ratio: 1.5
- Minimum Open Space: 25%

COMMERCIAL GENERAL (CG)

Permitted Uses:

- Multi-family attached dwelling (ST)
- Distribution electric substation
- Printing and related support activities
- Wholesale Trade
- Auto parts, accessories, and tire stores
- Parts and Accessories Dealer – Automotive/Marine
- Furniture and home furnishings stores
- Electronics and appliance stores
- Building material and garden equip. and supply dealer
- Kitchen cabinet stores
- Grocery stores
- Specialty food stores
- Beer, wine, and liquor stores
- Health and personal care stores and medical marijuana treatment center dispensing facilities
- Gasoline stations
- Clothing and clothing accessories stores
- Sporting goods and musical instrument stores
- Book, periodical, and music stores
- Department stores
- Other general merchandise stores
- Florists
- Office supplies, stationery, and gift stores
- Used merchandise stores
- Thrift Stores
- Other miscellaneous store retailers
- Urban transit systems
- Interurban and rural bus transportation
- Motor Vehicle Towing
- General warehousing and storage
- Publishing industries, except internet
- Motion picture theaters
- Broadcasting, except internet
- Internet publishing and broadcasting
- Telecommunications
- Wireless telecommunications carriers (except satellite)
- ISPs, search portals, and data processing
- Other information services
- Finance and Insurance
- Pawn Shops
- Real estate services
- Conference/convention center
- Mini-warehouse and self-storage leasing
- Boat, vehicle, equipment, etc., storage leasing

- Automotive equipment rental and leasing
- Consumer goods rental
- General rental centers
- Machinery and equipment rental and leasing
- Professional and technical services
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Janitorial services
- Landscaping services
- Business, computer and management training
- Other schools and instruction
- Educational support services
- Ambulatory health care services
- Child day care services
- Performing arts and spectator sports
- Amusement and theme parks
- Amusement arcades
- Fitness and recreational sports centers
- Bowling centers
- All other amusement and recreation industries
- Hotels and Motels
- Bed-and-breakfast inns
- Other traveler accommodation, C.T.L.A.
- Rooming and boarding houses
- Food services and drinking places
- Full-service restaurants
- Limited-service restaurants
- Drinking places, alcoholic beverages
- Repair and maintenance
- Automotive repair and maintenance
- Car washes
- Other personal and household goods repair
- Boat and motorcycle repair
- Personal and laundry services
- Dry cleaning and laundry services
- Linen and uniform supply services
- Pet care (except veterinary) services
- Membership associations and organizations
- Religious organizations
- Tattoo Parlors

Conditional Uses:

- RV parks and recreational camps

Dimensional Requirements:

CG – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
  - Front: varies on height + location
  - Side: varies on height + location
  - Rear: varies on height + location
- Maximum Density: Up to 16.90
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

CG – Non D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
  - Front: varies on height + location
  - Side: varies on height + location
  - Rear: varies on height + location
- Maximum Density: Up to N/A
- Maximum Floor Area Ratio: 1.3
- Minimum Open Space: 25%

NORTH HARBOR MIXED USE (NHMU)

Permitted Uses:

- Multi-family attached dwelling (LT)
- Single room occupancy (LT)
- Multi-family attached dwelling (ST)
- Distribution electric substation
- Printing and related support activities
- Fish and seafood merchant wholesalers
- Other motor vehicle dealers
- Parts and Accessories Dealer – Automotive/marine
- Furniture and home furnishings stores
- Electronics and appliance stores
- Kitchen Cabinet Stores
- Grocery Stores
- Specialty food stores
- Beer, Wine, and liquor stores
- Health and personal care stores and medical marijuana treatment center dispensing facilities
- Gasoline Stations
- Clothing and clothing accessories stores
- Sporting goods and musical instrument stores
- Book, periodical, and music stores
- Department stores
- Other general merchandise stores
- Florists
- Office supplies, stationery, and gift stores
- Used merchandise stores
- Thrift Stores
- Other miscellaneous store retailers
- Urban Transit systems
- Interurban and rural bus transportation
- Scenic and sightseeing transportation, land
- Scenic and sightseeing transportation, water
- Motion picture theaters
- Internet publishing and broadcasting
- ISPs, search portals, and data processing
- Other information services
- Finance and Insurance
- Real estate services
- Conference/convention center
- Boat, vehicle, equipment, etc., storage leasing
- Consumer goods rental
- General rental centers
- Machinery and equipment rental and leasing
- Professional and technical services
- Veterinary services
- Management of companies and enterprises

- Administrative and support services
- Janitorial services
- Business, computer and management training
- Other schools and instruction
- Educational support services
- Ambulatory health care services
- Child day care services
- Performing arts and spectator sports
- Amusement arcades
- Fitness and recreational sports centers
- Bowling centers
- All other amusement and recreation industries
- Hotels and motels
- Bed-and-breakfast inns
- Other traveler accommodation, C.T.L.A.
- Rooming and boarding houses
- Food services and drinking places
- Full-service restaurants
- Limited-service restaurants
- Drinking places, alcoholic beverages
- Automotive repair and maintenance
- Other personal and household goods
- Boat and motorcycle repair
- Personal and laundry services
- Dry cleaning and laundry services
- Pet care (except veterinary) services
- Parking lots and garages (public & private)
- Membership associations and organizations
- Religious organizations
- Tattoo Parlors

Conditional Uses:

- Single-family detached dwelling (LT)
- Single-family detached dwelling (ST)
- Community residential home, small (1-6)
- Community residential home, large (7-14)
- Family day care home
- Automobile dealers
- Museums, historical sites, zoos, and parks

Dimensional Requirements:

NHMU – One D.U.

- Minimum Lot Area: 7,500 sq. ft.
- Minimum Lot Size:
  - Width: 70’
  - Depth: 100’

- Maximum Building Height: 35’/3 stories
- Setbacks:
  - Front: 20’
  - Side: 7.5’
  - Rear: 10’
- Maximum Density: Up to 9.0
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

NHMU – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
  - Front: Varies on height + location
  - Side: Varies on height + location
  - Rear: Varies on height + location
- Maximum Density: Up to 24.0
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

NHMU – Non D.U.

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 75’/6 stories
- Setbacks:
  - Front: varies on height + location
  - Side: varies on height + location
  - Rear: varies on height + location
- Maximum Density: Up to N/A
- Maximum Floor Area Ratio: 1.5
- Minimum Open Space: 25%

INSTITUTIONAL (INST)

Permitted Uses:

- Wind electric power generation
- Distribution electric substation
- Natural gas distribution
- Water, sewage and other systems
- Used merchandise stores
- Urban transit systems
- Interurban and rural bus transportation
- School and employee bus transportation
- Postal service
- Wireless telecommunications carriers (except satellite)
- Elementary and secondary schools
- Junior colleges
- Colleges and universities
- Business, computer and management training
- Technical and trade schools
- Other schools and instruction
- Educational support services
- Hospitals
- Nursing care facilities
- Residential mental health facilities
- Community care facilities for the elderly
- Other residential care facilities
- Social assistance
- Child day care services
- Museums, historical sites, zoos, and parks
- All other amusement and recreation industries
- Parking lots and garages (public & private)
- Membership associations and organizations
- Religious organizations
- Executive, legislative and general government
- Justice, public order, and safety activities
- Administration of human resource programs
- Administration of environmental programs
- Administration of housing programs, urban planning and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Conditional Uses:

- Waste management and remediation services
- Ambulatory health care services

Dimensional Requirements:

- Minimum Lot Area: None
- Minimum Lot Size:
  - Width: None
  - Depth: None
- Maximum Building Height: 35’/3 stories
- Setbacks:
  - Front: varies on height + location
  - Side: varies on height + location
  - Rear: varies on height + location
- Maximum Density: N/A
- Maximum Floor Area Ratio: 0.5
- Minimum Open Space: 25%

RESIDENTIAL, OFFICE & INSTITUTIONAL – TOURIST DEVELOPMENT (ROI-TD)

Permitted Uses:

- Guest House (LT)
- Accessory Dwelling (LT)
- Single room occupancy housing (LT)
- Single-family detached dwelling (ST)
- Multi-family attached dwelling (ST)
- Community residential home, small (1-6)
- Distribution electric substation
- Natural gas distribution
- Water, sewage, and other systems
- Printing and related support activities
- Clothing and clothing accessories stores
- Book, periodical, and music stores
- Other general merchandise stores
- Florists
- Office Supplies, stationery, and gift stores
- Other miscellaneous store retailers
- Urban transit systems
- Interurban and rural bus transportation
- School and employee bus transportation
- Postal service
- Couriers and messengers
- Internet publishing and broadcasting
- ISPs, search portals, and data processing
- Other information services
- Finance and Insurance
- Real Estate services
- Consumer goods rental
- Professional and technical services
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Janitorial services
- Elementary and secondary schools
- Junior colleges
- Colleges and universities
- Business, computer and management training
- Technical and trade schools
- Other schools and instruction
- Educational support services
- Ambulatory health care services
- Hospitals
- Nursing care facilities

- Social assistance
- Child day care services
- Hotels and motels
- Bed-and-breakfast inns
- Other traveler accommodation, C.T.L.A.
- Rooming and boarding houses
- Personal and laundry services
- Dry cleaning and laundry services
- Pet care (except veterinary) services
- Membership associations and organizations
- Religious organizations
- Executive, legislative and general government
- Justice, public order, and safety activities
- Administration of human resource programs
- Administration of environmental programs
- Administration of housing programs, urban planning and community development
- Administration of economic programs
- Space research and technology
- National security and international affairs

Conditional Uses:

- Used Merchandise Stores
- Thrift stores
- Waste management and remediation services
- Residential mental health facilities
- Museums, historical sites, zoos, and parks
- All other amusement and recreation industries

Dimensional Requirements:

ROI-TD – One D.U.

- Minimum Lot Area: 7,500 sq. ft.
- Minimum Lot Size:
  - Width: 70
  - Depth: 100
- Maximum Building Height: 35'/3 stories
- Setbacks:
  - Front: 20'
  - Side: 7.5'
  - Rear: 10'
- Maximum Density: Up to 9.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 30%

ROI-TD – Two or more D.U.

- Minimum Lot Area: None

- Minimum Lot Size: None
    - Width: None
    - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
    - Front: varies on location + height
    - Side: varies on location + height
    - Rear: varies on location + height
- Maximum Density: Up to 12.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

ROI-TD – Non D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
    - Width: None
    - Depth: None
- Maximum Building Height: 35’/3 stories
- Setbacks:
    - Front: varies on location + height
    - Side: varies on location + height
    - Rear: varies on location + height
- Maximum Density: N/A
- Maximum Floor Area Ratio: 0.5
- Minimum Open Space: 25%

MEDIUM DENSITY RESIDENTIAL – VILLAGE (MDR-V)

Permitted Uses:

- Single-family detached dwelling (LT)
- Multi-family attached dwelling (LT)
- Guest house (LT)
- Accessory Dwelling (LT)
- Single room occupancy (LT)
- Community residential home, small (1-6)
- Community residential home, large (7-14)
- Family day care home
- Distribution electric substation

Dimensional Requirements:

MDR-V – One D.U.

- Minimum Lot Area: 7,500 sq. ft.
- Minimum Lot Size:
  - Width: 70
  - Depth: 100
- Maximum Building Height: 35'/3 stories
- Setbacks:
  - Front: 20'
  - Side: 7.5'
  - Rear: 10'
- Maximum Density: Up to 5.81
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

MDR-V – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
  - Width: None
  - Depth: None
- Maximum Building Height: 35'/3 stories
- Setbacks:
  - Front: varies on location + height
  - Side: varies on location + height
  - Rear: varies on location + height
- Maximum Density: Up to 9.90
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

INDUSTRIAL (IN)

Permitted Uses:

- Solar electric power generation
- Wind electric power generation
- Distribution electric substation
- Residential and non-residential contractors
- Heavy and civil engineering contractors
- Specialty trade contractors
- Printing and related support activities
- Wholesale trade
- Automobile dealers
- Other motor vehicle dealers
- Parts and Accessories Dealer – Automotive/marine
- Used merchandise stores
- Thrift stores
- Non-store retailers
- Truck transportation
- Urban transit systems
- Interurban and rural bus transportation
- Motor vehicle towing
- General warehousing and storage
- Telecommunications
- Wireless telecommunications carriers (except satellite)
- Pawn Shops
- Mini-warehouse and self-storage leasing
- Boat, vehicle, equipment, etc., storage leasing
- Automotive equipment rental and leasing
- Consumer goods rental
- General rental centers
- Machinery and equipment rental and leasing
- Janitorial services
- Landscaping services
- Business, computer and management training
- Technical and trade schools
- Indoor shooting ranges
- Repair and Maintenance
- Automotive repair and maintenance
- Other personal and household goods repair
- Boat and motorcycle repair
- Death care services
- Dry cleaning and laundry services
- Linen and uniform supply services
- Sexually oriented businesses
- Tattoo Parlors

Conditional Uses:

- Veterinary Services
- Waste management and remediation services
- Museums, historical sites, zoos, and parks

Dimensional Requirements:

- Minimum Lot Area: None
- Minimum Lot Size: None
  - Width: None
  - Depth: None
- Maximum Building Height: 35’/3 stories
- Setbacks:
  - Front: varies on location + height
  - Side: varies on location + height
  - Rear: varies on location + height
- Maximum Density: N/A
- Maximum Floor Area Ratio: 1.3
- Minimum Open Space: 25%

CRYSTAL BEACH RESORT (CBR)

Permitted Uses:

- Single-family detached dwelling (LT)
- Multi-family attached dwelling (LT)
- Guest House (LT)
- Accessory dwelling (LT)
- Single room occupancy housing (LT)
- Single-family detached dwelling (ST)
- Multi-family attached dwelling (ST)
- Community residential home, small (1-6)
- Family day care home
- Distribution electric substation
- Specialty food stores
- Health and personal care stores and medical marijuana treatment center dispensing facilities
- Gasoline stations
- Book, periodical, and music stores
- Other general merchandise stores
- Florists
- Office supplies, stationery, and gift stores
- Other miscellaneous store retailers
- Postal service
- Finance and Insurance
- Real estate services
- Consumer goods rental
- Professional and technical services
- Veterinary services
- Management of companies and enterprises
- Administrative and support services
- Janitorial services
- Ambulatory health care services
- Performing arts and spectator sports
- Fitness and recreational sports centers
- Hotels and motels
- Bed-and-breakfast inns
- Other traveler accommodation, C.T.L.A.
- Rooming and boarding houses
- Food services and drinking places
- Full-service restaurants
- Limited service restaurants
- Drinking places, alcoholic beverages
- Pet care (except veterinary) services
- Membership associations and organizations
- Religious organizations

Conditional Uses:

- Community residential home, large (7-14)

- Child day care services
- Museums, historical sites, zoos, and parks

Dimensional Requirements:

CBR – One D.U.

- Minimum Lot Area: 7,500 sq. ft.
- Minimum Lot Size:
  - Width: 70
  - Depth: 100
- Maximum Building Height: 30’/3 stories
- Setbacks:
  - Front: 20’
  - Side: 7.5’
  - Rear: 10’
- Maximum Density: Up to 6.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 30%

CBR – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
  - Width: None
  - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
  - Front: 10’
  - Side: varies on height
  - Rear: varies on height and DEP requirements
- Maximum Density: Up to 12.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

CBR – Non D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
  - Width: None
  - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
  - Front: 10’
  - Side: varies on height
  - Rear: varies on height and DEP requirements
- Maximum Density: N/A
- Maximum Floor Area Ratio: 0.7
- Minimum Open Space: 25%

CRYSTAL BEACH NEIGHBORHOOD (CBN)

Permitted Uses:

- Single-family detached dwelling (LT)
- Guest House (LT)
- Accessory dwelling (LT)
- Single room occupancy (LT)
- Single-family detached dwelling (ST)
- Community residential home, small (1-6)
- Family day care home
- Distribution electric substation
- Museums, historical sites, zoos, and parks
- Religious organizations

Conditional Uses:

- Multi-family attached dwelling (LT)
- Multi-family attached dwelling (ST)
- Community residential home, large (7-14)
- Child day care services

Dimensional Requirements:

CBN – One D.U.

- Minimum Lot Area: 7,500 sq. ft.
- Minimum Lot Size:
  - Width: 70
  - Depth: 100
- Maximum Building Height: 30'/3 stories
- Setbacks:
  - Front: 20'
  - Side: 7.5'
  - Rear: 10'
- Maximum Density: Up to 6.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 30%

CBN – Two or more D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
  - Width: None
  - Depth: None
- Maximum Building Height: 50'/4 stories
- Setbacks:
  - Front: varies on location + height
  - Side: varies on location + height

    - Rear: varies on location + height
- Maximum Density: Up to 6.00
- Maximum Floor Area Ratio: N/A
- Minimum Open Space: 25%

CBN – Non D.U.

- Minimum Lot Area: None
- Minimum Lot Size: None
    - Width: None
    - Depth: None
- Maximum Building Height: 50’/4 stories
- Setbacks:
    - Front: varies on location + height
    - Side: varies on location + height
    - Rear: varies on location + height
- Maximum Density: N/A
- Maximum Floor Area Ratio: 0.5
- Minimum Open Space: 25%