



**AGENDA
LOCAL PLANNING AGENCY
THURSDAY, AUGUST 6, 2026
5:30 PM
ANNEX COUNCIL CHAMBERS**

- 1. CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
- 2. AGENDA APPROVAL**
- 3. APPROVAL OF MINUTES**
 - A. June 18, 2026 Minutes**
- 4. CURRENT BUSINESS**
 - A. Proposed Ordinance 26-01-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING ARTICLE 7 - LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS, AND ARTICLE 8, SECTION 8.06.10 - NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED, AND ARTICLE 9, SECTIONS 9.00.00 - RESIDENTIAL HOUSING PROVISIONS, 9.01.00. - DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS, 9.02.00. - CRITERIA FOR THE LOCATION OF SPECIAL HOUSING, 9.03.00 - PROVIDE FOR THE REMOVAL OF HOUSING STOCK AND REHABILITATION OF SUBSTANDARD HOUSING, AND 9.06.00 - ACCESSORY STRUCTURES AND USES, OF THE LAND DEVELOPMENT CODE AND REPLACE WITH A NEW ARTICLE 4 - ZONING DISTRICTS, OVERLAYS, AND ON-SITE REGULATIONS; PROVIDING FOR AUTHORITY; 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.**
- 5. PUBLIC COMMENTS**
- 6. NEXT MEETING DATE: September 3, 2026**

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
JUNE 18, 2026 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, June 18, 2026, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Todd Buhr
Ken Wampler
Marcie Bell
Jay Purut
Tammy Weidenhamer

Members Absent

Bree Uptigrove

Staff Members Present

Sharon Gardner, Records Specialist
Daniel Butler Principal Planner
Chris Rush Planner
Kimberly Kopp City Attorney

3. AGENDA APPROVAL:

Motion to approve the agenda was made by Agency member Wampler with Agency member Bell providing the second. The motion passed 6-0.

4. APPROVAL OF MINUTES:

➤ May 21, 2026

Motion to approve the above minutes of the May 21, 2026 meeting minutes was made by Agency member Wampler, with Agency member Purut providing the second. The motion passed 4-0, Agency member Bell was not present for the vote.

5. NEW BUSINESS:

A. Proposed Ordinance 26-07-LC

AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, RENUMBERING AND RENAMING ARTICLE 16 “SIGNS,” OF THE LAND DEVELOPMENT CODE TO A NEW ARTICLE 8 “SIGN REGULATIONS”; MODIFYING, AMENDING AND UPDATING CITY SIGN REGULATIONS AS PROVIDED HEREIN; PROVIDING FOR AUTHORITY; 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.

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Mr. Butler reviewed the proposed revisions made to the Sign Regulations with the LPA members before forwarding them to the City Council, explaining that staff wanted to ensure they fully understood the practical implications of the proposed ordinance.

He summarized the current proposal:

- Digital signage would generally be prohibited throughout the city.
- Existing digital signs would become legal nonconforming uses and be allowed to remain for 10 years before removal under the proposed sunset provision.
- Maximum sign height had previously been reduced from 26 feet to 12 feet.
- Institutional zoning districts would continue to allow digital signage for institutional uses under the draft ordinance.

He then discussed several potential consequences of prohibiting digital signs:

- Gas stations that currently rely on electronic price displays that can be updated remotely.
- Eliminating electronic pricing would require employees to manually have to change the current fuel prices.
- Property owners could pursue rezoning requests to qualify for the institutional zoning exception.
- Rezoning requests could potentially create concerns involving:
 - Spot zoning
 - Nonconforming uses
 - Increased development pressure on zoning classifications.

He outlined several policy alternatives for members consideration, including:

- Continue allowing digital signs citywide with stricter regulations.
- Maintain the ordinance as drafted.
- Completely prohibit digital signage citywide.
- Consider allowing a limited category of electronic changeable copy (ECC) signs as a compromise.

He then introduced examples from other Florida municipalities.

- Gainesville currently prohibits digital signs.
- Miami and Lakeland regulates Electronic Changeable Copy (ECC) signs rather than full digital displays.
- ECC signs:
 - Display static messages.
 - May display text, dates, temperatures, or announcements.
 - Do not contain animation or video.
 - Can be regulated by:
 - Display duration
 - Brightness

- Glare
- Maximum electronic display area
- Frequency of message changes.

Other examples discussed included:

- Church message boards.
- Temperature displays.
- Gas station fuel price signs.

Board members discussed sign regulations in:

- Panama City Beach
- Gulf Breeze
- South Walton
- Perdido Key
- Gainesville

Members noted that nearby communities have successfully operated with stricter limitations on digital signage while still allowing businesses to function effectively.

Mixed Use District Sign Area

A board member questioned an apparent inconsistency in the draft ordinance regarding:

- Maximum individual sign area.
- Mixed-use districts.
- South Harbor Mixed Use.
- North Harbor Mixed Use.

Staff acknowledged what appeared to be a drafting error.

Consensus was reached to revise the table so that:

- Maximum individual sign size would read **10 square feet** for consistency throughout the table.

Harbor Mixed Use Districts

Discussion clarified why North Harbor and South Harbor Mixed Use districts remain separate from other mixed-use districts.

Staff explained differences include:

- Waterfront signage allowances.
- Different setback requirements.

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- Protrusion allowances into front setbacks.

The Board agreed the separate categories remain appropriate.

Agency member Wampler questioned language regarding, "*Common property owned by the homeowner's property or condominium.*" His concern centered on whether the language could mistakenly imply individual property ownership.

Mr. Butler clarified:

- The intent is property owned by a homeowners' association, condominium association, or similar organization.
- The ordinance does not authorize individual homeowners to install association signs.

The Board discussed time limitations for temporary event signage.

Current draft:

- No earlier than 10 days before the event.
- Removed within 30 days afterward.

Members believed the timeline should better reflect actual event promotion. The consensus supported revising the language to allow:

- Up to **30 days before** an event.
- Removal within **10 days after** the event.

Staff agreed to revise the language accordingly.

Further discussion focused on language previously added regarding removal of existing digital signs.

The proposal would require removal after:

- 10-year sunset period, or
- Transfer of ownership/change in ownership interest.

The City Attorney indicated she had previously reviewed the language and expressed no concerns with the legal approach.

Chairman Wood provided an extensive discussion regarding his evolving position on digital signs. His key comments were:

- He expressed uncertainty about the ordinance despite previously supporting the sign code.
- He referenced the American Legion property as an example.

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- He mentioned how institutional zoning may be the more appropriate zoning classification for that property.
- He anticipated additional public interest once the ordinance reached City Council.
- He emphasized that his responsibility was to recommend what he believed served the City's long-term interests rather than personal interests.
- He stated he generally favored eliminating digital signs over time but wanted the institutional zoning issue fully discussed by the City Council before final adoption.

The members discussed the following:

- Whether ECC signs provide an appropriate compromise.
- Electronic gas station pricing displays.
- Church message boards.
- American Legion signage.
- Hank's Fine Furniture's recently installed digital sign.
- Whether applicants should be warned of pending code changes before permits are issued.

Staff responded that:

- Permits are reviewed under the code that is in effect when submitted.
- Future code amendments cannot practically be predicted during permit review.
- Property owners assume the risk that regulations may change in the future.

Motion by Agency member Wampler, seconded by Agency member Purut to recommend approval of Proposed Ordinance 26-07-LC, including the revisions discussed during the meeting. Chairman Wood opened the public hearing for the public to speak, with no one coming forward, he closed the public portion of the hearing and called for the vote. **The motion passed 5-1, with Chairman Wood casting the dissenting vote.**

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:15 p.m.

Adopted and approved this _____ day of _____ 2026.

James T. Wood, Jr. Chairman

Kimberly Montgomery Deputy City Clerk

CITY OF DESTIN – COMMUNITY DEVELOPMENT



AGENDA ITEM

MEETING DATE: August 6, 2026
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Action Item
OUTLINE NUMBER: 4.A.

TO: Local Planning Agency

THRU: Kimberly Kopp, City Attorney
Tina Deater, Community Development Director

FROM: Daniel Butler, Principal Planner

DATE: August 4, 2026

SUBJECT: Proposed Ordinance 26-01-LC - AN ORDINANCE OF THE CITY OF DESTIN, FLORIDA, DELETING ARTICLE 7 - LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS, AND ARTICLE 8, SECTION 8.06.10 - NUMBER OF VEHICLE AND BICYCLE PARKING SPACES REQUIRED, AND ARTICLE 9, SECTIONS 9.00.00 - RESIDENTIAL HOUSING PROVISIONS, 9.01.00. - DEVELOPMENT DESIGN AND IMPROVEMENT STANDARDS, 9.02.00. - CRITERIA FOR THE LOCATION OF SPECIAL HOUSING, 9.03.00 - PROVIDE FOR THE REMOVAL OF HOUSING STOCK AND REHABILITATION OF SUBSTANDARD HOUSING, AND 9.06.00 - ACCESSORY STRUCTURES AND USES, OF THE LAND DEVELOPMENT CODE AND REPLACE WITH A NEW ARTICLE 4 - ZONING DISTRICTS, OVERLAYS, AND ON-SITE REGULATIONS; PROVIDING FOR AUTHORITY; 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.

I. BACKGROUND: On April 5, 2021, City Council unanimously approved the scope of work and budget to rewrite the Land Development Code (LDC). Since then, Staff has advanced the project through comprehensive review, public comment, and drafting. Major activities have included:

- Review of Comprehensive Plan Policies
- Developing Planning Areas and their associated Intent Statements
- Review of the LDC text chapter by chapter
- Public workshops with City Council, the Local Planning Agency (LPA), and other

advisory boards

A draft of Article 4 was presented to the LPA and City Council numerous times between scheduled meetings and at workshops, most recently at a public workshop on July 29, 2024, followed by an LPA meeting on March 20, 2025, with the minutes of both provided herein.

II. DISCUSSION: Drafts of Article 4 - Zoning Districts, Overlays, and On-Site Regulations have been available for public review since April 2024. Staff's previous draft of Article 4 was presented to City Council at its public workshop on December 3, 2024. Articles have gone through several review iterations with Community Development Staff, other Departments, the City Attorney, initial public review, and discussion at previous LPA meetings. Criteria for evaluating the existing and proposed LDC regulations include the LDC's purpose and intent, public comment, feedback from the City Council and LPA, and compliance with the City's adopted Comprehensive Plan and State Statutes.

Article 4 - Zoning Districts, Overlays, and On-Site Regulations establishes the City's zoning framework by regulating properties based on specific zoning designations (such as residential, commercial, industrial, mixed-use, etc.), as well as overlay zoning districts, along with the development standards applicable within each district. This includes the proposed consolidation of zoning districts, which has been previously discussed and supported by both the LPA and the City Council. The article defines the purpose and intent of each zoning district; establishes permitted and conditional land uses; sets dimensional, density, intensity, parking, and design standards; provides regulations for interpreting and administering the official zoning map; and includes supplemental standards for specific uses and development types. Collectively, these regulations implement the City's Comprehensive Plan by ensuring that future development and redevelopment occur in a manner that is compatible with surrounding land uses, protects neighborhood character, supports economic development, and promotes the health, safety, and welfare of the community.

At the regularly scheduled City Council meeting on Monday, August 3, 2026, the City Council unanimously voted to push the effective date of the LDC Rewrite to a date to be determined in 2027. As a result, Staff is proposing to bring Article 4 before the LPA in sections to provide for a more focused and comprehensive review process.

For the initial review of Draft Article 4, staff is requesting that the Local Planning Agency focus specifically on the proposed permitted and conditional uses within each zoning district. This review is intended to ensure that the uses identified for each district are appropriate, compatible with the intent of the district, and consistent with the City's Comprehensive Plan. At this stage, the Local Planning Agency is not being asked to evaluate dimensional standards, parking requirements, or design criteria. Those components of Article 4 will be presented for review during subsequent public hearings. By reviewing the use tables first, the Local Planning Agency can provide focused recommendations on the overall land use framework before considering the detailed development standards associated with each zoning district. Therefore, pages 1-153, which contain the zoning districts, have been provided within this packet.

III. RECOMMENDATIONS: The proposed permitted and conditional use tables contained within Draft Article 4 establish the foundation of the City's updated zoning

regulations by identifying the land uses that are appropriate within each zoning district and ensuring consistency with the intent of those districts and the Comprehensive Plan. The Local Planning Agency's review and recommendations on these use tables will provide valuable guidance as the City continues its phased review of Article 4, with the remaining components, including dimensional standards, parking requirements, and supplemental design criteria, to be presented during future public hearings.

IV. RECOMMENDED MOTION: There are no recommended motions at this time.

Attachments:

1. Article 4 LPA DRAFT_8.6_Districts Only
2. 3-20-25 LPA MINUTES
3. 7-29-24 Council Workshop Minutes
4. Zoning Map
5. CURRENT Table 7-2, Allowable Uses
6. LDC Use Comparison Table

EXHIBIT “A”

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ARTICLE 4 - ZONING DISTRICTS, OVERLAYS, AND ON-SITE REGULATIONS

SECTION 4.01 PURPOSE, APPLICABILITY, AND INTENT

SECTION 4.01.01 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 City of Destin 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. This section also includes regulations for interpreting district boundaries and compliance with zoning district regulations.

SECTION 4.02.01 ZONING MAP

- A. The official City of Destin Zoning Map is adopted to be consistent with the Comprehensive Plan Future Land Use 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 "City of Destin 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 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, they 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.
 - 6. Boundaries indicated as parallel to, or extensions of, features indicated in subsections (1.) through (5.) above, of this section shall be so construed. The map's scale shall determine the distances not specifically indicated on the zoning maps.

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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 Article 2 of this code.
- C. Amendments to the zoning map shall be made in compliance and consistent with the procedures set forth in Article 2 of this code and the Comprehensive Plan and its Future Land Use Map. Amendments to the district boundaries or other features of the zoning map shall be recorded on the City of Destin Zoning Map after the City Council adopted the amendment affecting such changes and has become effective.

SECTION 4.02.02 COMPLIANCE WITH ZONING DISTRICT REGULATIONS

- A. The regulations of this Article shall be the mandatory minimum regulations and shall apply and be enforced uniformly to each class or kind of structure, land, or use except as specifically allowed elsewhere in this Code.
- B. 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 are permitted or conditional shall be considered as either a permitted or conditional use, as applicable.
- C. Advertising for special events
 1. Advertising for special events is prohibited in residential areas or zoning districts.
 - 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 events or celebrations
 - b. Districts considered residential for the purposes of this section include:
 1. Bay Estates (BE)
 2. Low Density Residential (LDR)
 3. Low Density Residential - Holiday Isle (LDR-HI)
 4. Medium Density Residential - Village (MDR-V)
 5. High Density Residential (HDR)
 6. Crystal Beach Neighborhood (CBN)
 7. Residential, Office and Institutional-Village Residential (ROI-VR)
 - c. Violations are subject to enforcement pursuant to Chapter 14 of the Code of Ordinances and to enforcement by any other means available to the City at law or in equity.
- D. Buildings, structures, or other land improvements

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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. Buildings or structures shall not 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. All lots, lands, parcels, or properties shall not be used, occupied, constructed upon, altered, graded, filled, or landscaped except in conformity with the regulations specified in the applicable zoning district, 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 shall have adequate access for servicing, fire protection, and required off-street parking.
 - f. Nonhabitable utility structures, such as, but not limited to, power poles, electrical transformers, telephone junction boxes, cable junction boxes, sewer lift stations, etc., are allowed in all zoning districts and are not subject to setbacks.
- E. Conditional temporary uses
 1. Certain temporary uses, as identified in this section, may be considered as conditional uses in the specified zoning districts if all of the applicable conditions are met, as determined by the City Manager. If the City Manager determines that all of the conditions are met, the use can be processed following the conditional use procedures per Article 2.
 1. Temporary occupancy of a recreational vehicle may be considered as a conditional use on the same lot with an existing single-family residence in residential zoning districts for:
 - (i) Medical hardships, substantiated by documentary evidence meeting Americans with Disabilities Act requirements, such as, medical records, doctor's recommendations, or related medical documents and the purpose is to house a chronically ill relative or a practical nurse.
 - (ii) During the repair of a house damaged by a natural disaster, including, but not limited to, wind, flood, fire, or mold, and damage is substantiated by documentary evidence and the City Building Official has determined that the structure is uninhabitable until the repairs are completed.
 2. The following conditions apply to all temporary occupancy of a recreational vehicle approved per this section.
 - (i) The recreational vehicle cannot encroach into the right-of-way or block any portion of a sidewalk and must be parked on the permitted driveway or other stabilized surface that has received all applicable permits. If the recreational vehicle is located in the rear yard of the primary residence, all rear and side setback requirements for structures must be met.
 - (ii) If the recreational vehicle utilizes holding tanks, all sewage disposal from the tanks must be handled by a licensed professional septic pumping service. Storage of sewage in portable containers onsite is prohibited.

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- (iii) The approval is limited to a maximum two (2) year period unless the City Council determines that the medical hardship results from a chronic illness that may continue to exist for an undetermined period of time. In such cases, approval may be granted for a period in excess of two (2) years; provided, however, that the recreational vehicle shall only be occupied by the person for which the medical hardship approval was granted and if the medical hardship ceases to exist, the temporary occupancy of the recreational vehicle must cease and it must be stored in compliance with city regulations for storing recreational vehicles.
- F. Home-based business or occupations
 - 1. A home-based business or occupation that operates from a residential property:
 - a. May operate in an area zoned for residential use.
 - b. May not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in the city, except as otherwise provided in this section.
 - 2. For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:
 - a. The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.
 - b. Parking related to the business activities of the home-based business complies with city requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted.
 - 1. The City's regulations as to the use of vehicles or trailers operated or parked at the business or on the street right-of-way remain fully enforceable as to the home-based business, provided that such regulations are not more stringent than those for a residence where no business is conducted.
 - 2. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence.
 - c. Storage of heavy equipment at the business shall not be visible from the street or neighboring property.
 - d. All home-based occupations shall maintain the residential character of the residence.
 - 1. As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property.
 - 2. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood.
 - 3. The home-based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.
 - 4. The activities of the home-based business are secondary to the property's use as a residential dwelling.

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5. The business activities shall comply with city regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors.
- e. All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids.
- G. Public Safety
 1. Police, fire protection, or other public safety agencies shall be conditional uses in all zoning districts.
 - a. Parking:
 1. One (1) space for every three hundred (300) sq. ft. of gross floor area.
 2. If public assembly is provided on-site, one (1) space for every four (4) individuals of the maximum occupancy of the public assembly area.
- H. Travel trailers, campers, tents and motor homes shall not be used for living, sleeping or housekeeping purposes when parked or stored on a lot in any zoning district, unless it is an allowed use in said zoning district or the use has been approved on said lot.
- I. Utility distribution and conveyance
 1. All underground or open-air utility distribution elements meant to serve land development shall be permitted use 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 utilities as deemed by the City Manager or designee.
 2. See Section 4.08.01.B.16 for special design criteria.

SECTION 4.02.03 COMPLIANCE WITH DIMENSIONAL STANDARDS

- A. All development shall comply with the appropriate zoning district dimensional requirements table set forth in this article.
- B. In the event that a property owner fails to comply with the minimum dimensional requirements by three inches (3") 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. Rear property line setback requirements do not apply to boat docks, piers, bulkheads (seawalls) or boathouses.
- D. Corner and through lots, platted and recorded on or before March 8, 1983, which do not meet the minimum dimensional requirements of the applicable zoning district per this Article, shall provide:
 1. The full front setback along the street frontage to which the structure is oriented
 2. A minimum of a ten-foot setback along the other street frontage
- E. All lots platted or replatted after March 8, 1983 must meet the full front setback along all street frontages.
- F. Setbacks

EXHIBIT "A"

1. Structural footprints shall meet all setback requirements; however, the following structural or building elements may extend up to twenty-four inches (24") into the property setbacks, provided the extension does not interfere with access to the property, is not habitable, and does not add to the gross floor area of the structure:
 - a. Cornices, canopies, eaves
 - b. Garden windows
 - c. Exterior stairways
 - d. Other architectural features
 - e. Pools shall have a setback of 4 four feet from property line measured from the edge of water. Only structural elements of the pool may exceed the four-foot (4') setback by no more than nine inches (9").
2. Residential Mechanical Equipment
 - a. Mechanical equipment for HVAC, pools, or other similar mechanical equipment, for residential uses may be installed in the side and rear setbacks but shall not be closer than five feet (5') from the side and rear property lines.

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EXHIBIT "A"

SECTION 4.03 RESIDENTIAL DISTRICTS

SECTION 4.03.01 BAY ESTATES (BE)

- A. The Bay Estates zoning district implements Future Land Use Element Policy 1-2.2.1, Bay Estates of the Comprehensive Plan.
- B. The BE zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential estate dwelling units.
- C. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. Uses not listed as permitted (P) or conditional (C) are prohibited uses.

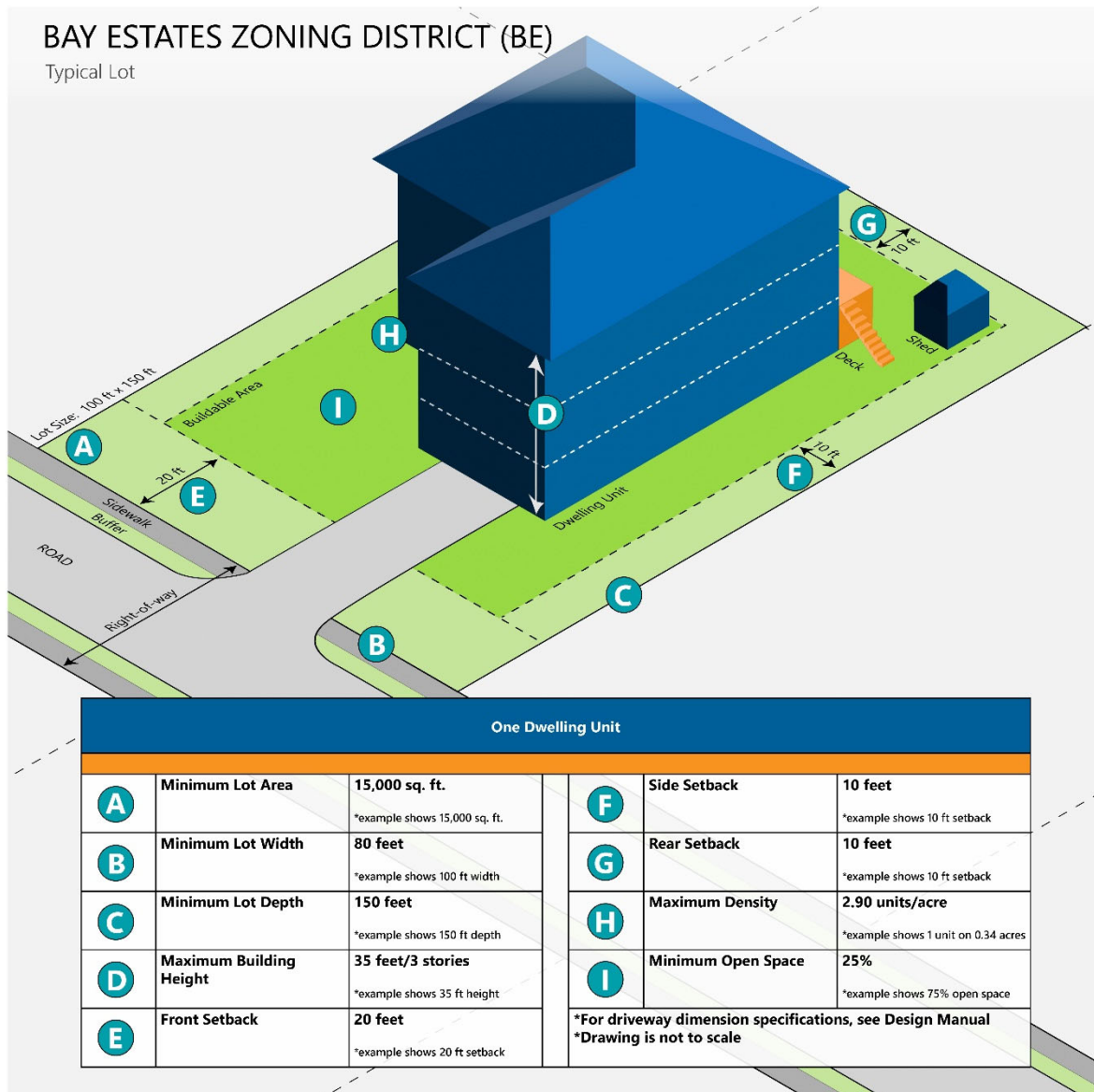
USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
<i>Permanent/Long-term residential uses</i>				
Single unit detached dwelling	P		4 spaces per dwelling unit	N/A
<u>Accessory dwelling</u>	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
<u>Guest house</u>	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
<u>Mobile/manufactured home dwelling</u>	C	<u>4.08.02</u>	2.25 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	<u>4.08.02</u>	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

E. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Bay Estate (BE)		
Residential Uses		
Dwelling Units		1
Minimum Lot Area (square feet)		15,000
Minimum Lot Size	Width	80'
	Depth	150'
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	20'
	Side	10'
	Rear	10'

EXHIBIT "A"

Maximum Density (Units per acre)	2.9
Minimum Open Space (%)	25%
Institutional Uses FAR/Intensity	.25 FAR



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EXHIBIT "A"

SECTION 4.03.02 CRYSTAL BEACH NEIGHBORHOOD (CBN)

- A. 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 CBN 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. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
Multi-unit 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	N/A
			3+ bedrooms: 2.5 spaces per dwelling unit + 10% for visitors	N/A
Accessory dwelling	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
Guest house	P	<u>4.08.03</u>	1 space 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 unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces) or 4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq. ft., 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.	N/A
Multi-unit attached dwelling	C			N/A
<i>Other Residential Uses</i>				
Community residential home, small (1-6)	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community residential home, large (7-14)	C	<u>4.08.02</u>	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
COMMERCIAL USES				
Child day care services	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Religious organizations	C		1 space for every 4 people allowed within the main auditorium's maximum occupancy	8131
RECREATIONAL USES				
Museum, historical site	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712190

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

Crystal Beach Neighborhood (CBN)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	Footnote 1	None
Minimum Lot Size	Width	70'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		30'/3 stories	50'/4 stories	50'/4 stories
Setbacks	Front	20'	20'	20'
	Side	7½'	Footnote 2	
	Rear	10'		
Maximum Density (units per acre)		6.00	6.00	N/A
Maximum Floor Area Ratio		N/A	N/A	.50
Minimum Open Space (%)		30%	25%	25%

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: The following setbacks shall apply to developments proposed in the CBN zoning district:

Building Height	Setbacks		
	Front	Side	Rear
2-Stories or less	20'	10'	10'
3-Stories	20'	15'	20'

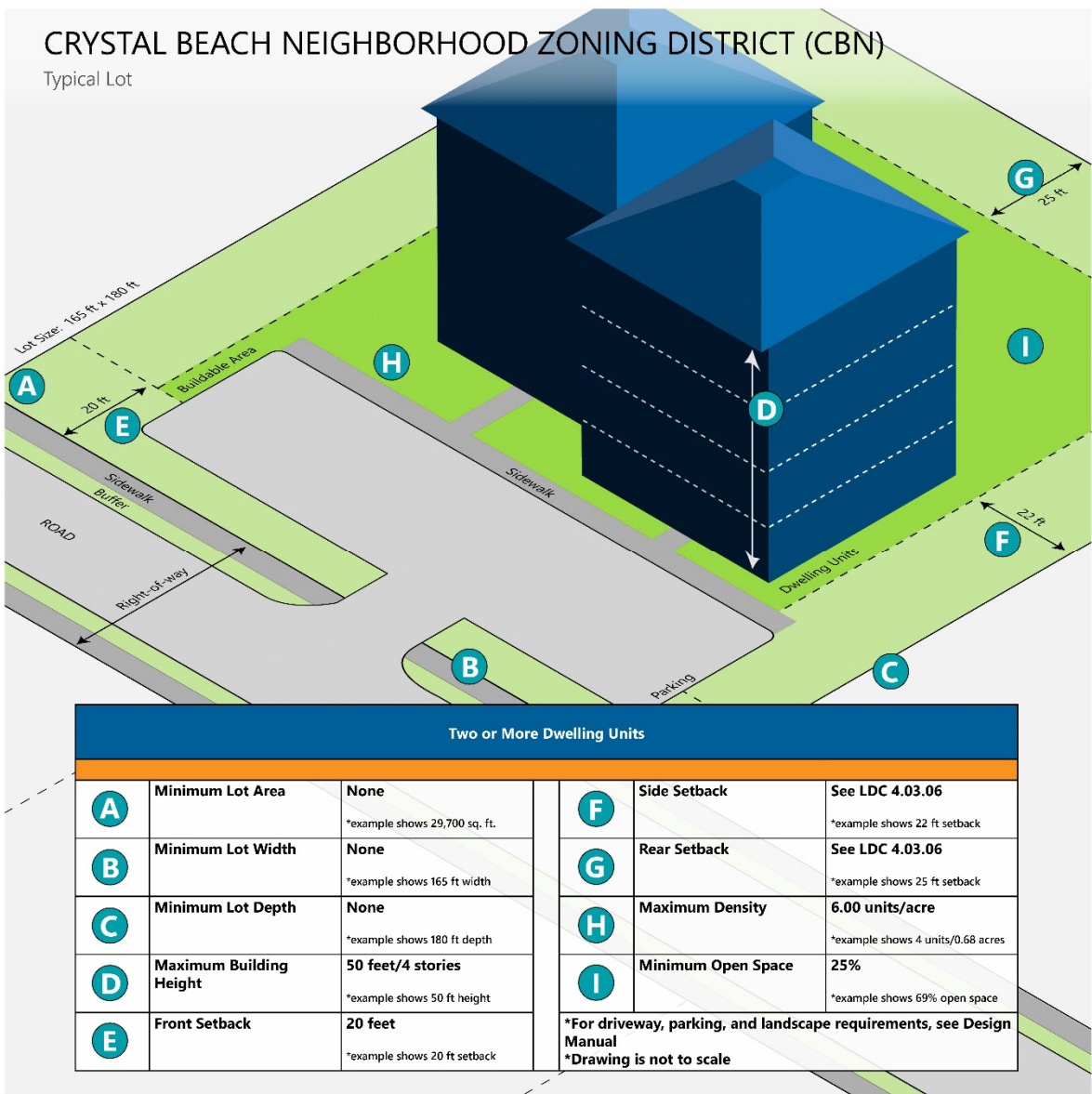
EXHIBIT "A"

4-Stories	20'	20'	25'
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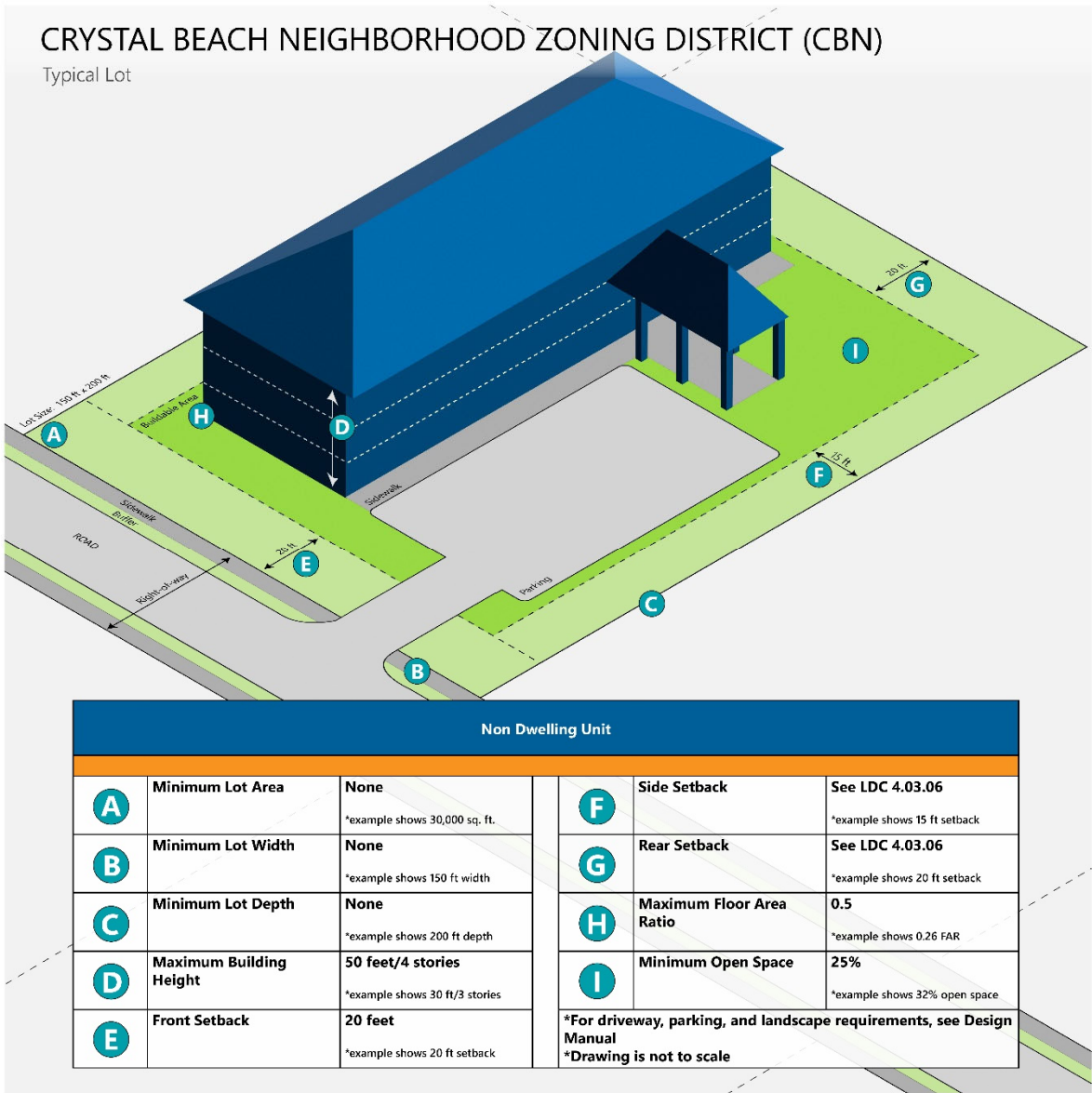
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SECTION 4.03.03 HIGH DENSITY RESIDENTIAL – (HDR)

- A. The High-Density Residential zoning district implements Future Land Use Element Policy 1-2.2.4, High-Density Residential of the Comprehensive Plan.
- 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. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
Accessory dwelling	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
Guest house	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
Mobile home development	C	<u>4.08.02</u>	2.25 spaces per dwelling unit	N/A
Multi-unit 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 room occupancy housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Single unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces) or <u>4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft., 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.</u>	N/A
Multi-unit attached dwelling	P		<u>4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft., 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.</u>	N/A
<i>Other Residential Uses</i>				
Community residential home, small (1-6)	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community residential home, large (7-14)	C	<u>4.08.02</u>	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
Commercial Uses				
Mobile vending	P	<u>4.08.01</u>	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	N/A

E. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

High Density Residential (HDR)			
Dwelling Units		1	2+
Minimum Lot Area (square feet)		7,500	Footnote 1
Minimum Lot Size	Width	70'	None
	Depth	100'	None
Maximum Building Height / Stories		30'/3 stories	50'/4 stories
Setbacks	Front	20'	Footnote 2
	Side	7½'	Footnote 2
	Rear	10'	Footnote 2
Maximum Density (units per acre)		9.90	19.90
Maximum Floor Area Ratio		N/A	N/A
Minimum Open Space (%)		30%	

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: The following setbacks shall apply to developments proposed in the HDR zoning district:

Front Setbacks			
Building Height	Less than 40'	Properties on U.S. Highway 98	15' – 25'
		Properties not on U.S. Highway 98	10' – 20'
	More than 40'	Properties on U.S. Highway 98	Min. 45'

EXHIBIT “A”

		Properties not on U.S. Highway 98	Min. 30'
Side Setbacks			
Building Height	35' or less	0'	
	35' to 50'	15'	
Rear Setbacks			
Building Height	35' or less	10'	
	35' to 50'	15'	
Lots on the Gulf		Established by DEP	
Lots on Bays/Bayous		Must meet the requirements set forth in Section 7.01.02 Bay shoreline protection zone	

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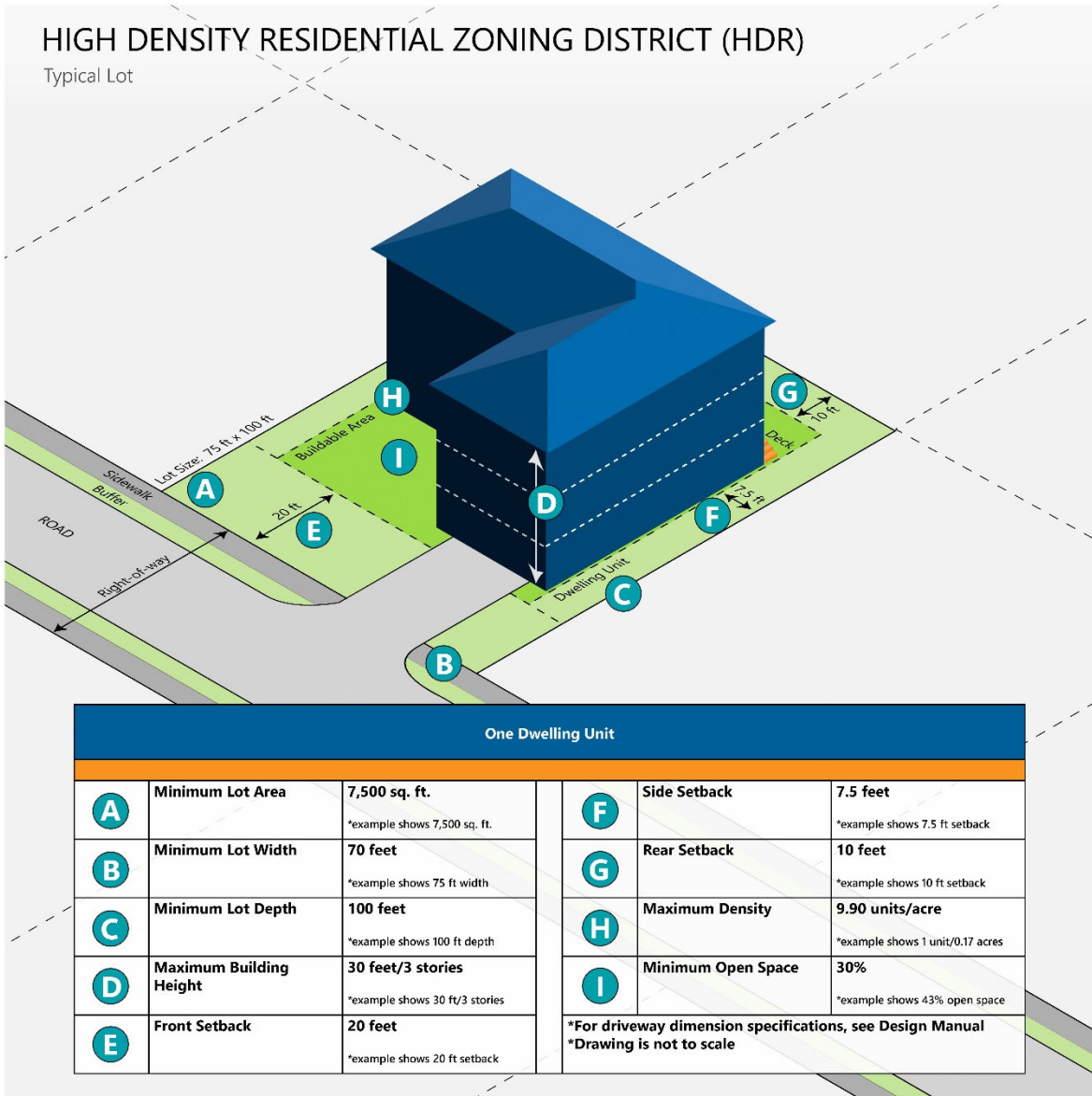
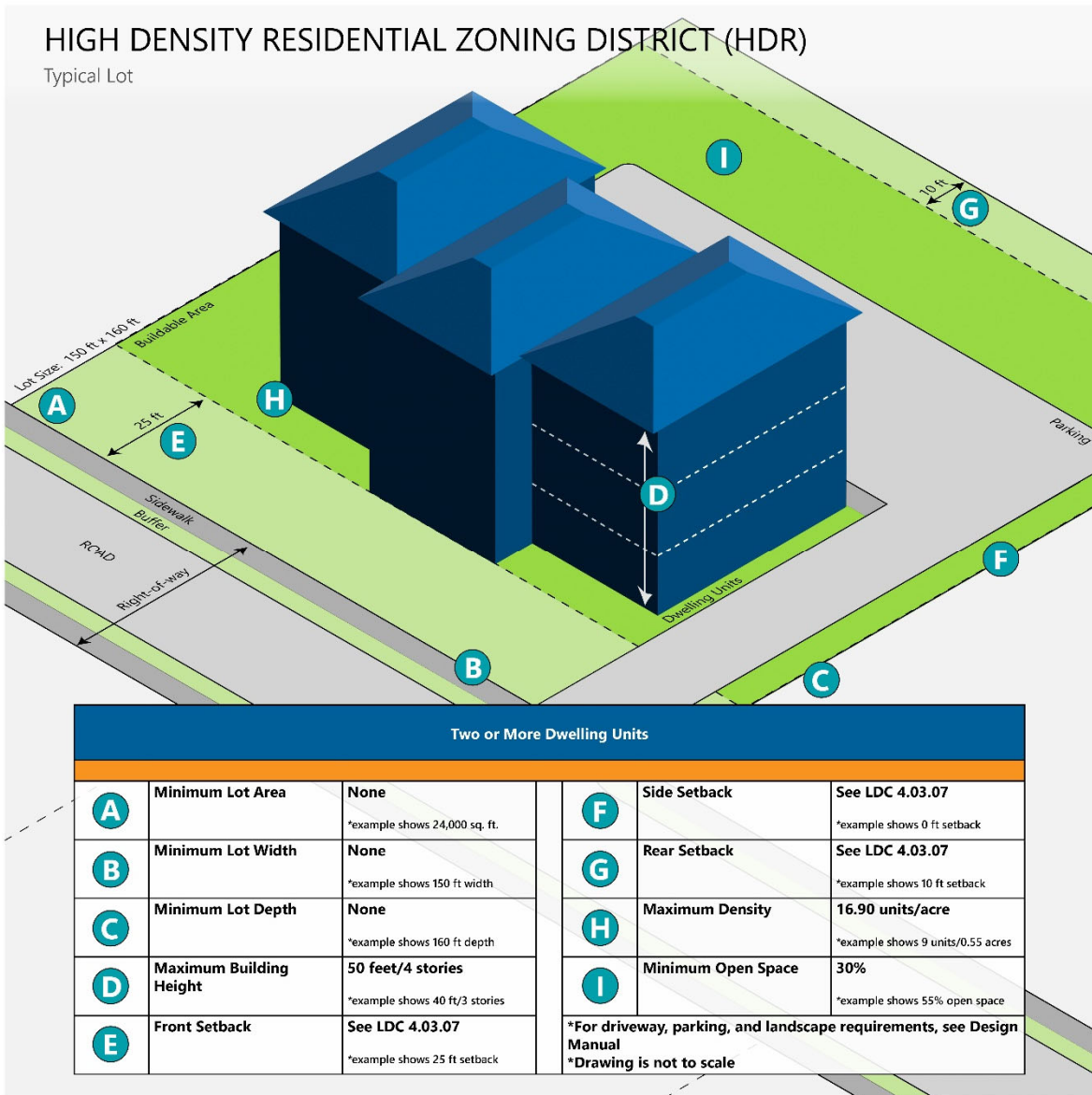


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SECTION 4.03.04 LOW DENSITY RESIDENTIAL – (LDR)

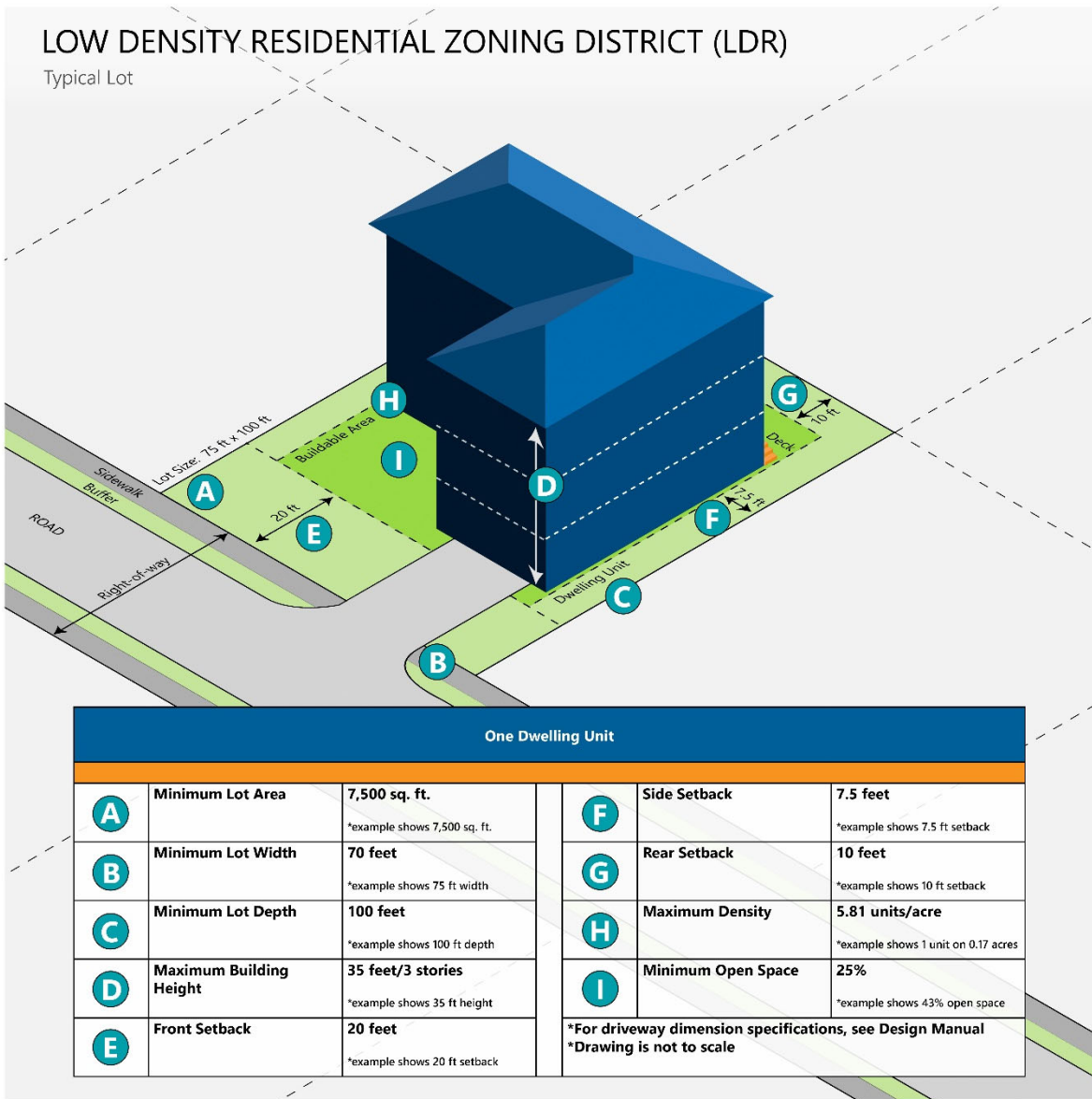
- A. The Low Density Residential zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the Village Planning Area.
- B. The LDR zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units.
- C. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
<u>Guest house</u>	C	<u>4.08.02</u>	1 space 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	<u>4.08.02</u>	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

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

Low Density Residential - Village (LDR-V)		
Dwelling Units		1
Minimum Lot Area (square feet)		7,500
Minimum Lot Size	Width	70'
	Depth	100'
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	20'
	Side	7½'
	Rear	10'
Maximum Density (units per acre)		5.81
Minimum Open Space (%)		25%
Institutional Uses FAR/Intensity		.25 FAR

EXHIBIT "A"



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SECTION 4.03.05 LOW DENSITY RESIDENTIAL – HOLIDAY ISLE (LDR-HI)

- A. 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 LDR-HI zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units.
- C. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
Single room occupancy housing	P		1 space per rental room in addition to the 4 spaces	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Single unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces) or 4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq. ft., 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, <u>whichever is greater.</u>	N/A
<i>Other Residential Uses</i>				
<u>Community residential home, small (1-6)</u>	P	<u>4.08.02</u>	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

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

Low Density Residential – Holiday Isle (LDR-HI)		
Dwelling Units		1
Minimum Lot Area (square feet)		7,500
Minimum Lot Size	Width	70'
	Depth	100'
Maximum Building Height / Stories		30'/3 stories
Setbacks	Front	20'

EXHIBIT "A"

	Side	7½'
	Rear	10'
Maximum Density (units per acre)		5.81
Minimum Open Space (%)		30%
Institutional Uses FAR/Intensity		.25 FAR

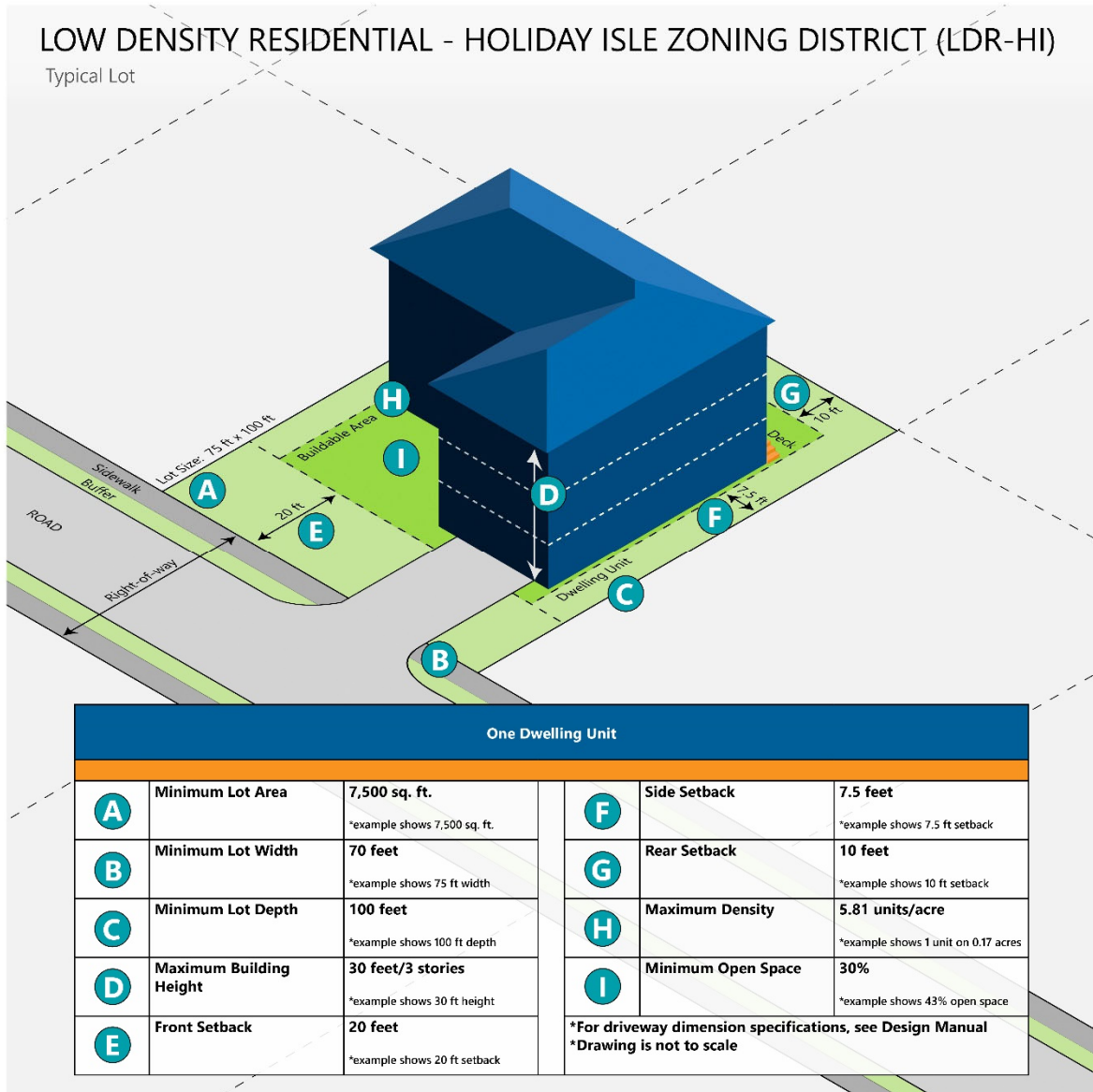


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SECTION 4.03.06 MEDIUM DENSITY RESIDENTIAL (MDR)

- A. The Medium Density Residential zoning district implements Future Land Use Element Policy 1-2.2.3, Medium Density Residential of the Comprehensive Plan within the Village, Town Center, and Harbor Planning Areas.
- B. The MDR 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. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
Multi-unit 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	
Accessory dwelling	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
Guest house	P	<u>4.08.03</u>	1 space per dwelling unit	N/A
<i>Other Residential Uses</i>				
Single room occupancy housing	P		1 space per rental room	N/A
Community residential home, small (1-6)	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Community residential home, large (7-14)	P	<u>4.08.02</u>		N/A
Family day care home	P		2 spaces per dwelling unit	N/A

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EXHIBIT "A"

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

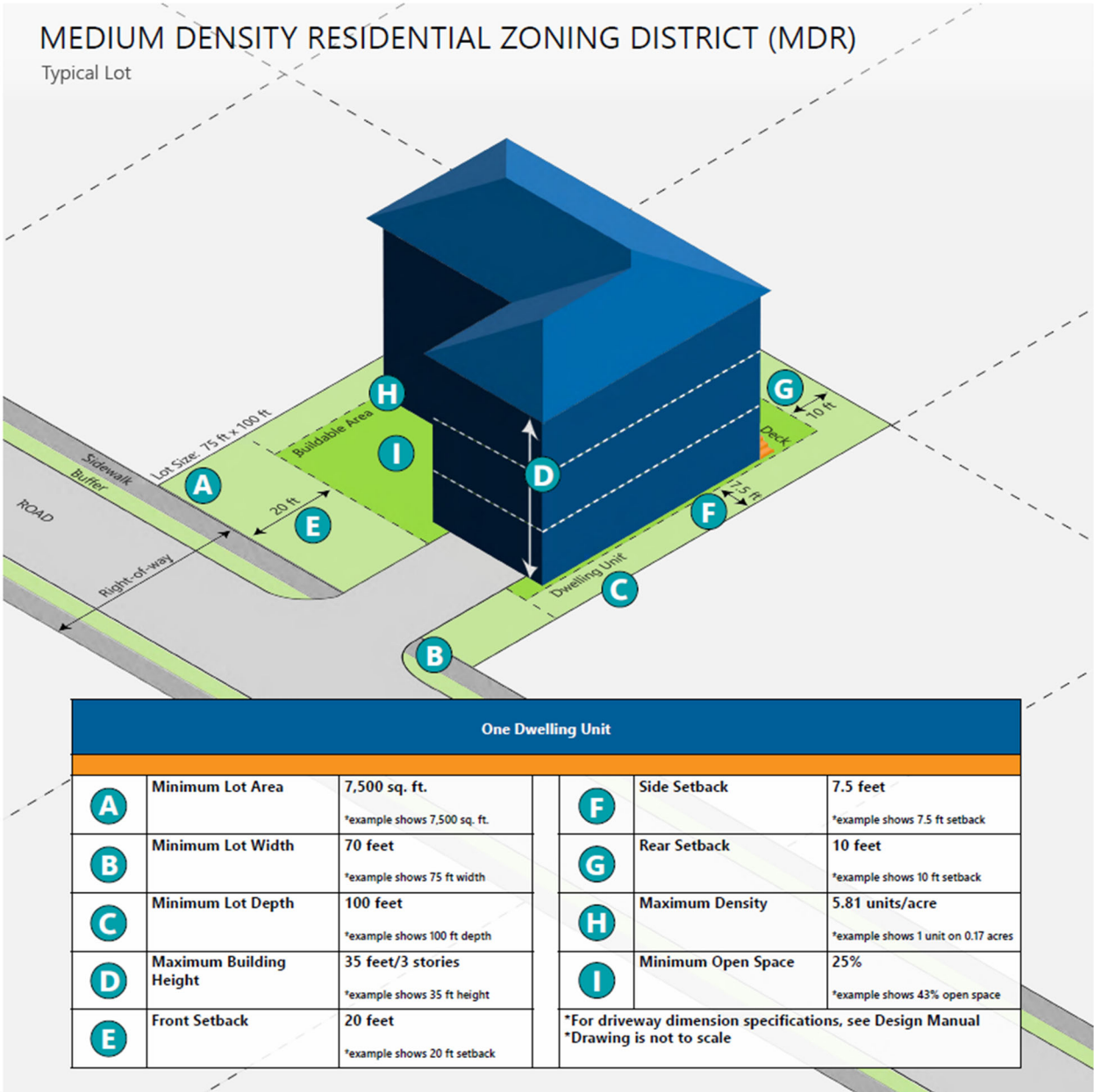
Medium Density Residential (MDR)			
Dwelling Units		1	2+
Minimum Lot Area (square feet)		7,500	Footnote 1
Minimum Lot Size	Width	70'	None
	Depth	100'	None
Maximum Building Height / Stories		35'/3 stories	35'/3 stories
Setbacks	Front	20'	Footnote 2
	Side	7½'	
	Rear	10'	
Maximum Density (units per acre)		5.81	9.90
Maximum Floor Area Ratio		N/A	N/A
Minimum Open Space (%)		25%	25%
Institutional Uses FAR/Intensity		.25 FAR	

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: The following setbacks shall apply to developments proposed in the MDR zoning district:

Building Height	Setbacks		
	Front	Side	Rear
2-Stories or less	20'	No side or rear yards are required except where development is contiguous with any residential district boundary; then a 10' setback shall be required and maintained as open space.	
3-Stories	20'	15'	20'

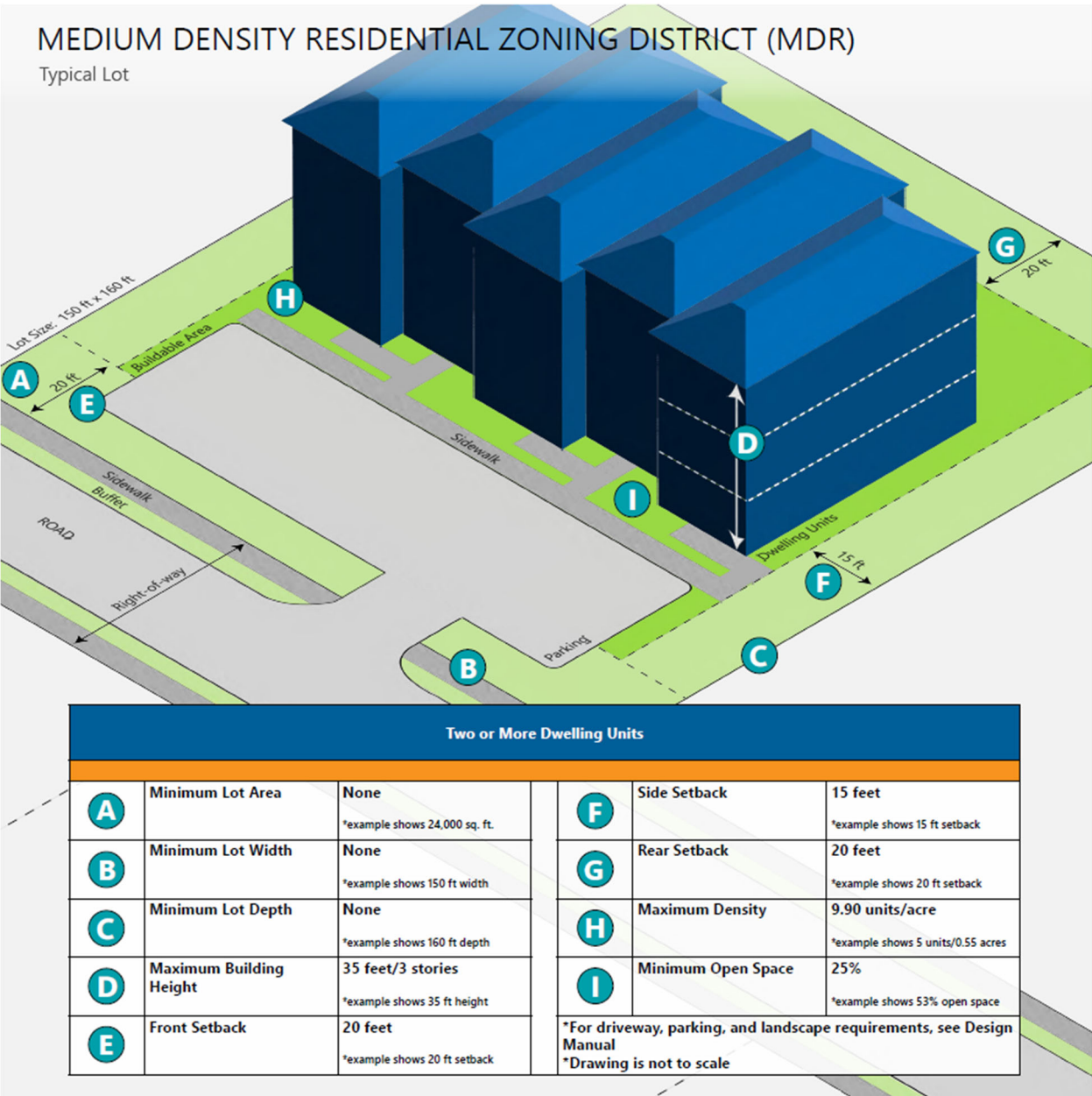
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SECTION 4.04 COMMERCIAL/INDUSTRIAL DISTRICTS

SECTION 4.04.01 COMMERCIAL GENERAL (CG)

- A. The Commercial General zoning district implements Future Land Use Element Policy 1-2.3.2, Commercial General of the Comprehensive Plan.
- B. The CG zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate and encourage a variety of uses to address general commercial needs of the permanent and seasonal residents.
- C. Special design criteria
 - 1. Long-term/permanent residential uses shall be prohibited within the Commercial General (CG) zoning district.
 - a. Exception: Any proposed long-term/permanent residential developments shall incorporate a minimum of forty-five percent (45%) of the development area as "publicly leasable commercial space" (e.g., retail, office, restaurant, etc.).
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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				
Permanent/Long-Term Residential Uses				
Multi-unit attached dwelling	C	4.04.01.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				
Multi-unit attached dwelling	P		1 space per bedroom (minimum of 2 spaces) or <u>4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.</u>	N/A
Other Residential Uses				
Community residential home, large (7-14)	C	4.08.02	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				

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 or physician's office	C		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
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
Automotive repair and maintenance (major repair)	C	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	C	<u>4.08.01</u>	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
Boat and motorcycle repair	C	<u>4.08.01</u>	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	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
Building material and garden equipment and supply dealer	C	<u>4.08.01</u>	1 space for every 500 sq. ft. of gross floor area	444
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
Child day care services	C	<u>4.08.01</u>	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 people 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 sq. ft. of gross floor area	7224
Dry cleaning 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	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	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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	P		1 space for every 400 sq. ft. of gross floor area	5323
General warehousing and storage	C	<u>4.08.01</u>	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 more than 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area more than the 25% allowance	4931
Grocery stores	C		1 space for every 250 sq. ft. of gross floor area	4451
Health and personal care stores and medical marijuana treatment center dispensing facilities	C	<u>4.08.01</u>	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	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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Kitchen cabinet stores	C		1 space for every 500 sq. ft. of gross floor area	444190

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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
Laundromat (coin operated)	P		1 space for every 2 washing machines	
Linen and uniform supply 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	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	<u>4.08.01</u>	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	
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Other general merchandise stores	P		1 space for every 250 sq. ft. of gross floor area	4529
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 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
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
Pawn shops	C	<u>4.08.01</u>	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
Publishing industries, except internet	P		1 space for every 250 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 people allowed within the maximum occupancy	8131
Repair and maintenance (non-automotive)	C		1 space for every 400 sq. ft. of gross floor area	811
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722111

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating.	722110
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	713940
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
Tattoo parlors	C	<u>4.08.01</u>	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
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	713990
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	C	4.08.01	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
General warehousing and storage	C	<u>4.08.01</u>	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing, then, 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft., then, 1 space for every 4,000 sq. ft. of gross floor area more than 40,000 sq. ft.; plus 1 space for every 300 sq. ft. of office area	493

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
INSTITUTIONAL USES				
Bus and transit systems	C		1 space for each employee on maximum shift	4851 4852
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	444
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 (except motor vehicles)	C		1 space for every 1,000 square feet of gross floor area	42
RECREATIONAL USES				
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712190

F. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Commercial General (CG)			
Dwelling Units		2+	Non
Minimum Lot Area (square feet)		Footnote 1	None
Minimum Lot Size	Width	None	None
	Depth	None	None
Maximum Building Height / Stories		50'/4 stories	50'/4 stories/Footnote 2
Setbacks	Front	Footnote 3/4	
	Side		
	Rear		
Maximum Density (units per acre)		16.90	N/A
Maximum Floor Area Ratio		N/A	1.30
Minimum Open Space (%)			30%

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories.

EXHIBIT "A"

3. Footnote 3: Those portions of a development that abut single-family, duplex or townhome uses the setback shall be equal to the height of the building (one-foot of setback for every one-foot of height).
4. Footnote 4: The following setbacks shall apply to developments proposed in the CG zoning district:

Building Height	Location	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'		
More than 40'	Properties on U.S. Highway 98	Min. 45'	2' + 2' for each 10' or fraction exceeding 40'	0'
	Properties not on U.S. Highway 98	Min. 30'		

EXHIBIT "A"

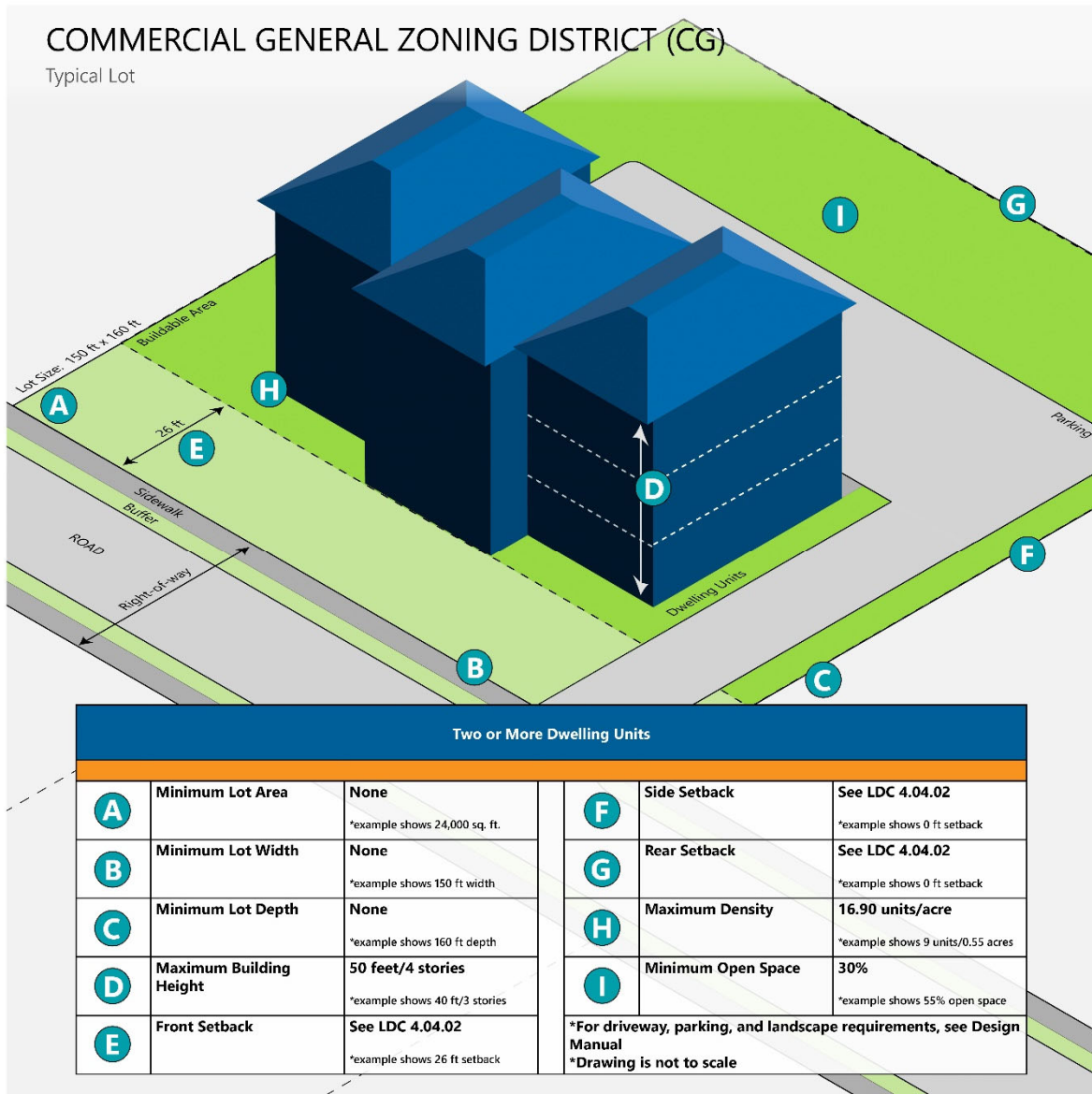


EXHIBIT "A"



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EXHIBIT "A"

SECTION 4.04.02 COMMERCIAL TRADES AND SERVICES (CTS)

- A. 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 the CG zoning district, but which are less intense in nature than those uses allowed in the IN zoning district.
- C. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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>				
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 or 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
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
Automotive repair and maintenance (major repair)	P	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	<u>4.08.01</u>	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
Boat and motorcycle repair	P	<u>4.08.01</u>	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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Brewpubs	C		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
Building material and garden equipment and supply dealer	P	<u>4.08.01</u>	1 space for every 500 sq. ft. of gross floor area	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
Dry cleaning 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	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	
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
General warehousing and storage	P	<u>4.08.01</u>	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing, then, 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft., then, 1 space for every 4,000 sq. ft. of gross floor area more than 40,000 sq. ft.: plus 1 space for every 300 sq. ft. of office area	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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	
Linen and uniform supply 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	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	<u>4.08.01</u>	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 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

EXHIBIT "A"

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
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 people allowed within the maximum occupancy	8131
Repair and maintenance (non-automotive)	P		1 space for every 400 sq. ft. of gross floor area	811
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 400 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 600 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722110
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
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
INSTITUTIONAL USES				
Bus and transit systems	C		1 space for each employee on maximum shift	4851 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
INDUSTRIAL USES				
Breweries and microbreweries	C		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312120
Distilleries and craft distilleries	C		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312140

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Indoor shooting ranges	P	<u>4.08.01</u>	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 (except motor vehicles)	P		1 space for every 1,000 square feet of gross floor area	42
Fish and seafood merchant wholesalers	P		1 space for every 1,000 sq. ft. of gross floor area	424460

E. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Commercial Trades & Services (CTS)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	0' minimum – 10' maximum
	Side	No side or rear yards are required unless the development shares a property line with a residential district boundary. Then a ten-foot setback maintained as open shall be required.
	Rear	
Maximum Density (units per acre)		No residential uses allowed, except for one custodian or night-watchman residence per development.
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

EXHIBIT "A"



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EXHIBIT "A"

SECTION 4.04.03 INDUSTRIAL (IN)

- A. 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. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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
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/marine parts, accessoires dealer	P		1 space for every 250 sq. ft. of gross floor area	441310
Automotive equipment rental and leasing	P		1 space for every 400 sq. ft. of gross floor area	5321
Automotive repair and maintenance (major repair)	P	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	<u>4.08.01</u>	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Boat and motorcycle repair	P	<u>4.08.01</u>	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
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Dry cleaning 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	8123
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
General warehousing and storage	P	<u>4.08.01</u>	1 space for every 1,000 sq. ft. of gross floor area for the first 20,000 sq. ft. devoted to warehousing, then, 1 space for every 2,000 sq. ft. of gross floor area for the second 20,000 sq. ft., then, 1 space for every 4,000 sq. ft. of gross floor area more than 40,000 sq. ft.: plus 1 space for every 300 sq. ft. of office area	4931
Janitorial 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	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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	81233
Medical marijuana dispensing facilities	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446
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	<u>4.08.01</u>	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	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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
Repair and maintenance (non-automotive)	P		1 space for every 400 sq. ft. of gross floor area	811
Tattoo parlors	P	<u>4.08.01</u>	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
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				
Adult stores	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Adult cabaret	P	<u>4.08.01</u>	1 space for every 150 sq. ft. of gross floor area	
Adult motel	P	<u>4.08.01</u>	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	
Adult motion picture theater	P	<u>4.08.01</u>	1 space for every 3 seats, plus 5 spaces for employees	
Escort service	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	
Sexual-encounter center	P	<u>4.08.01</u>	1 space for every 150 sq. ft. of gross floor area	
INSTITUTIONAL USES				
School, urban/interurban and rural bus transportation system	P		1 space for each employee on maximum shift	4851, 4852, 4854
Technical and trade schools	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6115
INDUSTRIAL USES				

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Breweries and microbreweries	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312120
Distilleries and craft distilleries	P		1 space for every 100 sq. ft. of eating/drinking area, plus 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
Indoor shooting ranges	P	<u>4.08.01</u>	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
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 (except motor vehicles)	P		1 space for every 1,000 square feet of gross floor area	42
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				

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712
Zoos	C		1 space for every 4 seats in facilities available for patron use; or 1 space for every 150 square feet 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.	712110

F. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Industrial (IN)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	0' minimum – 10' maximum
	Side	No side or rear yards are required unless the development shares a property line with a residential district boundary. Then a ten-foot setback maintained as open shall be required.
	Rear	
Maximum Density (units per acre)		No residential uses allowed, except for one custodian or night-watchman residence per development.
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

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EXHIBIT "A"



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SECTION 4.05 MIXED USE DISTRICTS

SECTION 4.05.01 CALHOUN MIXED USE (CMU)

- A. 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 CMU zoning district intends to provide a mixed-use transitional area between the higher intense SHMU zoning district and the lower intense zoning district of ROI.
- 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.
 3. Diverse and complementary land uses:
 - a. Development in the CMU district shall require a minimum of two distinct and complementary land uses.
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
Accessory dwelling	C	<u>4.08.03</u>	1 space per dwelling unit	N/A
Guest house	C	<u>4.08.03</u>	1 space per dwelling unit	N/A
Multi-unit 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 room occupancy housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Single unit detached dwelling	C		1 space per bedroom (minimum of 2 spaces) or <u>4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.</u>	N/A

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community residential home, small (1-6)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community residential home, large (7-14)	C	<u>4.08.02</u>		
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 or 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
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
Child day care services	C	<u>4.08.01</u>	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, Conference or convention center	P		1 space for every 3 people 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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Drinking places, alcoholic beverages	C		1 space for every 75 sq. ft. of gross floor area	7224
Dry cleaning 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	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	52
Fitness and recreational sports centers	C		1 space for every 200 sq. ft. of gross floor area	713940
Health and personal care stores and medical marijuana treatment center dispensing facilities	C	<u>4.08.01</u>	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
Janitorial 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	561720
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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.	
Charter fishing boats – small (1-6 passenger capacity)	P		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	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 watercrafts.	
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	<u>4.08.01</u>	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	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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 people allowed within the maximum occupancy	8131
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 400 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 600 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722110
Rooming and boarding houses	C		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	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
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	713990
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.	483

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	
Bus and transit systems	C		1 space for each employee on maximum shift	4851 4852
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712

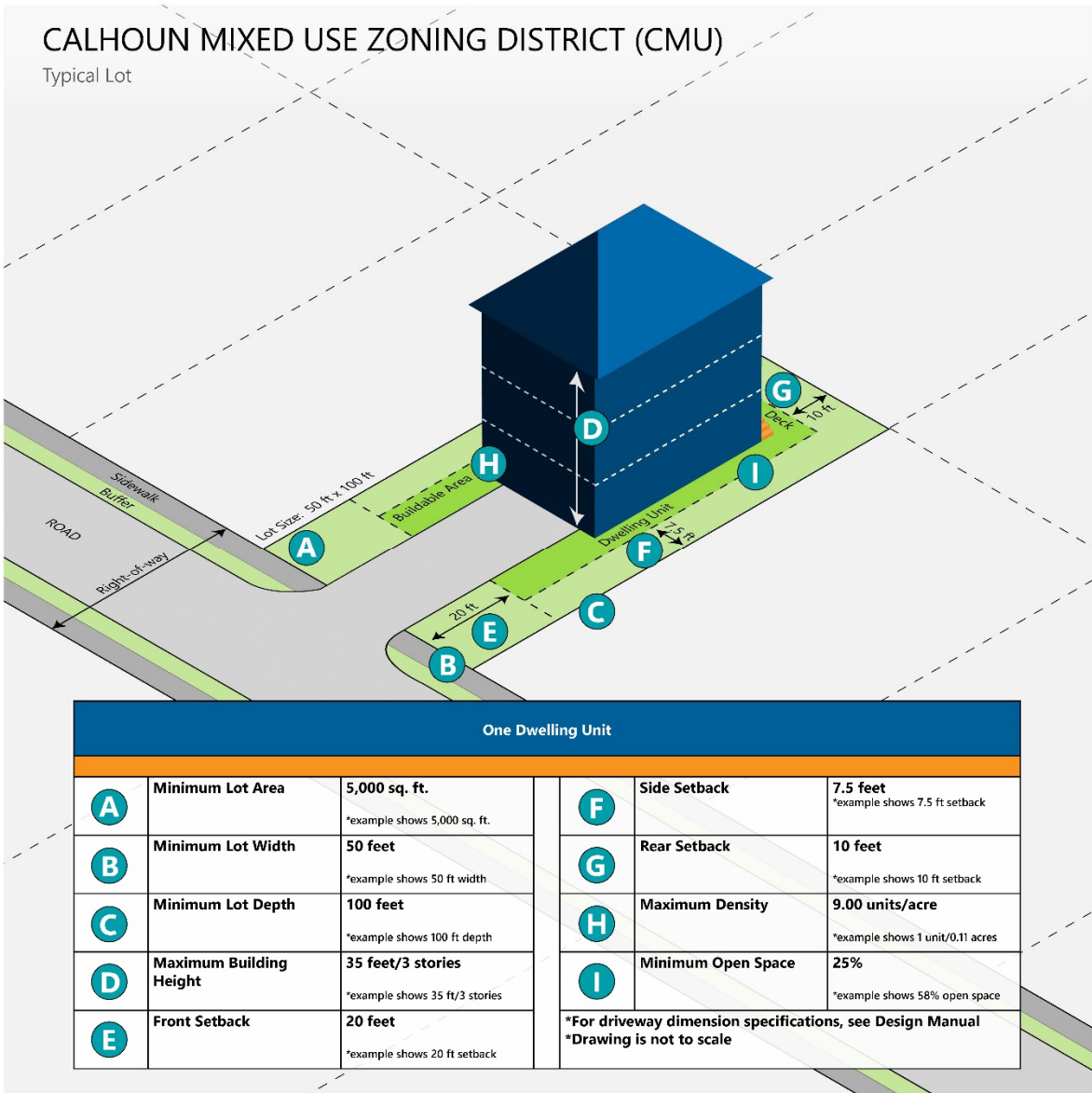
F. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Calhoun Mixed Use (CMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	Footnote 1	None
Minimum Lot Size	Width	70'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		35'/3 stories		50'/4 stories
Setbacks	Front	20'	Footnote 2	
	Side	7½'		
	Rear	10'		
Maximum Density (units per acre)		6.00	12.00	N/A
Maximum Floor Area Ratio		N/A	N/A	.50
Minimum Open Space (%)		25%	25%	30%

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: The following setbacks shall apply to developments proposed in the CMU zoning district:

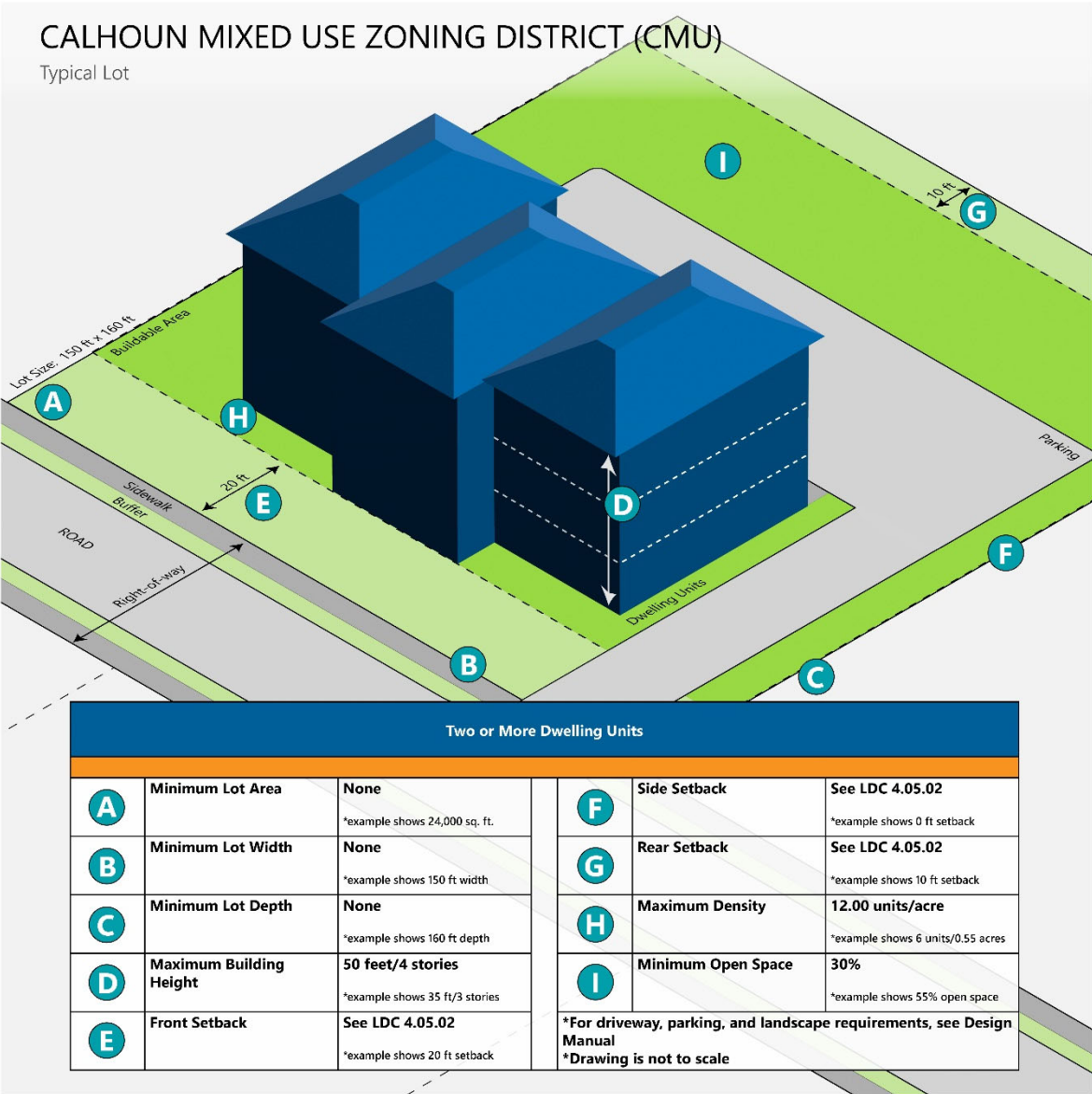
Front Setbacks		
Building Height	Less than 40'	10' – 20'
	More than 40'	Min. 30''
Side Setbacks		
Building Height	35' or less	0'
	35' to 50'	15'
	50' or more	15' + 2' on each side for each 10' or fraction thereof exceeding 50'

EXHIBIT "A"



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SECTION 4.05.02 CALHOUN MIXED USE - VILLAGE (CMU-V)

- A. The Calhoun Mixed Use - Village zoning district implements Future Land Use Element Policy 1-2.4.3(2), Calhoun Mixed Use - Village of the Comprehensive Plan.
- B. The CMU-V zoning district intends to preserve the character of the nearby "Old Destin" area, and to provide a mixed-use transitional area between the higher intensity SHMU zoning district and the less intense surrounding LDR zoning areas.
- 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-V zoning district to specifically not allow each general retail commercial goods and services use to exceed 5,500 heated and cooled sq. ft.
 - 3. Diverse and complementary land uses:
 - a. Multi-family development in the CMU-V district shall require a minimum of two distinct and complementary land uses.
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
Accessory dwelling	C	<u>4.08.03</u>	1 space per dwelling unit	N/A
Guest house	C	<u>4.08.03</u>	1 space per dwelling unit	N/A
Multi-unit 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 room occupancy housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-unit attached dwelling	C		1 space per bedroom (minimum of 2 spaces) or 4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, <u>whichever is greater.</u>	N/A

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community residential home, small (1-6)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community residential home, large (7-14)	C	<u>4.08.02</u>		
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 or 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
Bed and breakfast inns	C		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
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
Child day care services	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Commercial special event venue	P		1 space for every 3 people 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
Conference or Convention center	C			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 sq. ft. of gross floor area	7224

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Dry cleaning 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	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	52
Fitness and recreational sports centers	C		1 space for every 200 sq. ft. of gross floor area	713940
Health and personal care stores and medical marijuana treatment center dispensing facilities	P	<u>4.08.01</u>	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
Janitorial 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	561720
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.	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 watercrafts.	
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	C	<u>4.08.01</u>	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 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
Other miscellaneous store retailers	C		1 space for every 250 sq. ft. of gross floor area	4539
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 people allowed within the maximum occupancy	8131
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 400 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 600 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722111
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	C		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	C		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
Sporting goods and musical instrument stores	P		1 space for every 250 sq. ft. of gross floor area	4511
Veterinary services	P		1 space for every 250 sq. ft. of gross floor area	541940
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712

EXHIBIT "A"

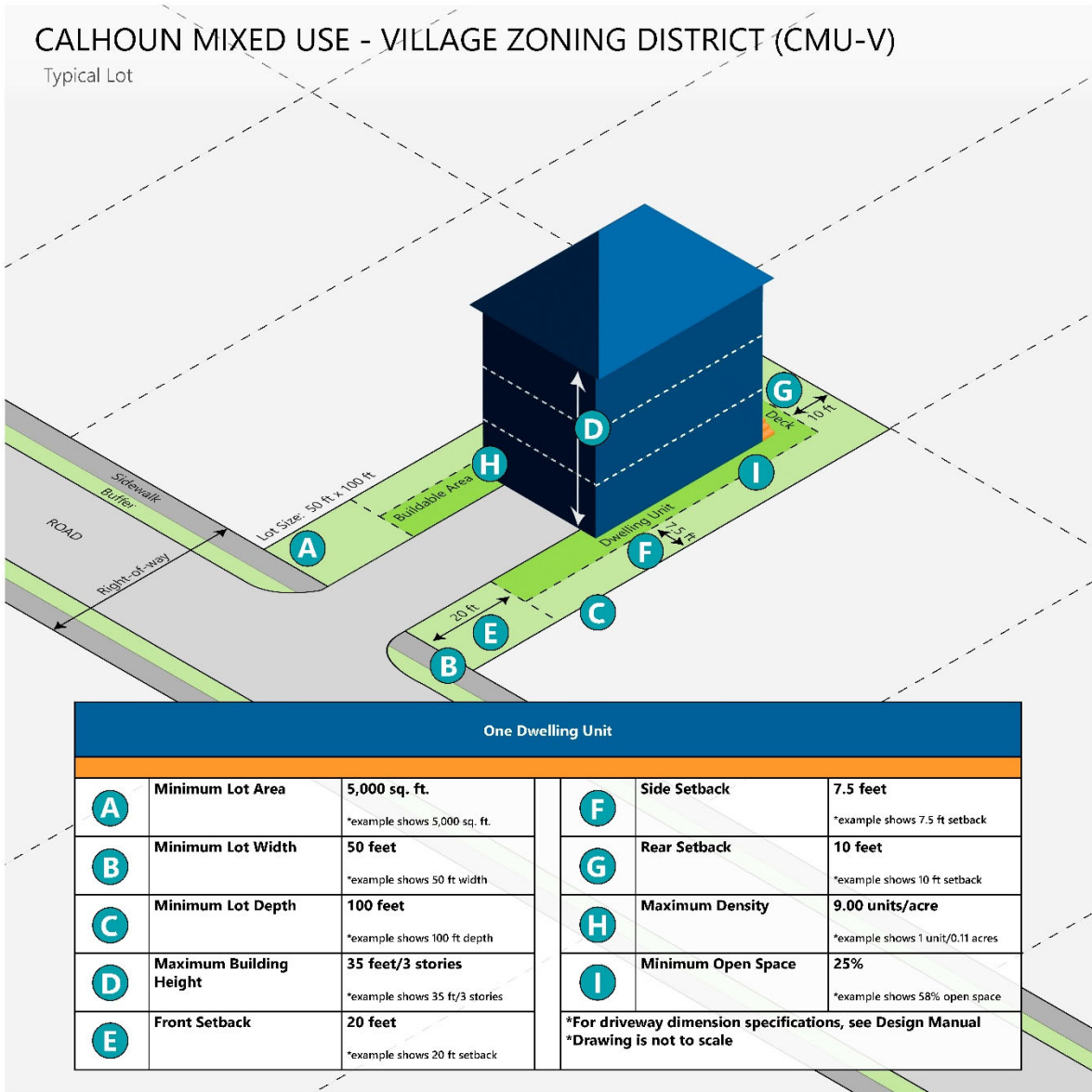
F. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Calhoun Mixed Use - Village (CMU-V)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		5,000	Footnote 1	None
Minimum Lot Size	Width	50'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		35'/3 stories		
Setbacks	Front	20'	10'	10'
	Side	7½'	0'	0'
	Rear	10'	10'	10'
Maximum Density (units per acre)		9.00	12.00	N/A
Maximum Floor Area Ratio		N/A	N/A	.50
Minimum Open Space (%)		25%	25%	25%

1. Footnote 1: Minimum lot size shall meet density allowances.

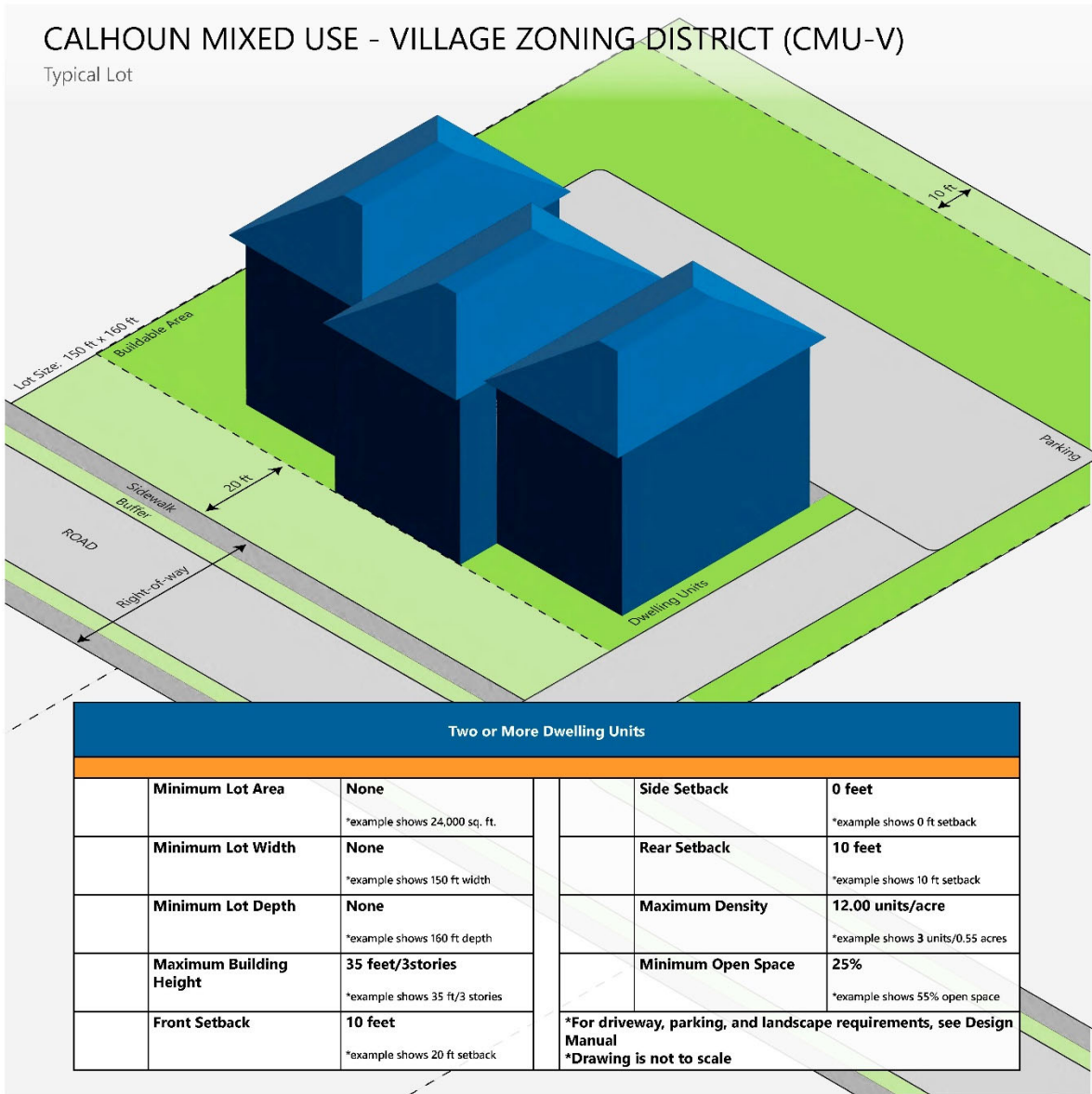
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CALHOUN MIXED USE - VILLAGE ZONING DISTRICT (CMU-V)

Typical Lot



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SECTION 4.05.03 CRYSTAL BEACH RESORT (CBR)

- A. The Crystal Beach Resort zoning district implements Future Land Use Element Policy 1-2.4.2, Crystal Beach Resort of the Comprehensive Plan.
- B. Special design criteria:
 - 1. The following uses shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach Resort area.
 - a. Florists
 - b. Health and personal care stores and medical marijuana treatment center dispensing facilities
 - c. Office supplies, stationery, and gift stores
 - d. Other general merchandise stores
 - e. Other miscellaneous store retailers
 - f. Specialty food stores
 - 2. The following uses shall only be approved on properties with direct or secondary access to Emerald Coast Parkway (U.S. Highway 98) and north of Luke Avenue and are not permitted anywhere else within the Crystal Beach Resort district.
 - a. All other amusement and recreation industries
 - b. Business, computer and management training
 - c. Clothing and clothing accessories stores
 - d. Couriers and messengers
 - e. Dry cleaning and laundry services
 - f. Hospitals
 - g. Internet publishing and broadcasting
 - h. ISPs, search portals, and data processing
 - i. Libraries
 - j. Nursing care facilities
 - k. Other information services
 - l. Personal and laundry services
 - m. Printing and related support activities
 - n. Governmental or quasi-governmental offices and programs Residential mental health facilities
 - o. Social assistance
 - p. Thrift stores
 - q. Used merchandise stores
 - r. Schools, colleges, technical educational facilities or other similar instructional or educational institutions
 - s. School, urban/interurban and rural bus transportation system
 - 3. The following uses may only be approved on properties that are not directly accessible from Emerald Coast Parkway (U.S. Highway 98) and are not permitted anywhere else within the Crystal Beach Resort district.
 - a. Accessory dwelling
 - b. Guest house
 - c. Multi-unit attached dwelling
 - d. Single unit detached dwelling

EXHIBIT "A"

- e. Single room occupancy housing
- f. Community residential home, large (7-14)
- g. Community residential home, small (1-6)
- h. Family day care home
- i. Accessory uses and structures

C. Parking requirements are listed below or in Section 6.03.08 of this code.

D. 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				
Permanent/Long-Term Residential Uses				
Single unit detached dwelling	P	4.05.02	4 spaces per dwelling unit	N/A
Accessory dwelling	P	4.05.02& 4.08.03	1 space per dwelling unit	N/A
Guest house	P	4.05.02& 4.08.03	1 space per dwelling unit	N/A
Multi-unit attached dwelling	P	4.05.02	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 room occupancy housing	P	4.05.02	1 space per rental room	N/A
Seasonal/Short-Term Residential Uses				
Multi-unit attached dwelling	P	4.05.02	1 space per bedroom (minimum of 2 spaces) or 4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.	
Single unit detached dwelling	P	4.05.02		
Other Residential Uses				
Community residential home, small (1-6)	C	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community residential home, large (7-14)	P	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
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	<u>4.05.02</u>	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 or 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	<u>4.05.02</u>	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
Child day care services	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	448
Commercial special event venue	C		1 space for every 4 people 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	P	<u>4.05.02</u>	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	<u>4.08.01</u>	1 space for every 75 sq. ft. of gross floor area	7224
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	52

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			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	<u>4.05.02</u>	1 space for every 300 sq. ft. of gross floor area	4531
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
Health and personal care stores and medical marijuana treatment center dispensing facilities	C	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	446
Hospitals	C	<u>4.05.02</u>	2 spaces for every bed	622
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
Internet publishing and broadcasting	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	518
Janitorial 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	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Mobile vending	P	<u>4.08.01</u>	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	<u>4.05.02</u>	1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Office supplies, stationery, and gift stores	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	4529
Other information services	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P	<u>4.05.02</u>	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
Performing arts and spectator sports	C		1 space for every 4 people allowed within the maximum occupancy	711
Personal and laundry services	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	812
Pet care (except veterinary) services	P		1 space for every 250 sq. ft. of gross floor area	812910
Printing and related support activities	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	323
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 people allowed within the maximum occupancy	8131
Residential mental health facilities	C	<u>4.05.02</u>	1 space for every 4 beds, plus one space per staff person working the largest shift	6232
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating.	722110

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating.	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Skating rinks	P		1 space for every 200 sq. ft. of gross floor area	713940
Specialty food stores	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	4452
Thrift stores	C	<u>4.08.01 & 4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C	<u>4.05.02</u>	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	P	<u>4.05.02</u>	2 spaces per classroom	6111
High schools	P	<u>4.05.02</u>	1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Governmental or quasi-governmental offices and programs	P	<u>4.05.02</u>	1 space for every 300 sq. ft. of gross floor area, or if public assembly is provided on site, 1 space for every 4 people of max occupancy	921, 922, 926, 927, 928
Libraries	P	<u>4.05.02</u>	1 space for every 300 sq. ft. of gross floor area	519120
Post Secondary Education	P	<u>4.05.02</u>	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	P	<u>4.05.02</u>	1 space for every 250 sq. ft. of gross floor area	624
School, urban/interurban and rural bus transportation system	C	<u>4.05.02</u>	1 space for each employee on maximum shift	4851, 4852, 4854
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Neighborhood mini parks	P		Minimum 1 handicap parking space per park	712

E. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes is, hereby established.

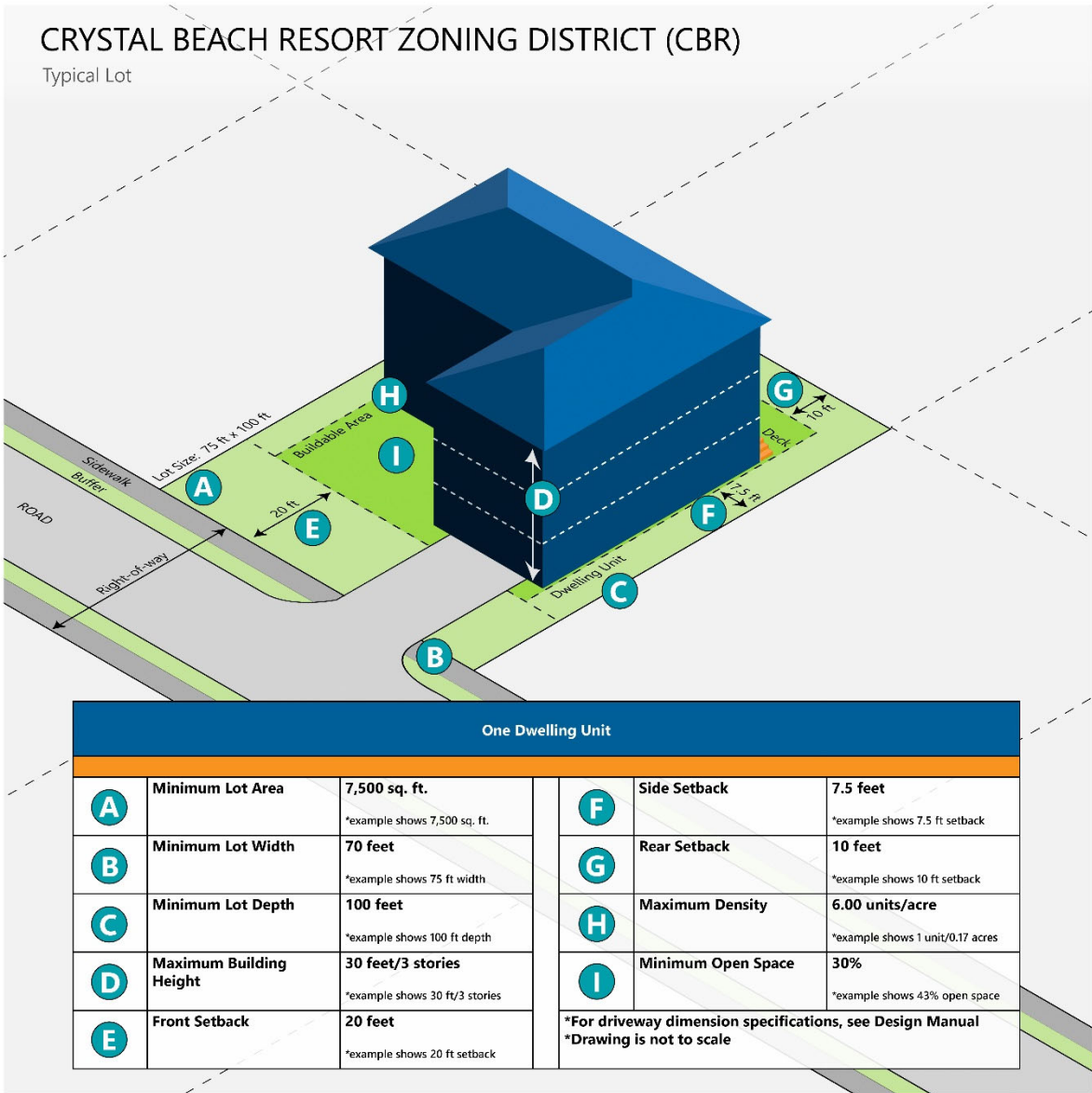
Crystal Beach Resort (CBR)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	Footnote 1	None
Minimum Lot Size	Width	70'	None	
	Depth	100'	None	
Maximum Building Height / Stories		30'/3 stories	50'/4 stories	50'/4 stories
Setbacks	Front	20'	10'	
	Side	7½'	Footnote 2	
	Rear	10'		
Maximum Density (units per acre)		6.0	12.0	N/A
Maximum Floor Area Ratio		N/A	N/A	0.70
Minimum Open Space (%)		30%		

1. Footnote 1: Minimum lot size shall meet density allowances.

2. Footnote 2: The following setbacks apply to development in the CBR district.

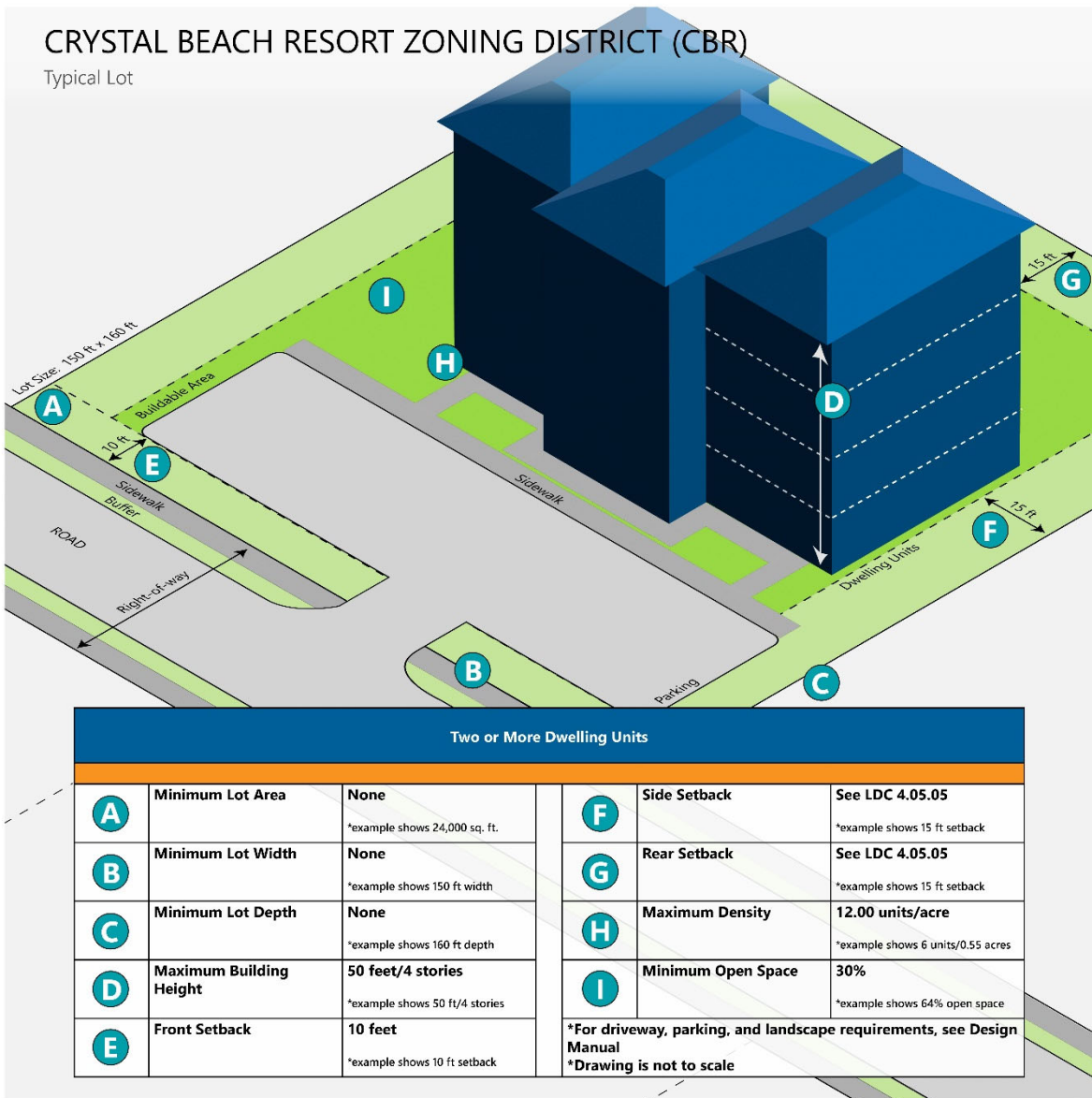
Side Setbacks			
Building Height	35' or less		10'
	35' to 50'		15'
	50' or more		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not fronting the Gulf of Mexico	Building Height	35' or less	10'
		35' to 50'	15' setback for any portion 35' – 50'
		50' or more	15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Lots fronting the Gulf of Mexico			Established by DEP

EXHIBIT "A"



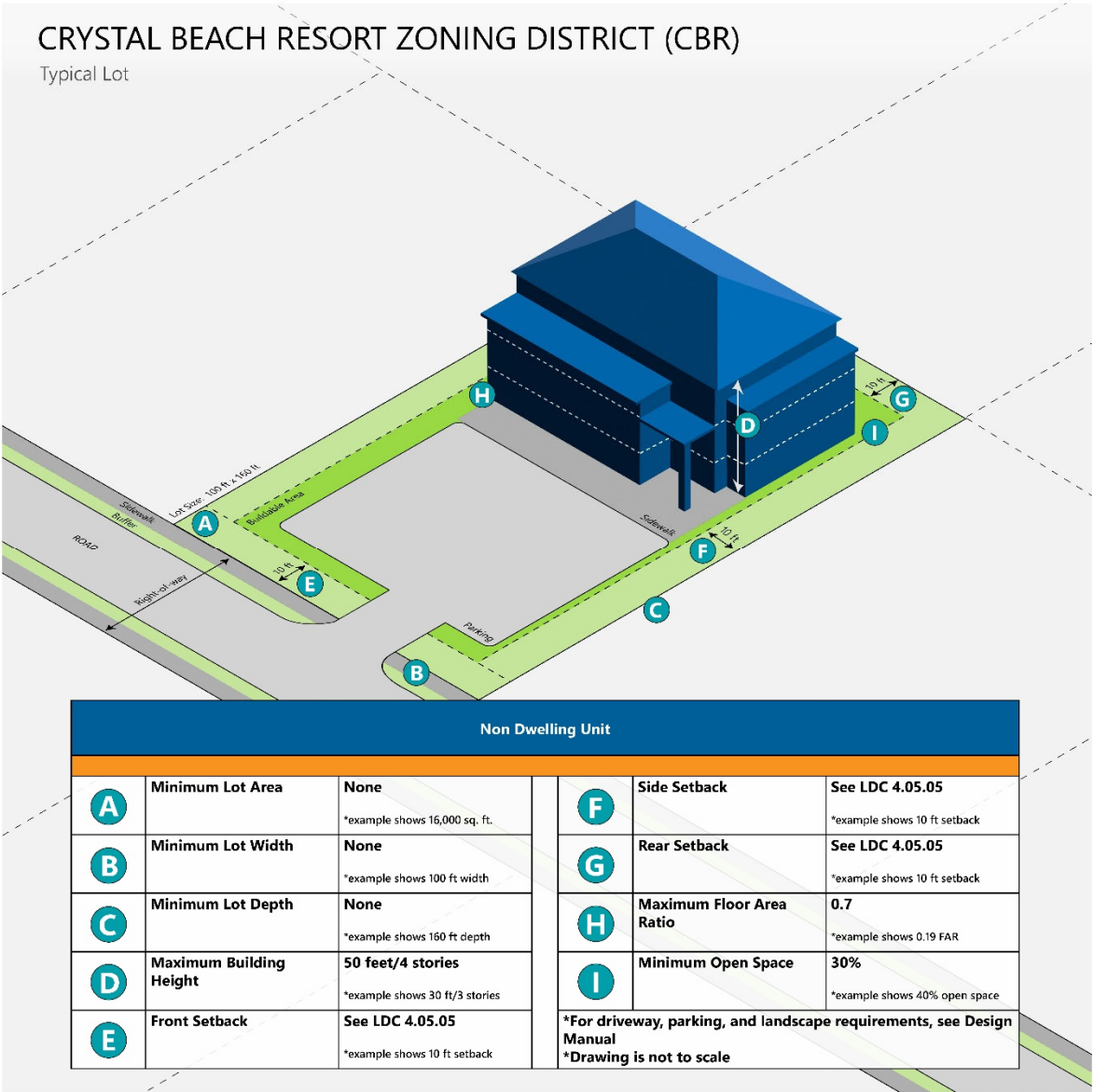
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EXHIBIT "A"

SECTION 4.05.04 GULF RESORT MIXED USE (GRMU)

- A. The Gulf Resort Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(5) of the Comprehensive Plan.
- B. The GRMU zoning district intends to provide a major mixed use resort destination and is the City's most intensely developed area for commercial transient accommodations and short-term residential uses.
- C. Special design criteria:
 - 1. Diverse and complementary land uses:
 - a. Development in the GRMU district shall require a minimum of two distinct and complementary land uses.
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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 unit detached dwelling	P		4 spaces per dwelling unit	N/A
Multi-unit 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 room occupancy housing	P		1 space per rental room	N/A
<i>Seasonal/Short-Term Residential Uses</i>				
<u>Luxury motor home resort</u>	P	<u>4.08.01</u>	1 space per dwelling unit/pad	
Multi-unit attached dwelling	P		1 space per bedroom (minimum of 2 spaces) or 4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, <u>whichever is greater.</u>	
Single unit detached dwelling	P			
<i>Other Residential Uses</i>				
Community residential home, small (1-6)	C	<u>4.08.01</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community residential home, large (7-14)	C	<u>4.08.01</u>	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	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 or 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
Child day care services	P	<u>4.08.01</u>	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 people 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 sq. ft. of gross floor area	7224

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Dry cleaning 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	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
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)			1 space for every 2 washing machines	812
Management of companies and enterprises	P		1 space for every 250 sq. ft. of gross floor area	551

EXHIBIT "A"

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
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	<u>4.08.01</u>	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
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
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

EXHIBIT "A"

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
Religious organizations	P		1 space for every 4 people allowed within the maximum occupancy	8131
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating.	722110
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	713940
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
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	713940
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
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	712

F. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Gulf Resort Mixed Use (GRMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	Footnote 1	None
Minimum Lot Size	Width	70'	None	None
	Depth	100'	None	None
Maximum Building Height/Stories		50'/4 stories	50'/4 stories	65'/5 stories
Setbacks	Front	20'	Footnote 2	
	Side	7½'		
	Rear	10'		
Maximum Density (units per acre)		9.00	24.00	N/A
Maximum Floor Area Ratio		N/A	N/A	1.30
Minimum Open Space (%)		30%		

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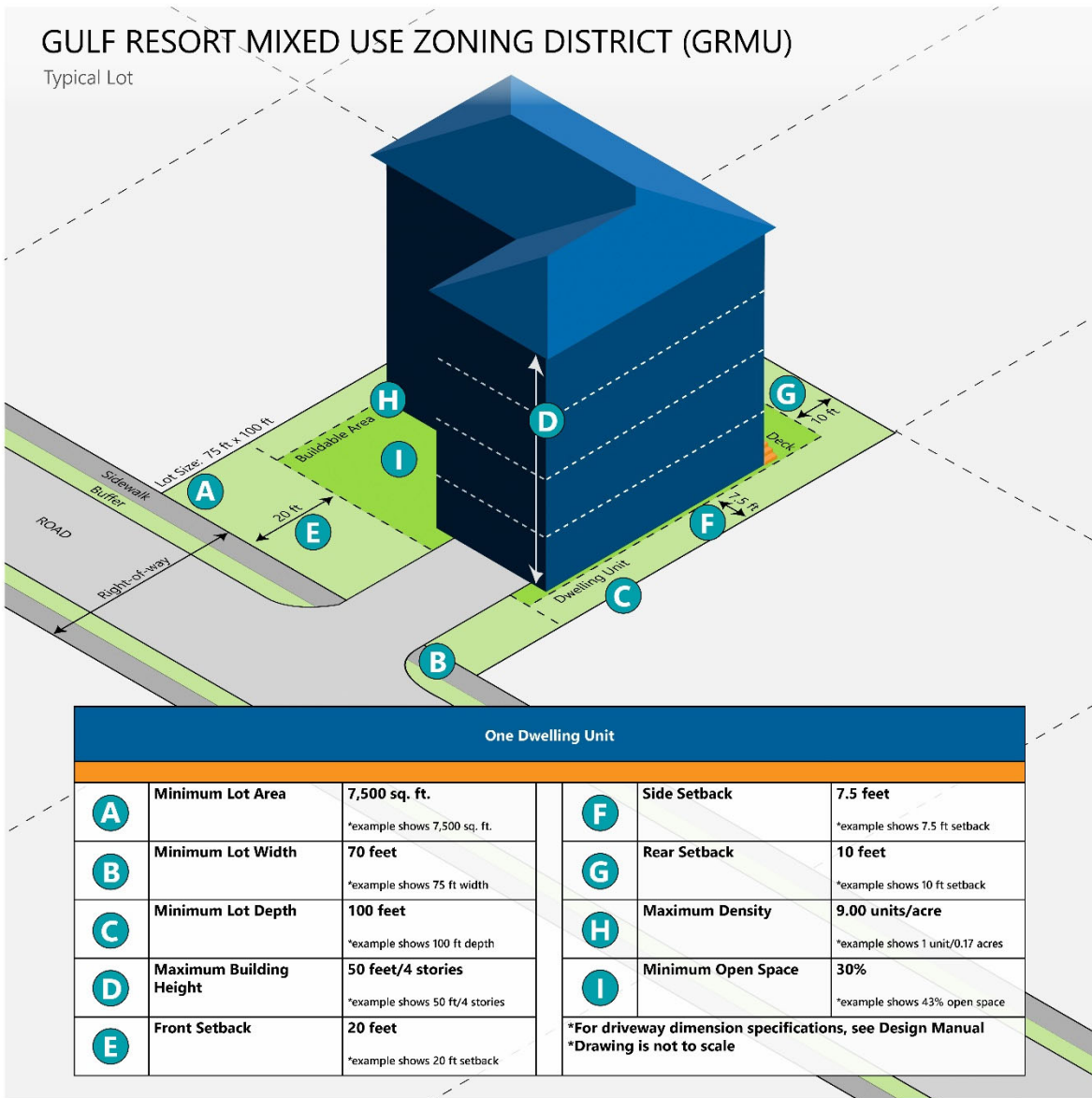
EXHIBIT "A"

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: The following setbacks shall apply to developments proposed in the GRMU zoning district:

Front Setbacks			
Building Height	40' or less for any building or portion thereof	Properties along HWY 98	15' minimum to 25' maximum
		Properties not along HWY 98	10' minimum to 20' maximum
	40' or more for any building or portion thereof	Properties along HWY 98	45' minimum
		Properties not along HWY 98	30' minimum
Side Setbacks			
Building Height	35' or less		10'
	35' to 50'		15'
	50' or more		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not along the Gulf of Mexico	Building Height	35' or less	10'
		35' to 50'	15'
		50' or more	15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Lots fronting the Gulf of Mexico			Established by DEP

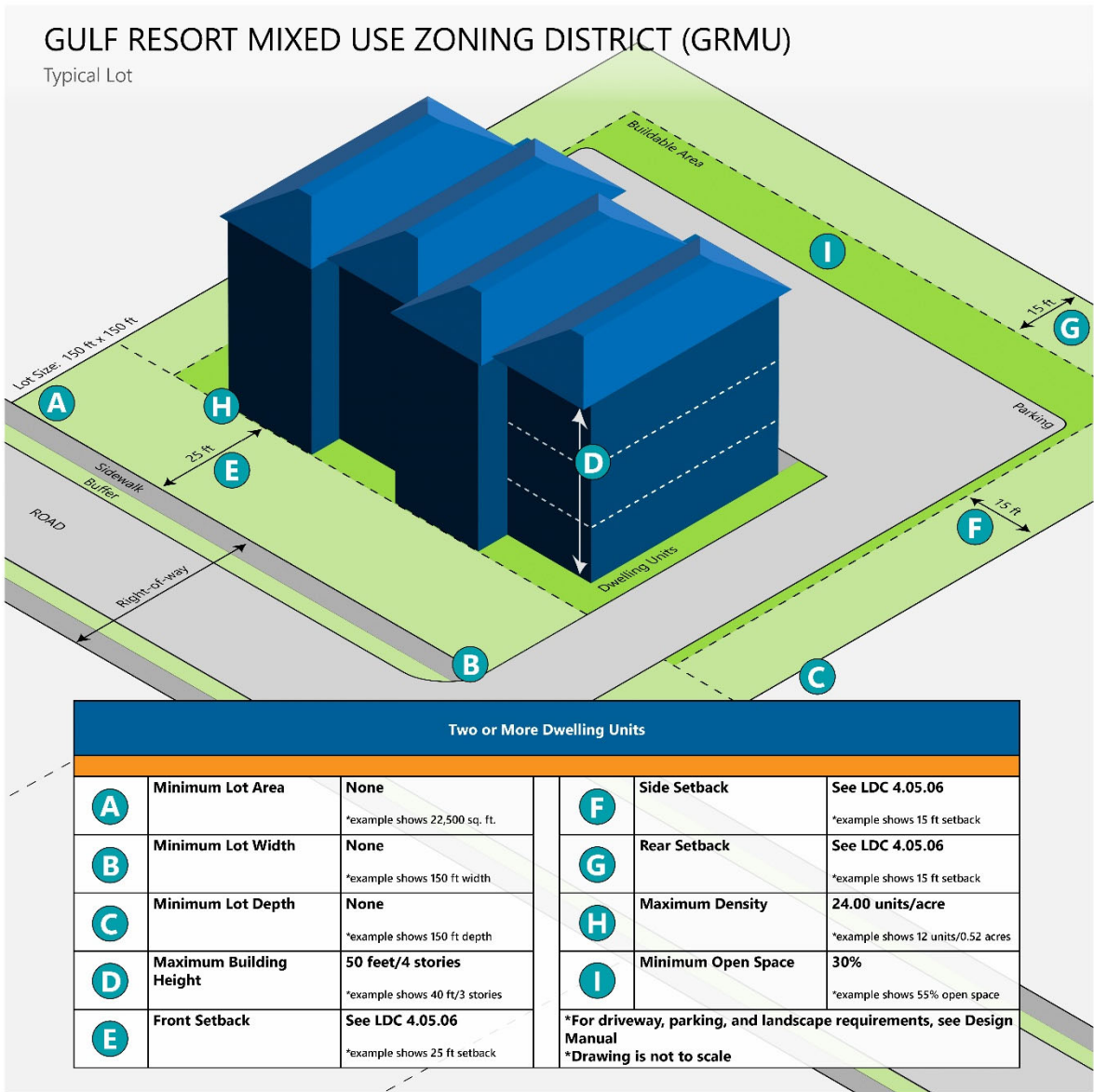
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EXHIBIT "A"

SECTION 4.05.05 HOLIDAY ISLE MIXED USE (HIMU)

- A. The Holiday Isle Mixed Use zoning district implements future land use element Policy 1-2.4.3(6) of the Comprehensive Plan.
- B. The Holiday Isle Mixed Use zoning district intends to provide an intense mixed use resort destination.
- C. Special design criteria:
 - 1. Diverse and complementary land uses:
 - a. Development in the HIMU district shall require a minimum of two distinct and complementary land uses.
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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 unit detached dwelling	C		4 spaces per dwelling unit	
Multi-unit 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 room occupancy housing	C		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Single unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces) or 4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.	
Multi-unit attached dwelling	P			
<i>Other Residential Uses</i>				
Community residential home, small (1-6)	C	4.08.01	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community residential home, large (7-14)	C	4.08.01		

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 or 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
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	P		1 space for every 300 sq. ft. of gross floor area	6114
Child day care services	P	<u>4.08.01</u>	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 people 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 sq. ft. of gross floor area	7224
Dry cleaning 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	8123
Educational support services	P		1 space for every 300 sq. ft. of gross floor area	6117

EXHIBIT "A"

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	52
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
Hotels and motels	C		1 space for the 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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
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
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	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			passenger capacity or 1 parking space for every 4 personal watercrafts.	
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	<u>4.08.01</u>	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
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
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 people allowed within the maximum occupancy	8131
Restaurants, full service (quality or	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating.	722110

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
high turnover sit-down)				
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating.	722110
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	713940
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	713940
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	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				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851,4852
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				

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712

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

Holiday Isle Mixed Use (HIMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	Footnote 1	None
Minimum Lot Size	Width	70'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		50'/4 stories	50'/4 stories	50'/4 stories
Setbacks	Front	20'	Footnote 2	
	Side	7½'		
	Rear	10'		
Maximum Density (units per acre)		9.00	16.90	N/A
Maximum Floor Area Ratio		N/A	N/A	1.30
Minimum Open Space (%)		30%		

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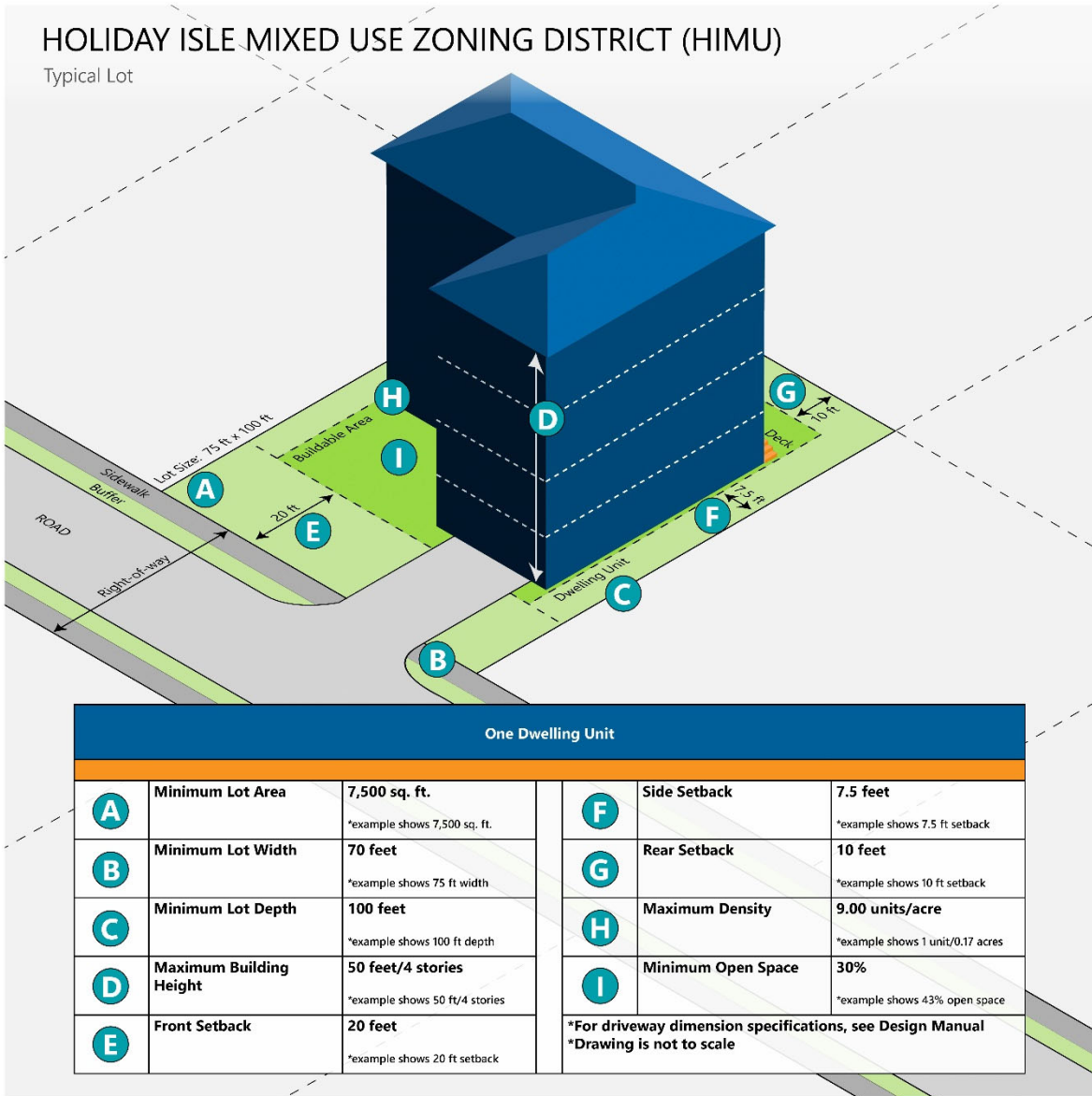
EXHIBIT "A"

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: The following setbacks shall apply to developments proposed in the HIMU zoning district:

Front Setbacks			
Building Height	40' or less for any building or portion thereof		10' – 20'
	40' or more for any building or portion thereof		Min. 30'
Side Setbacks			
Building Height	35' or less for any building or portion thereof		0'
	35' to 50' for any building or portion thereof		15'
	50' or more for any building or portion thereof		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not along any body of water	Building Height	35' or less for any building or portion thereof	10'
		35' to 50' for any building or portion thereof	15'
		50' or more for any building or portion thereof	15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Lots fronting the Gulf of Mexico			Established by DEP
Lots fronting the Destin Harbor			0'

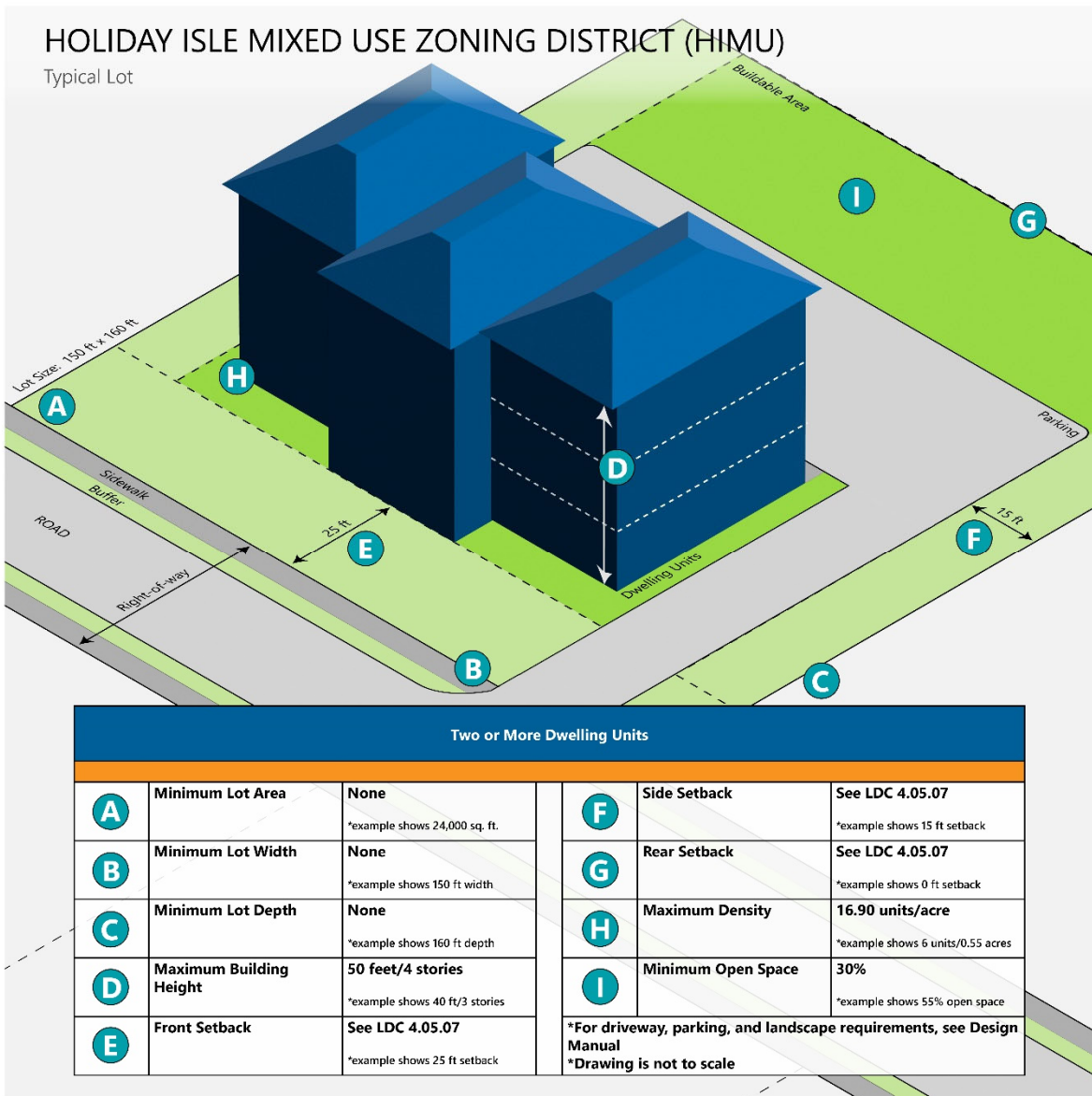
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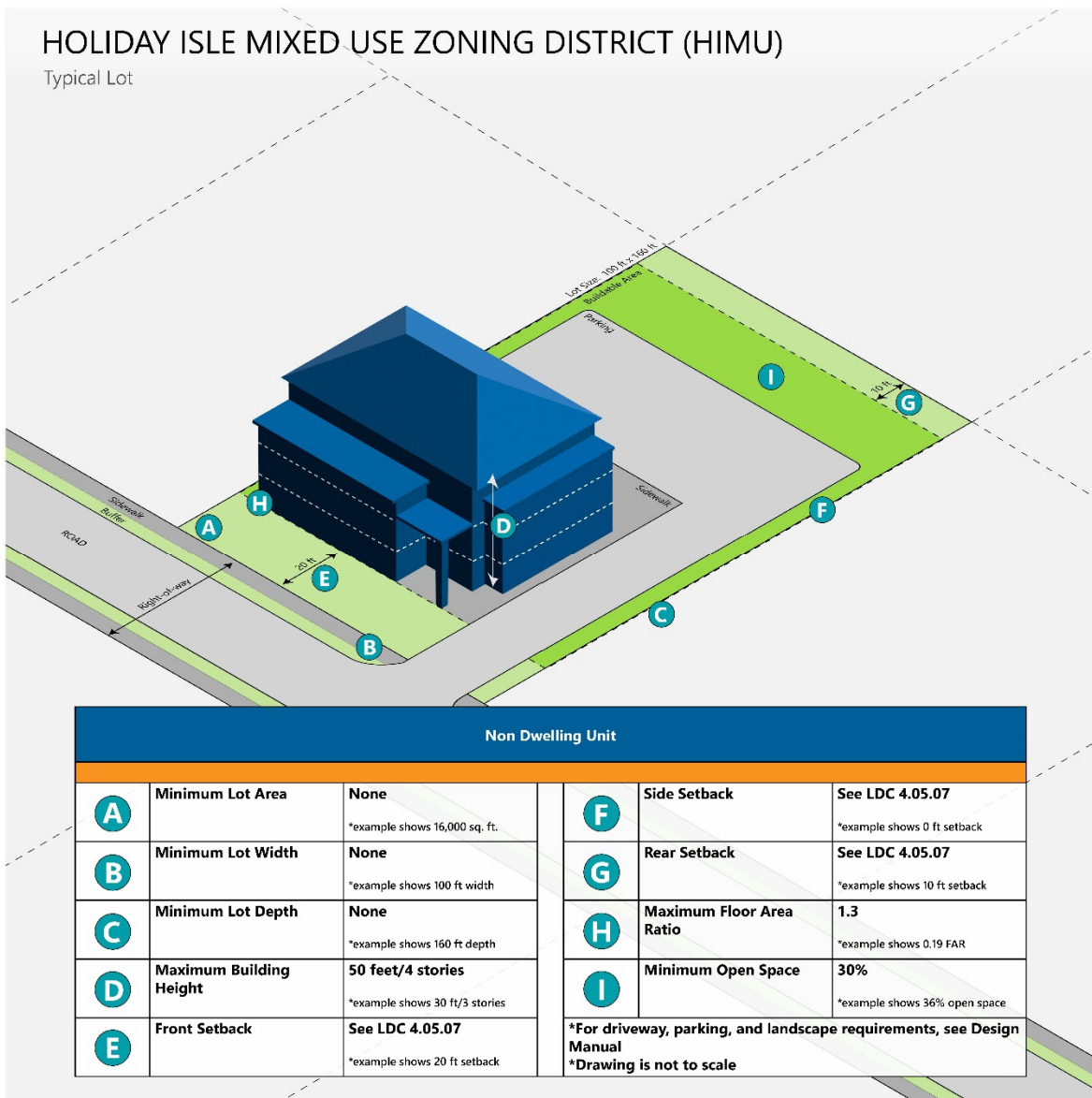
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EXHIBIT "A"

SECTION 4.05.06 NORTH HARBOR MIXED USE (NHMU)

- A. The North Harbor Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(4) of the Comprehensive Plan.
- B. The North Harbor Mixed Use zoning district is intended to complement the South Harbor festive marketplace.
- C. Special design criteria:
 - 1. Diverse and complementary land uses:
 - a. Development in the NHMU district shall require a minimum of two distinct and complementary land uses.
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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 unit detached dwelling	C		4 spaces per dwelling unit	
Multi-unit 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 room occupancy housing	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Single unit detached dwelling	C		1 space per bedroom (minimum of 2 spaces) or 4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq. ft., 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.	
Multi-unit detached dwelling	P			
<i>Other Residential Uses</i>				
Community residential home, small (1-6)	C	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community residential home, large (7-14)	C	4.08.02		

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 or 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
Automotive repair and maintenance (major repair)	P	<u>4.08.01</u>	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	<u>4.08.01</u>	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	<u>4.08.01</u>	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		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	722410

EXHIBIT "A"

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
<u>Child day care services</u>	P	<u>4.08.01</u>	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 people 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 sq. ft. of gross floor area	7224
Dry cleaning 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	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	52
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
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

EXHIBIT "A"

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
Health and personal care stores and medical marijuana treatment center dispensing facilities	P	<u>4.08.01</u>	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
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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	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
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	<u>4.08.01</u>	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of:	

EXHIBIT “A”

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			• 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
Parking lots and garages (public and private)	P		N/A	812930
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Religious organizations	P		1 space for every 4 people allowed within the maximum occupancy	8131
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 400 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 600 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722110
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	713940
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
Tattoo parlors	P	<u>4.08.01</u>	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	713940
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	<u>4.08.01</u>	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
INSTITUTIONAL USES				
Urban/Interurban and rural bus	P		1 space for each employee on maximum shift	4851, 4852

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
transportation systems				
INDUSTRIAL USES				
Fish and seafood merchant wholesalers	P		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	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	713990

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

North Harbor Mixed Use (NHMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	Footnote 1	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'	Footnote 2 & 3	
	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%	30%/Footnote 4

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EXHIBIT "A"

1. Footnote 1: Minimum lot size shall meet density allowances.
2. Footnote 2 : The following setbacks shall apply to developments proposed in the NHMU zoning district:

Building Height	Location	Setbacks		
		Front	Side	Rear
40' or less for any building or portion thereof	Properties on U.S. Highway 98	16' minimum – 26' maximum	0'	
	Properties not on U.S. Highway 98	10' minimum – 20' maximum		
40' or more for any building or portion thereof	Properties on U.S. Highway 98	45' minimum	2' + 2' on each side for each 10' or fraction exceeding 40' in height	0'
	Properties not on U.S. Highway 98	30' minimum		

3. Footnote 3: Those portions of a development that abut single-family, duplex or townhome uses shall be setback a distance equal to the height of the building (one-foot of setback for every one-foot of height).
4. Footnote 4: Developments proposed in the NHMU zoning designation can reduce the amount of required open space from the required minimum of 30 percent, provided they meet the requirements indicated in Section 6.06.03.

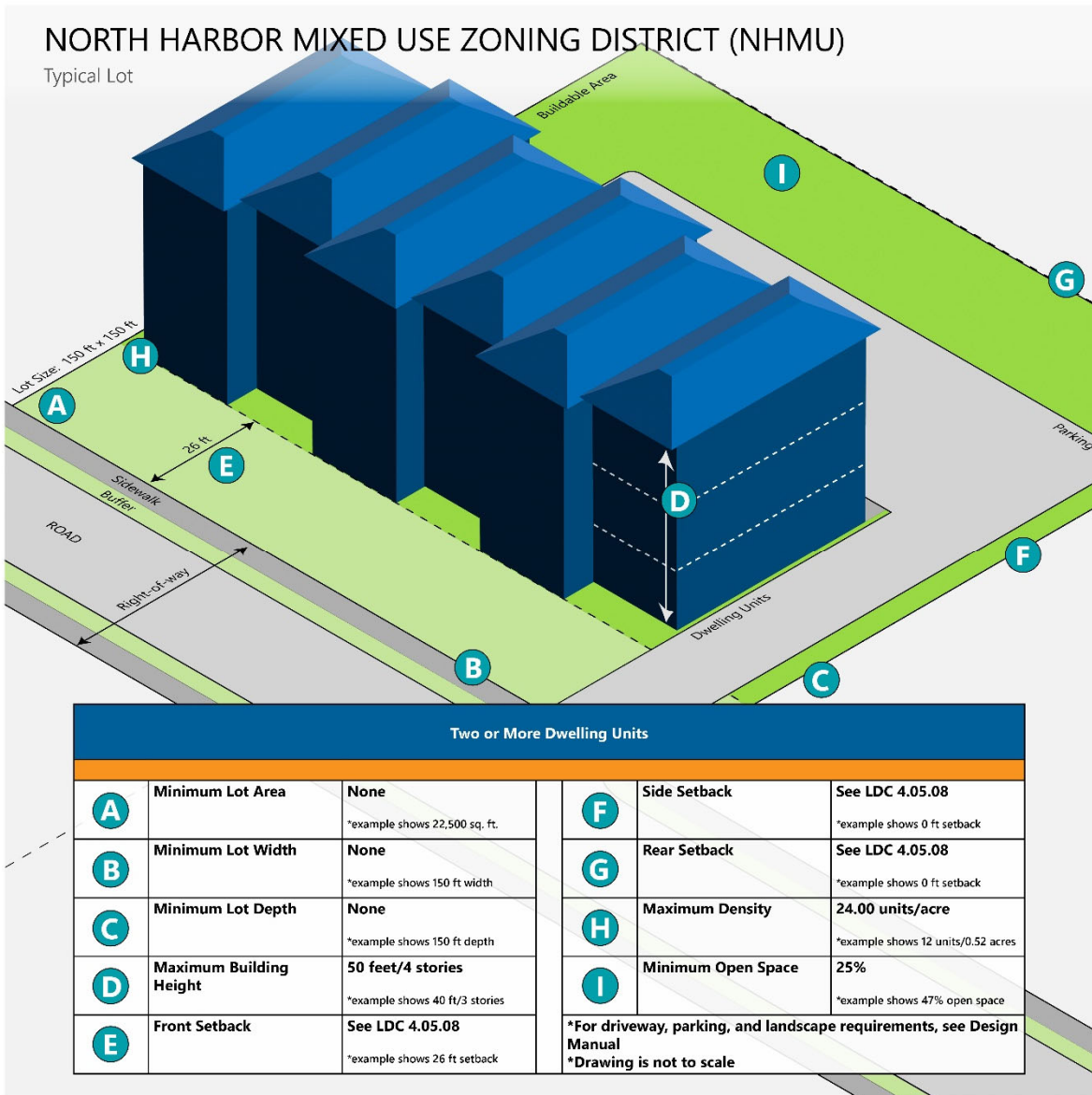
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SECTION 4.05.07 RESIDENTIAL, OFFICE AND INSTITUTIONAL – VILLAGE RESIDENTIAL (ROI-VR)

- A. The Residential, Office, and Institutional - Village Residential zoning district implements Future Land Use Element Policy 1-2.4.1 of the Comprehensive Plan.
- B. 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.
- C. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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 unit detached dwelling	P		4 spaces per dwelling unit	
Accessory dwelling	C	<u>4.08.03</u>	1 space per dwelling unit	
Guest house	C	<u>4.08.03</u>		
Multi-unit 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 room occupancy housing	P		1 space per rental room	
<i>Other Residential Uses</i>				
Community residential home, small (1-6)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community residential home, large (7-14)	P	<u>4.08.02</u>		
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Ambulatory health care services or 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
Child day care services	C	<u>4.08.01</u>	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
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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	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	52
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
ISPs, search portals, and data processing	C		1 space for every 250 sq. ft. of gross floor area	518
Janitorial 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	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
Mobile vending	P	<u>4.08.01</u>	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
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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
Religious organizations	C		1 space for every 4 people 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	713940
Tennis, handball, and racquetball facilities	C		2 spaces for every court, plus required parking for additional uses on-site	713940
Thrift stores	C	4.08.01	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

EXHIBIT "A"

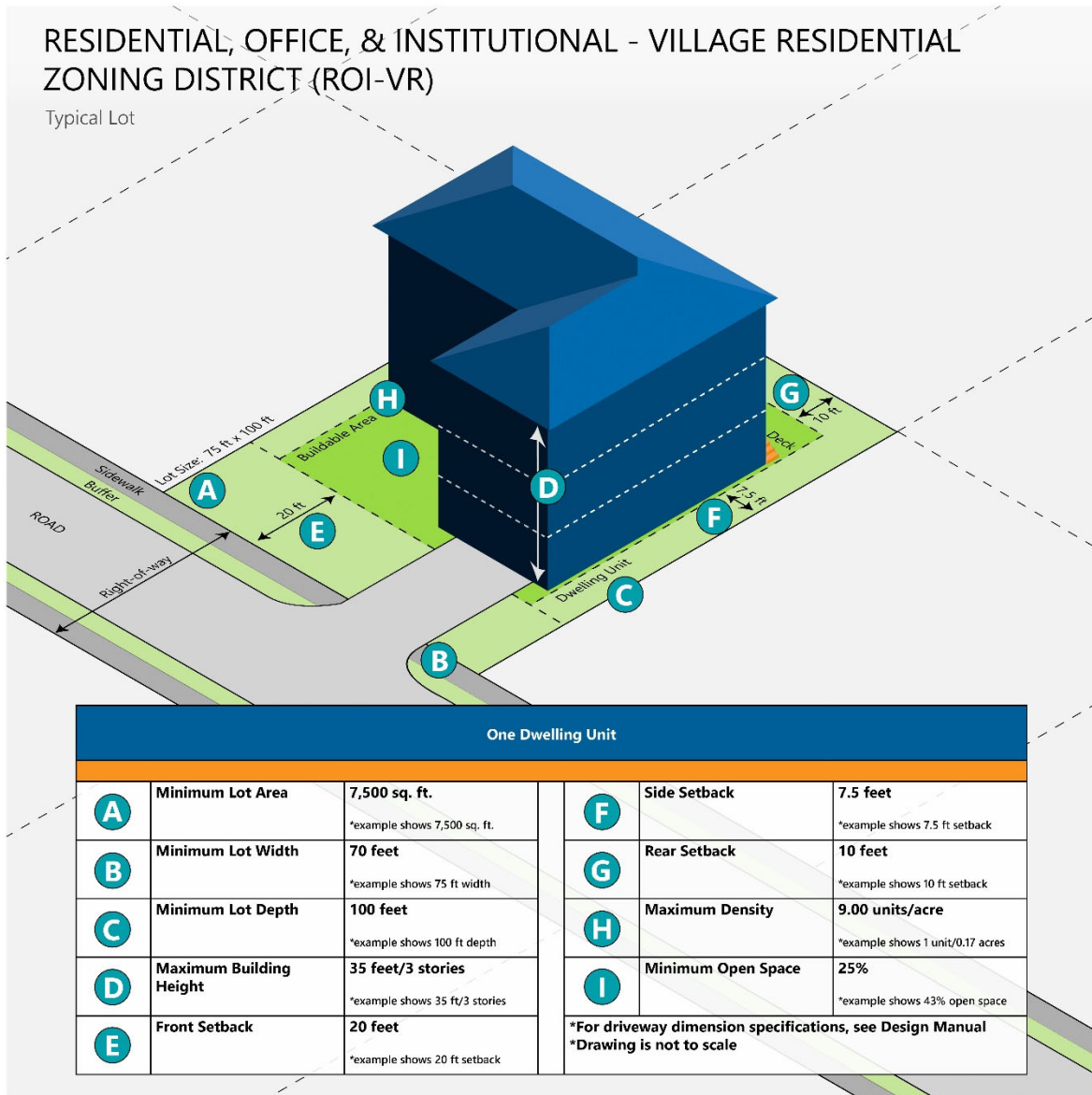
USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Postal service	C		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Post Secondary Education	C		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6112, 6113, 6114, 6115, 6116, 6117,
School, urban/interurban and rural bus transportation system	C		1 space for each employee on maximum shift	4851, 4852, 4858
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	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712190

E. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

Residential, Office & Institutional – Village Residential (ROI-VR)				
Dwelling Units		1	2+	
Minimum Lot Area (square feet)		7,500	Footnote 1	
Minimum Lot Size	Width	70'	None	
	Depth	100'	None	
Maximum Building Height / Stories		35'/3 stories	35'/3 stories	
Setbacks	Front	20'	0'	
	Side	7½'	Footnote 2	
	Rear	10'		
Maximum Density (units per acre)		9.00	12.00	
Maximum Floor Area Ratio		N/A	N/A	
Minimum Open Space (%)		25%	25%	

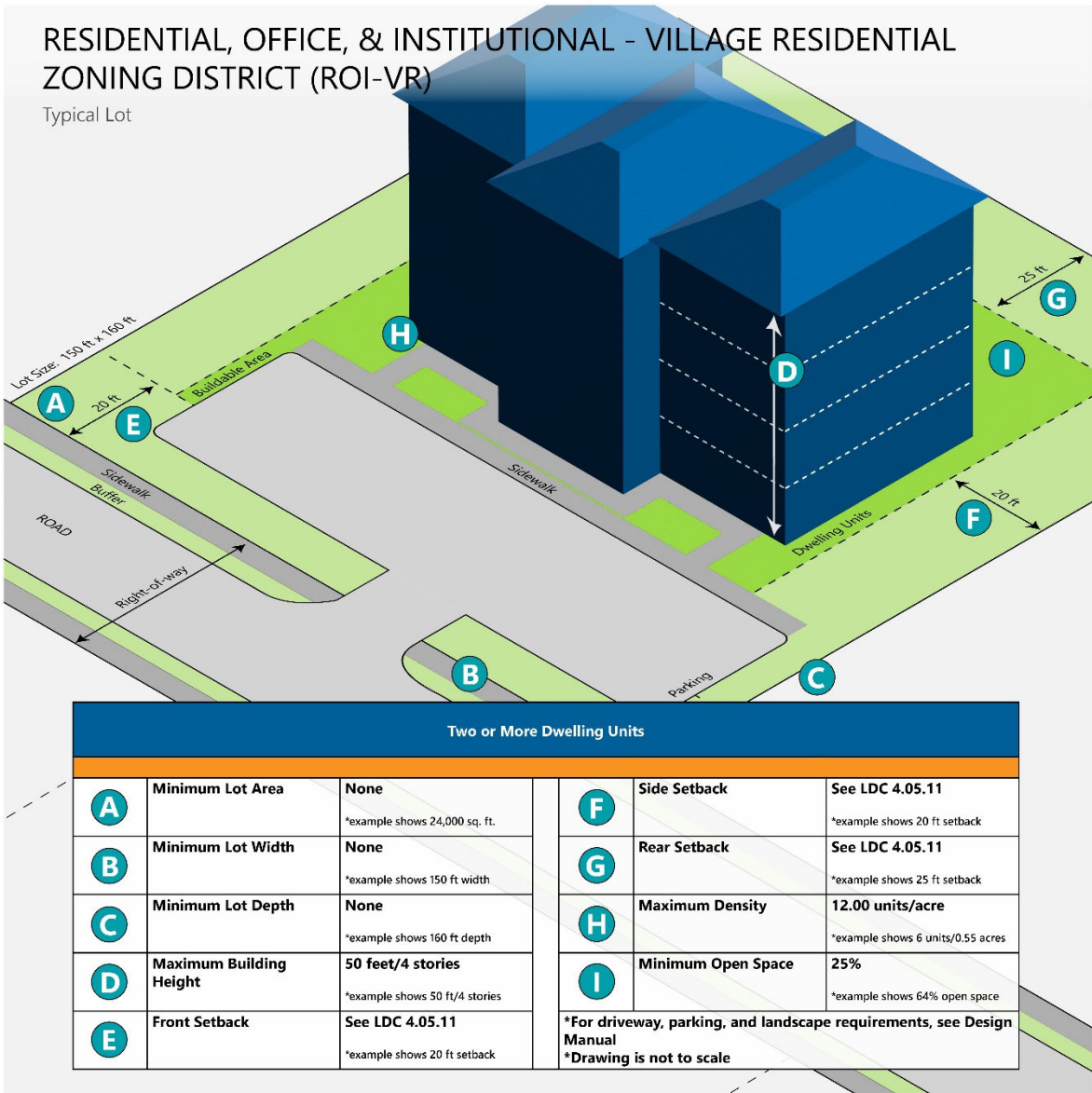
EXHIBIT "A"

- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: No minimum side or rear setbacks are required, except where the property line is contiguous with a LDR residential district boundary; then ten-foot (10') side and rear yards, maintained as open space, shall be provided.



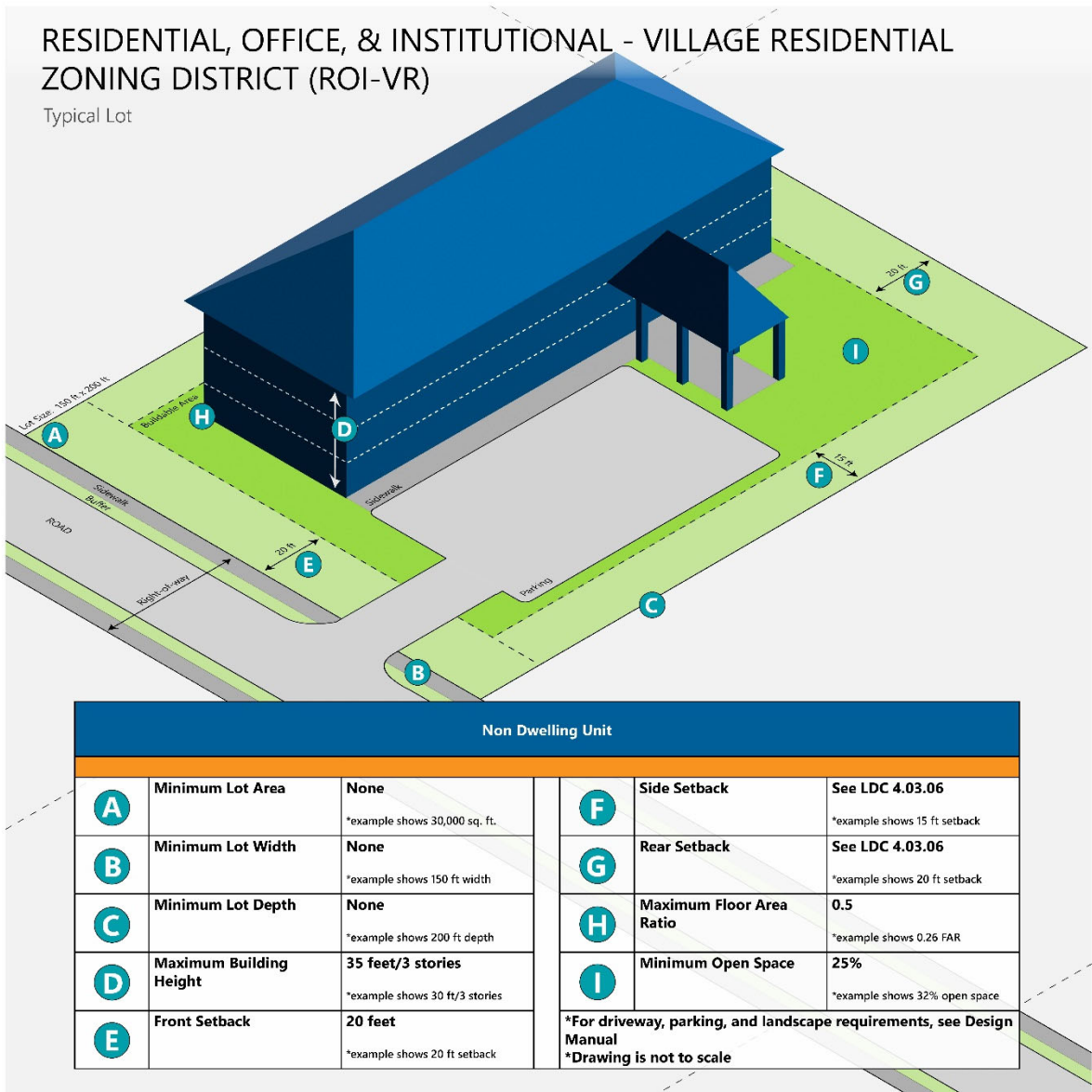
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SECTION 4.05.08 SOUTH HARBOR MIXED USE (SHMU)

- A. The South Harbor Mixed Use zoning district implements future land use element Policy 1-2.4.3(3) of the Comprehensive Plan.
- B. The South Harbor Mixed Use zoning district intends 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 design 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 that have 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 store front 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.
 3. Diverse and complementary land uses:
 - a. Development in the SHMU district shall require a minimum of two distinct and complementary land uses.
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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 unit detached dwelling	C		4 spaces per dwelling unit	
Multi-unit 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 room occupancy housing	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Single unit detached dwelling	C		1 space per bedroom (minimum of 2 spaces) or <u>4 spaces for any structure up to 999 sq. ft., 6 spaces for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8</u>	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Multi-unit attached dwelling	P		<u>spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.</u>	
Other Residential Uses				
Community residential home, small (1-6)	C	<u>4.08.02</u>	1 space per 4 beds, plus 1 space for each employee on maximum shift	
Community residential home, large (7-14)	C	<u>4.08.02</u>		
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 or 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	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		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	722410

EXHIBIT "A"

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
Child day care services	P	<u>4.08.01</u>	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 people 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 sq. ft. of gross floor area	7224
Dry cleaning 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	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	52
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
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
Health and personal care stores and medical marijuana	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
treatment center dispensing facilities				
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
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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
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.	713930
Dry dock facilities	P		2 parking spaces for each dry dock.	713930
Charter fishing boats – small (1-6 passenger capacity)	P		2 parking spaces for passengers plus 1.5 parking spaces for crew.	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 watercrafts.	5322
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	<u>4.08.01</u>	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

EXHIBIT "A"

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
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 400 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 600 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722110
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
Tattoo parlors	P	<u>4.08.01</u>	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	713940

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	<u>4.08.01</u>	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				
Urban/Interurban and rural bus transportation	P		1 space for each employee on maximum shift	4851, 4852
INDUSTRIAL USES				
Fish and seafood merchant wholesalers	P		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	C		1 space per 250 sq. ft. of gross floor area	712110
Neighborhood mini parks	C		Minimum 1 handicap parking space per park	712190

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

South Harbor Mixed Use (SHMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		7,500	Footnote 1	None
Minimum Lot Size	Width	70'	None	None
	Depth	100'	None	None

EXHIBIT "A"

Maximum Building Height / Stories		30'/3 stories	50'/4 stories/G	75'/6 stories/G
Setbacks	Front	20'	Footnote 2 & 3	
	Side	7½'	Footnote 3	
	Rear	10'	Footnote 2 & 3	
Maximum Density (units per acre)		9.00	24.00	N/A
Maximum Floor Area Ratio		N/A	N/A	0.60
Minimum Open Space (%)		30%		30%/Footnote 4

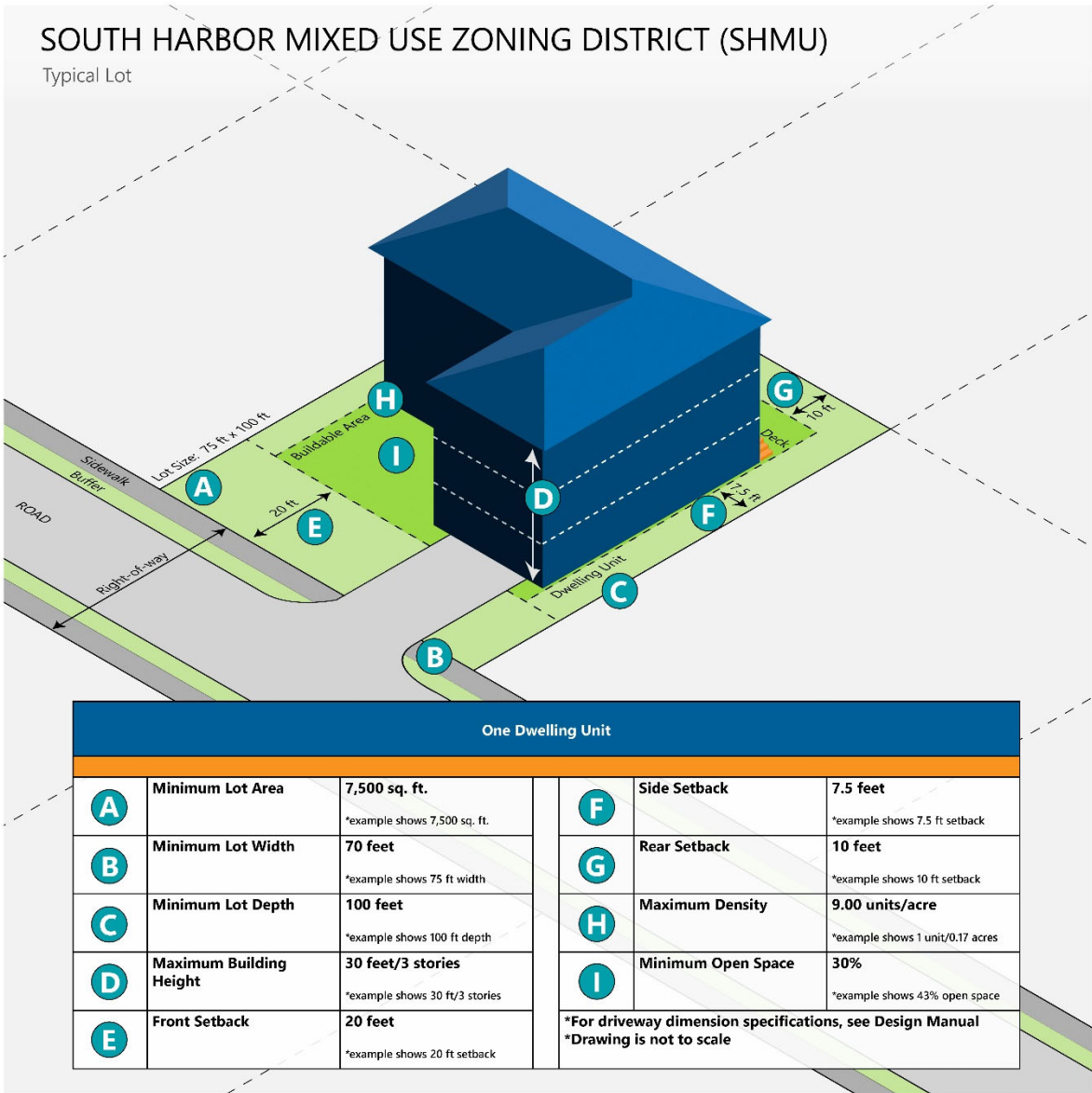
- Footnote 1: Minimum lot size shall meet density allowances.
- Footnote 2: Buildings in SHMU within the "Harbor Waterfront" area, with an elevation facing the waterfront, must step back 20 feet after the fourth floor or 50 feet, whichever is lower.
- Footnote 3: The following setbacks apply to development in the SHMU zoning district.

Front Setbacks			
Building Height	40' or less for any building or portion thereof	Properties along HWY 98	16' minimum to 26' maximum
		Properties not along HWY 98	10' minimum to 20' maximum
	40' or more for any building or portion thereof		45' minimum
Side Setbacks			
Building Height	35' or less		0'
	35' to 50' for any building or portion thereof		15'
	50' or more		15' + 2' on each side for each 10' or fraction thereof exceeding 50'
Rear Setbacks			
Lots not fronting Destin Harbor or Choctawhatchee Bay			0'
Lots fronting the Destin Harbor			15' minimum to provide space for the Destin Boardwalk. Properties must provide for the Harbor Boardwalk per Article 6, Section 6.11
Lots fronting the Choctawhatchee Bay			Must meet the requirements set forth in Article 7 for the bay shoreline protection zone.

- Footnote 4: Developments proposed in the SHMU zoning designation can reduce the amount of required open space from the required minimum of 30 percent, provided they meet the requirements indicated in Section 6.06.03.

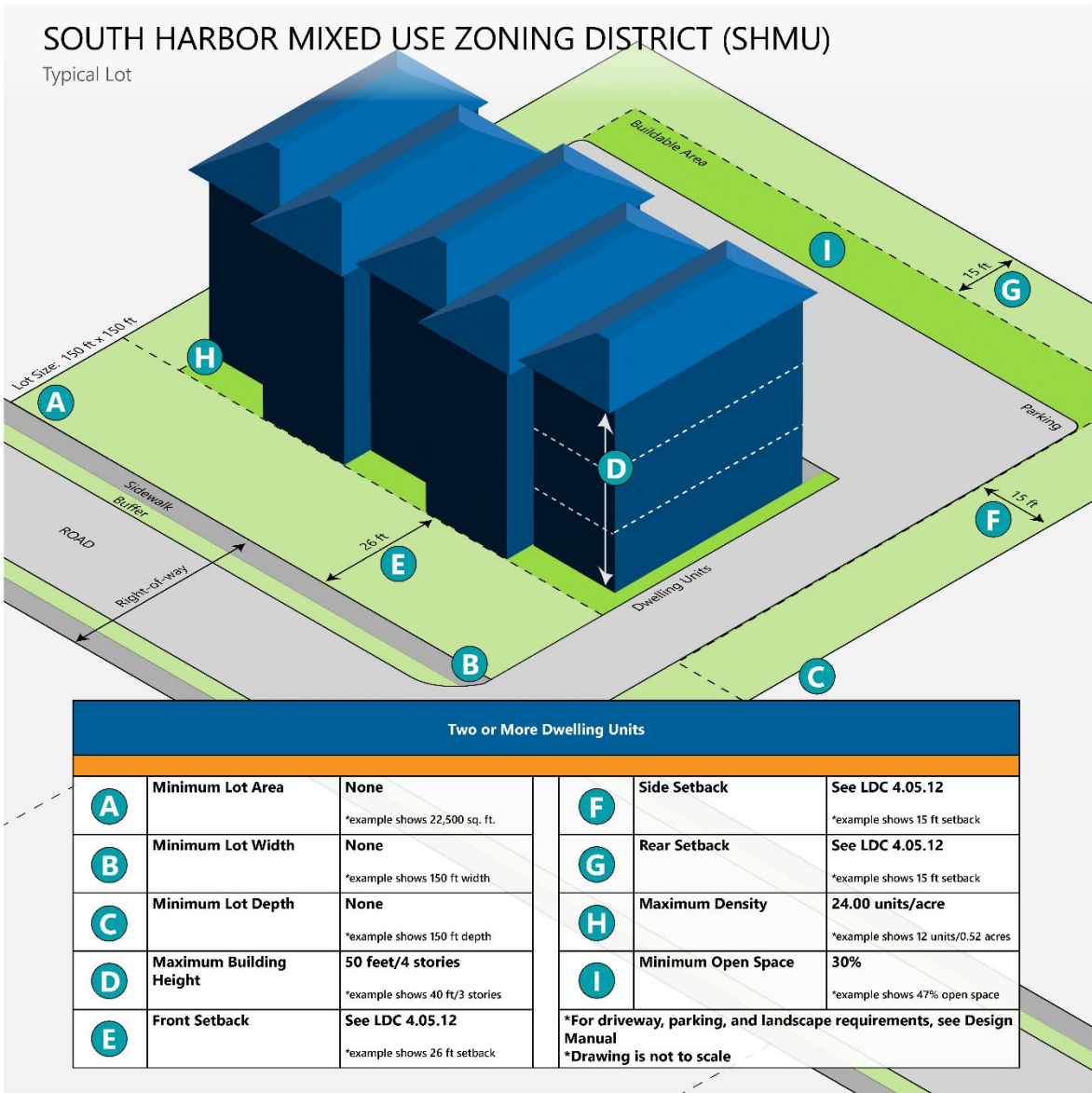
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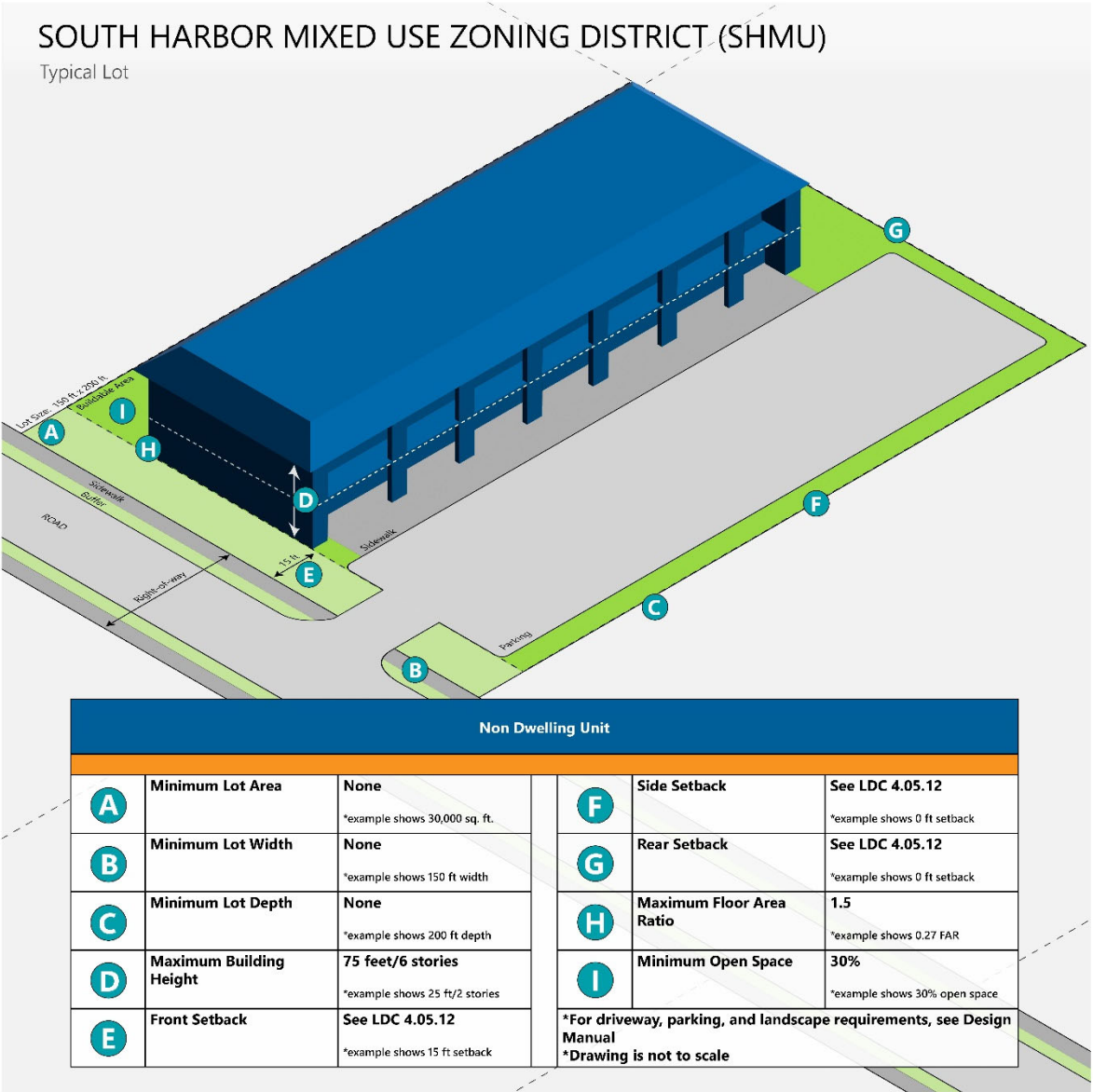
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SECTION 4.05.09 TOWN CENTER MIXED USE (TCMU)

- A. 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 TCMU 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.
 1. The TCMU zoning district specifically prohibits permanent or seasonal single-family residential uses.
- C. Special design criteria
 1. All multi-family developments within the TCMU zoning district shall contain a minimum non-residential square footage of:
 - a. Ten percent (10%) of the total multi-family square footage if the property does not have direct access, is not directly accessed from, or does not directly abut Harbor Boulevard/U.S. 98, or Main Street.
 - b. Twenty percent (20%) of the total multi-family square footage if the property has direct access to, is primarily accessed from, or directly abuts either Harbor Boulevard/U.S. 98, or Main Street
 2. In either instance listed above, the non-residential uses shall exist in the same structure(s) as the multi-family use to create a true mixed-use environment.
 3. Non-residential uses may be consolidated into one structure oriented towards Harbor Blvd/U.S. 98, or Main Street so long as there is a multi-family component within the same structure and the total required non-residential square footage is met.
 4. Diverse and complementary land uses:
 - a. Development in the TCMU district shall require a minimum of two distinct and complementary land uses.
- D. Parking requirements are listed below or in Section 6.03.08 of this code.
- E. 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>				
Multi-unit 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 housing	P		1 space per rental room	
<i>Seasonal/Short-Term Residential Uses</i>				
Multi-unit attached dwelling	P		1 space per bedroom (minimum of 2 spaces) or <u>4 spaces for any structure up to 999 sq. ft., 6 spaces</u>	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			<u>for structures 1,000 to 1,499 sq. ft., 7 spaces for structures 1,500 to 1,999 sq.ft, 8 spaces for structures 2,000 to 2,499 sq. ft., 9 spaces for structures 2,500 to 2,999 sq. ft., 10 spaces for any structure 3,000 sq. ft. or more, whichever is greater.</u>	
Other Residential Uses				
Community residential home, small (1-6)	P	<u>4.08.02</u>	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 or 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
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		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515

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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
Child day care services	P	<u>4.08.01</u>	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 people 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 sq. ft. of gross floor area	7224
Dry cleaning 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	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	52
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

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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
Health and personal care stores and medical marijuana treatment center dispensing facilities	P	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	446
Hotels and motels	<u>C</u>		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		1 space for every 1,000 sq. ft. of gross floor area, plus 1 space for every 1.5 employees on the largest shift	561720
Laundromat (coin operated)	P		1 space for every 2 washing machines	812
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

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Mobile vending	P	<u>4.08.01</u>	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 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
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)	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

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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 people allowed within the maximum occupancy	8131
Restaurants, full service (quality or high turnover sit-down)	C		1 space for every 100 sq. ft. of gross floor area, plus 1 space for every 200 sq. ft. of outdoor seating.	722110
Restaurants, limited service (delivery, carry-out, drive in)	C		1 space for every 150 sq. ft. of gross floor area, plus 1 space for every 300 sq. ft. of outdoor seating.	722111
Restaurants, limited service (fast-food)	C		1 space for every 75 sq. ft. of gross floor area, plus 1 space for every 150 sq. ft. of outdoor seating.	722110
Rooming and boarding houses	P		1 space for every room for rent, plus 2 spaces	7213
Scenic and sightseeing transportation, land	C		1 space for each 3 seats in the vehicle	4871
Scenic and sightseeing transportation, water	C		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
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	C	<u>4.08.01</u>	1 space for every 250 sq. ft. of gross floor area	453310
Thrift stores, large	C	<u>4.08.01</u>	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	P	<u>4.08.01</u>	See Section 4.08.01.R.12.h	5172

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
carriers (except satellite)				
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
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	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.

Town Center Mixed Use (TCMU)				
Dwelling Units		1	2+	None
Minimum Lot Area (square feet)		5000	None	None
Minimum Lot Size	Width	50'	None	None
	Depth	100'	None	None
Maximum Building Height / Stories		35'/3 stories	50'/4 stories	75'/6 stories/Footnote 1
Setbacks	Front	20'	Footnote 1 & 2	
	Side	5'		
	Rear	10'		
Maximum Density (Units per acre)		9.0	24.0	N/A
Maximum Floor Area Ratio		N/A	N/A	1.5
Minimum Open Space (%)		25%	25%	30%/Footnote 3

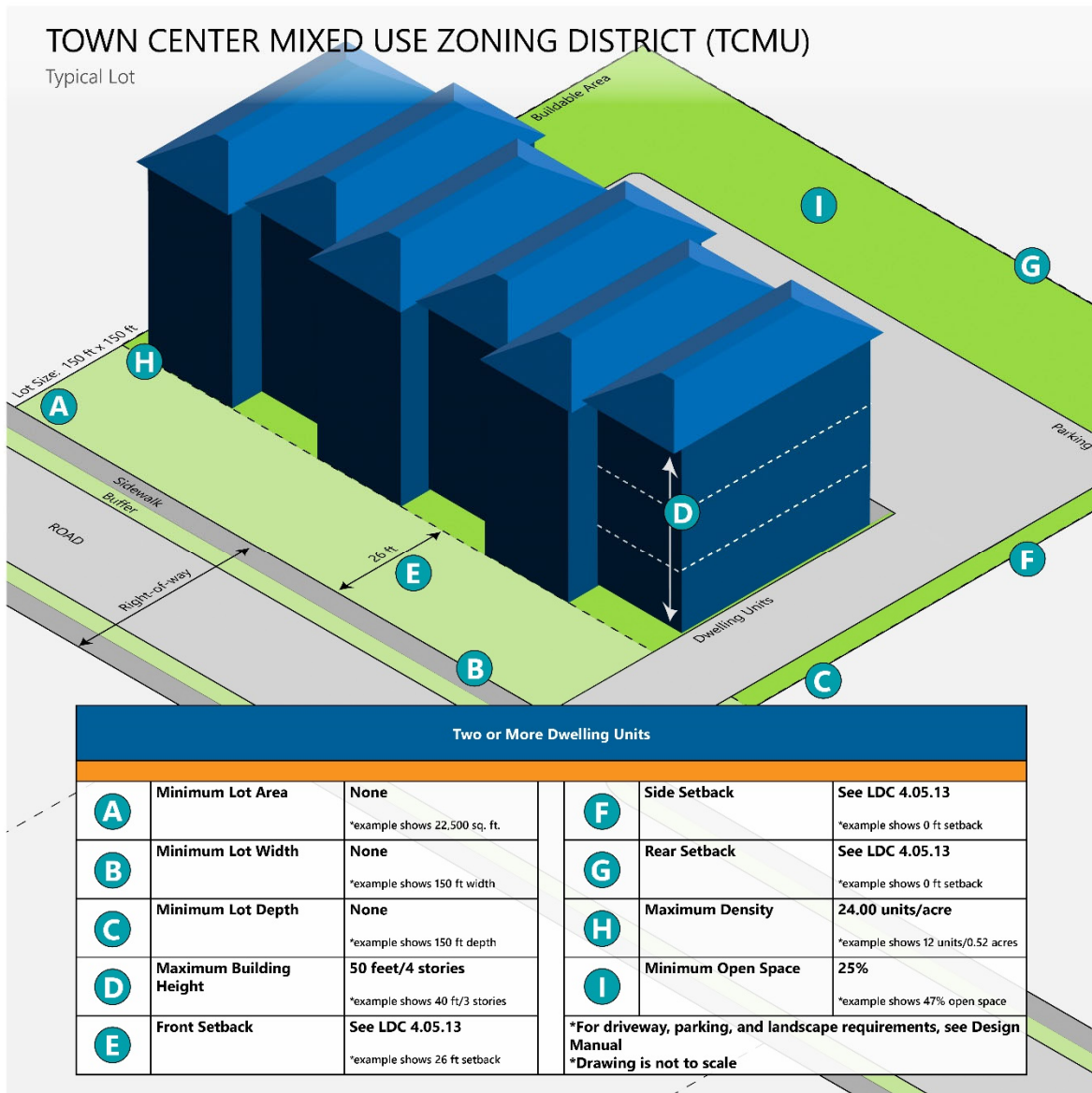
- Footnote 1: Those portions of a development that abut single-family, duplex or townhome uses the setback shall be equal to the height of the building (one-foot of setback for every one-foot of height).
- Footnote 2: The following setbacks apply to development in the TCMU zoning district.

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'		

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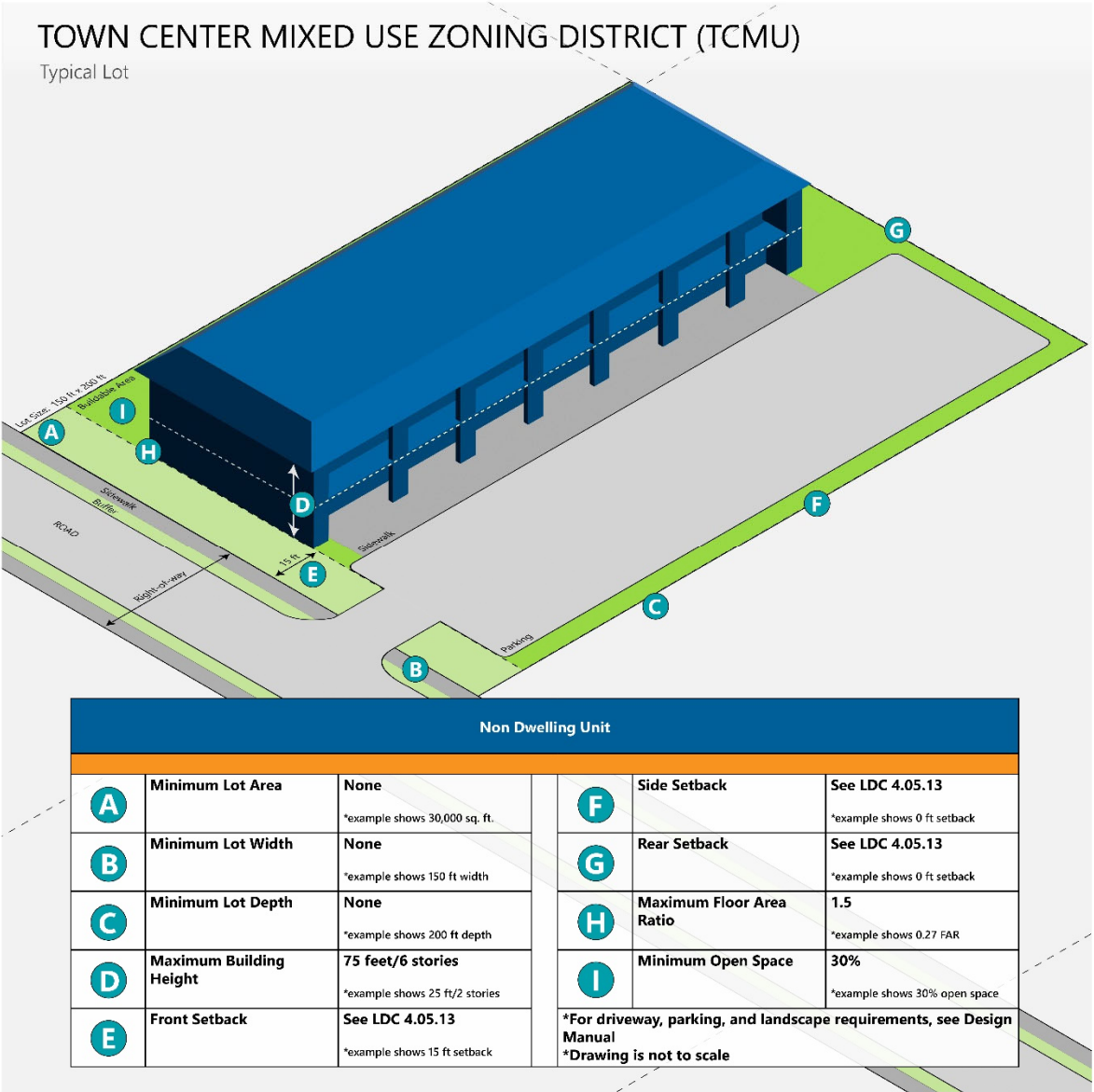
Building Height		Setbacks		
		Front	Side	Rear
More than 40'	Properties on U.S. Highway 98	Min. 45'	Increased by 2' for each 10' or fraction exceeding 40'	0'
	Properties not on U.S. Highway 98	Min. 30'		

3. Footnote 3: Developments proposed in the TCMU zoning designation can reduce the amount of required open space from the required minimum of 30 percent, provided they meet the requirements indicated in Section 6.06.03.



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SECTION 4.06 SPECIAL DISTRICTS

SECTION 4.06.01 AIRPORT (A)

- A. The Airport zoning district implements Future Land Use Element Policy 1-2.6.1 of the Comprehensive Plan.
- B. The Airport zoning district is comprised of land that encompasses the Destin Executive Airport (DTS).
- C. Parking requirements are listed below or Section 6.03.08 of this code.
- D. 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
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
Drinking places, alcoholic beverages	P		1 space for every 75 sq. ft. of gross floor area	7224
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
Other ground passenger transportation	P		1 space for each employee on maximum shift	4859
Other schools and instruction (Aviation Industry)	P		1 space for every 300 sq. ft. of gross floor area	6116
Other schools and instruction (Aviation Industry)	P		1 space for every 300 sq. ft. of gross floor area	6116
Restaurants, limited service (fast-food)	P		1 space for every 75 sq. ft. of gross floor area	722111
Scenic sightseeing transportation, other	P		1 space for each 3 seats in the vehicle	4879

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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				
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
Bus & Transit systems	P		1 space for each employee on maximum shift	4851, 4852
MISCELLANEOUS USES				
Solar electric power generation	C		1 space for every 200 sq. ft. of gross floor area	221119

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

Airport (A)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3 stories/Footnote 1 & 2
Setbacks	Front	Footnote 3
	Side	
	Rear	
Maximum Density (Units per acre)		N/A
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

1. Footnote 1: Aircraft communication towers are exempt from the height limitations of this district but shall be subject to the remaining standards set forth in this Code or other city regulations, as now or hereafter amended.
2. Footnote 2: Subject to aeronautical study and approval by the FAA to not impact Part 77 imaginary surfaces that would create an airspace obstruction hazard around the airport.
3. Footnote 3: The setback requirements for the A zoning district are as follows:
 - a. Setbacks from runways or taxiways pursuant to adopted FAA construction standards.
 - b. Setbacks from property lines minimum of 15 feet.

- F. Airport and aircraft zoning regulations.

1. Compatible land uses.

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- 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 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 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.
 1. An area located in more than one of the zones described 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:
 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

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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.
 - 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.
- G. 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 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.

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2. Evidence from Okaloosa County shall be required from any applicant proposing development within the proposed expansion areas as shown in the ALP. 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.
- H. Obstruction Lighting Requirements
 1. Notwithstanding the preceding provisions of this section, the owner of any structure over 200 feet above ground level shall install lighting in accordance with the Federal Aviation Administration (FAA).
 - a. If any Aeronautical Study or other FAA approval requires obstruction lighting for a structure below 200 feet above ground level, lighting shall be installed per the FAA approval and regulations.
 2. High intensity white obstruction lights shall be installed on a high structure which exceeds 749 feet above mean sea level.
 3. All high-intensity white obstruction lights shall be in accordance with Federal Aviation Administration regulations.
- I. Noise zones:
 1. Such zones are shown on Figure 4.06-1. 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 shown on Figure 4.06-1. 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.

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- 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 shown on Figure 4.06-1. 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 shown on Figure 4.06-1. 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.

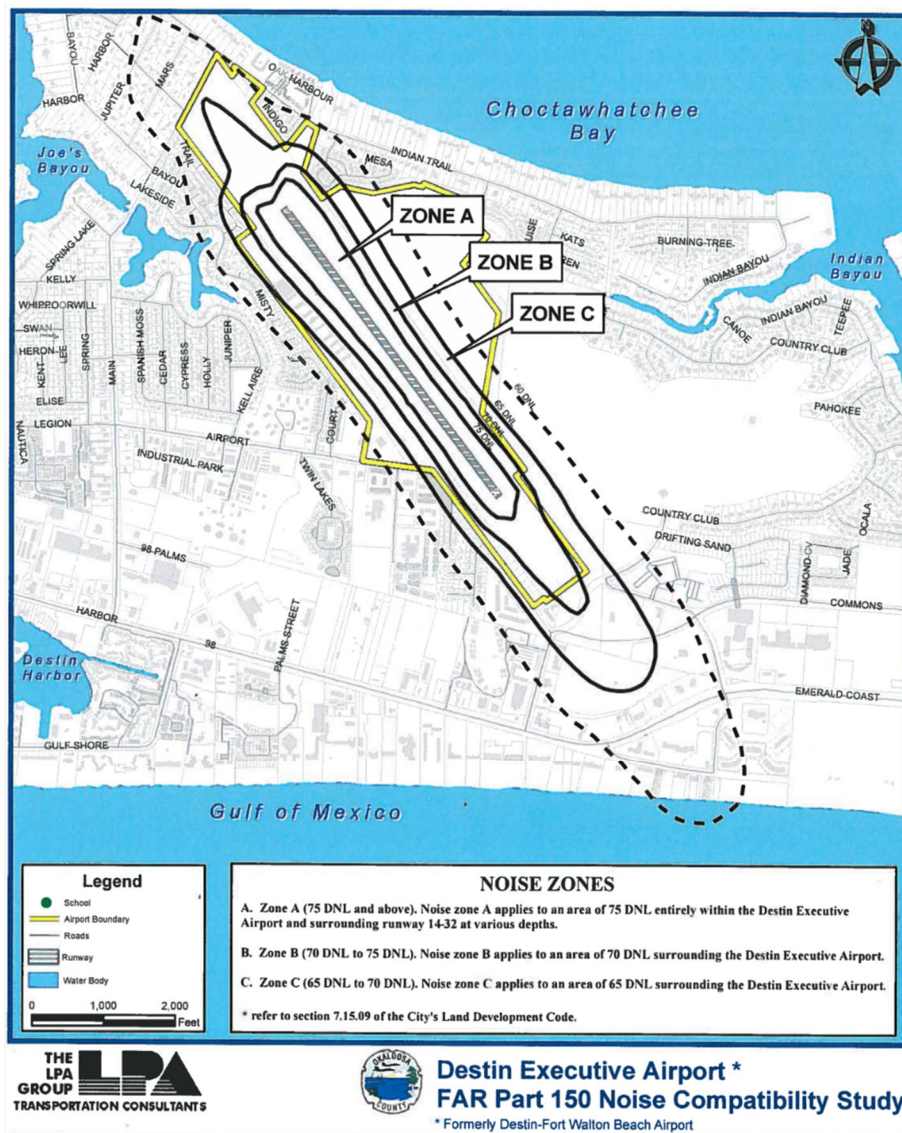


Figure 4.06-1 Destin Executive Airport/City of Destin Noise Zone Map

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- 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 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

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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. Sound Level Requirements (SLR) for structures:

1. Approval of methods of construction:

- The building inspector may approve any methods of construction provided for in the recommended material and construction list and provided that the proposed design is satisfactory and complies with the sound level reduction requirements.
- The building inspector may require that sufficient evidence of proof be submitted to substantiate any claims made as to the performance of submitted construction methods.

2. SLR design requirements:

a. General

- The SLR requirements may be achieved by any suitable combination of building design, choice of building materials and execution of construction details in accordance with established architectural and acoustical principles.
- The SLR requirements shall apply to all occupied rooms having one or more exterior walls or ceilings, when furnished in accordance with the intended final usage of the room.

Table 4.06-1 SLR Requirements

Activities and/or Land Uses	Land Use Noise Zones			Noise Zones Located in Overflight Areas		
	A 75 DNL	B 70—75 DNL	C 65—70 DNL	A 75 DNL	B 70—75 DNL	C 65—70 DNL
Residential:						
Single units detached	NA	SSA SLR-30	SLR-25	NA	NA	SSA SLR-25
Attached duplexes	NA	NA	SLR-30	NA	NA	NA
Mobile homes	NA	NA	SLR-30	NA	NA	NA
Multi-family	NA	SSA SLR-30	SLR-25	NA	NA	SSA SLR-25
Motels—Residential	NA	NA	SLR-25	NA	NA	SSA SLR-25
Motels—Tourist	NA	NA	SLR-25	NA	SSA SLR-30	SSA SLR-25
Other residential	NA	NA	SLR-25	NA	SSA SLR-30	SSA SLR-25
Manufacturing:						
Professional and scientific	NA	SSA	SSA	NA	NA	SSA
Chemical and allied products, petroleum refining	SSA	Permitted	Permitted	NA	NA	NA
General manufacturing	SSA	Permitted	Permitted	NA	SSA	SSA
Services:						

EXHIBIT “A”

Table 4.06-1 SLR Requirements

Activities and/or Land Uses	Land Use Noise Zones			Noise Zones Located in Overflight Areas		
	A 75 DNL	B 70—75 DNL	C 65—70 DNL	A 75 DNL	B 70—75 DNL	C 65—70 DNL
Medical and health, inpatient care	NA	NA	SSA SLR-30	NA	NA	NA
Medical and health, outpatient care	NA	NA	SSA SLR-30	NA	NA	NA
Educational and religious activities	NA	NA	SLR-25	NA	NA	NA
Correctional institutions	NA	SSA SLR-30	SLR-25	NA	SSA SLR-30	SSA SLR-25
Repair services, contract construction	SSA	Permitted	Permitted	NA	SSA	Permitted
Cultural, entertainment, recreation:						
Entertainment assembly (outdoors) (cultural)	NA	NA	NA	NA	NA	NA
Entertainment assembly (indoors) (cultural)	NA	NA	SLR-30	NA	NA	SSA SLR-30
Sport activities	SSA	Permitted	Permitted	SSA	SSA	SSA
Playgrounds and neighborhood parks	NA	Permitted	Permitted	NA	SSA	SSA
Community and regional parks	SSA	Permitted	Permitted	SSA	SSA	Permitted
Resource production:						
Agricultural	Permitted	Permitted	Permitted	Permitted	Permitted	Permitted
Animal and poultry breeding	NA	NA	Permitted	NA	NA	SSA

b. Meeting SLR requirements

1. No building or structure, for which an SLR 25, SLR 30, or SLR 35 is required (refer to Table 4.06.-1) may be constructed, altered, moved, demolished, or repaired unless and until a building permit therefore has been issued by the building inspector.
2. No such permit shall be issued unless and until conformance with the requirements contained in paragraph J above is indicated by plans and specifications for the building or structure.

Table 4.06-2

Octave Frequency Band (Hz)	Sound Absorption Floor Area
63	0.30

EXHIBIT "A"

Table 4.06-2	
Octave Frequency Band (Hz)	Sound Absorption Floor Area
125	0.50
250	0.75
500 and higher	1.0

3. Design information.
 - (i) For calculations undertaken for purposes of meeting the requirements of Section 4.06.01.M.2, the building inspector may use the assumed outside spectrum shown in figure I. Such calculations shall take into account the area of exposed room surfaces, the sound transmission loss characteristics of exposed room surfaces, and the amount of sound absorption in the room. For rooms in residential structures, it can be assumed that the ratio of sound absorption in each room to the room floor area is as follows: Administration and Enforcement:
 4. The City Manager or designee may, prior to granting final approval of the finished building construction, require, at the expense of the owner, field tests by a qualified acoustical consultant to verify the sound level reduction (SLR) of the building.
- O. Conflicting Regulations:
1. Where there exists a conflict between any of the regulations or limitations prescribed in Section 4.06 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.

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EXHIBIT "A"

SECTION 4.06.02 INSTITUTIONAL (INST)

- A. The Institutional zoning district implements future land use element Policy 1-2.7.1 of the comprehensive plan.
- B. The Institutional zoning district intends to accommodate public and semi-public facilities and services, promote natural resource enhancement, and promote open spaces around buildings.
- C. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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
COMMERCIAL USES				
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 or 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
Child day care services	P	<u>4.08.01</u>	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	<u>4.08.01</u>	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

EXHIBIT "A"

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
Parking lots and garages (public and private)	P		N/A	812930
Religious organizations	P		1 space for every 4 people 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	
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				
Cemeteries	P		5% of the land for the entire cemetery shall be dedicated to parking.	812220
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				

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Museums, historical sites	P		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

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

Institutional (INST)		
Dwelling Units		N/A
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35/3
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		.50
Minimum Open Space (%)		25%

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EXHIBIT "A"

SECTION 4.06.03 CONSERVATION (CON)

- A. The Conservation zoning district implements future land use element Policy 1-2.8.1, Conservation of the comprehensive plan.
- B. The Conservation zoning district intends 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. Parking requirements are listed below or in Section 6.03.08 of this code.
- D. 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
RECREATIONAL USES				
Passive recreation	P		1 space for every 5,000 sq. ft. of usable land area	

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

Conservation (CON)		
Dwelling Units		N/A
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		15'/1 Story
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		0.05
Minimum Open Space (%)		80%

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EXHIBIT "A"

SECTION 4.06.04 RECREATION (REC)

- H. The Recreation zoning district implements future land use element Policy 1-2.7.2, Recreation of the comprehensive plan.
- I. The Recreation zoning district intends to apply only to publicly and privately owned property and facilities, with the intent of promoting natural resource enhancement and open spaces around buildings.
- J. Parking requirements are listed below or in Section 6.03.08 of this code.
- K. 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
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	
<u>Mobile vending</u>	<u>C</u>	<u>4.08.01</u>	<u>Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of:</u> • <u>One space for one employee on shift</u> • <u>Two spaces for two—three employees on shift</u> <u>Four spaces for four—six employees on shift</u>	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	
<u>Water transportation</u>	<u>C</u>		<u>Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum number of seats or occupancy.</u>	<u>483</u>

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation system	P		1 space for each employee on maximum shift	4851, 4852
RECREATIONAL USES				
Museums, historical sites	C		1 space per 250 sq. ft. of gross floor area	712110
Parks	P		Minimum 1 handicap parking space per park	

- L. Dimensional requirements. The following schedule of dimensional requirements together with the footnotes is hereby established for the city.

Recreation (REC)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		0.20
Minimum Open Space (%)		25%

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**LOCAL PLANNING AGENCY
MEETING MINUTES
MARCH 20, 2025 - 5:30 P.M.
DESTIN CITY HALL ANNEX CHAMBERS**

1. CALL TO ORDER & PLEDGE OF ALLEGIENCE:

Chairman Wood called the Local Planning Agency Meeting to order on Thursday, March 20, 2025, at 5:30 p.m., in the Destin City Annex Chambers; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present

James T. Wood, Jr.
Ken Wampler
Tammy Weidenhamer
Jay Purut
Marcie Bell
Bree Uptigrove

Members Absent

Todd Buhr

Staff Members Present

Kimberly Montgomery Deputy City Clerk
Steve o'Connor CD Deputy Director
Daniel Butler Principal Planner
Kim Kopp City Attorney (via phone)

3. AGENDA APPROVAL:

Motion by Agency member Wampler, seconded by Agency member Bell to approve the agenda. The motion passed unanimously.

4. NEW BUSINESS:

➤ **Discussion: Parking Requirements for Outdoor Restaurant Seating**

Mr. o'Connor explained how the current city code does not require parking for outdoor seating areas. Parking requirements are calculated based on the indoor gross floor area (heated and cooled space). He spoke of how historically, the LPA has recommended a 1:1 parking ratio for indoor and outdoor space. However, concerns arose about the feasibility and the impacts on areas such as in the Harbor District.

- Staff presented a proposal to institute parking requirements for outdoor seating.
- Options discussed included a 1:1 ratio, a uniform 50% ratio, and differential ratios based on zoning districts.
- City Council feedback indicated a desire for differentiated ratios: 25% for the Harbor District and 50% elsewhere.
 - Multiple members expressed concern about Harbor District congestion and insufficient parking.

- Others maintained that imposing high parking requirements could hurt businesses and discourage redevelopment.
- Reference made to existing shared parking systems and public lots (e.g., Marler lot).
- It was acknowledged that requiring too much parking may incentivize demands for city-funded parking garages.

Chairman Wood made the motion to change the one-for-one to a 50% parking ratio across the board with no flexibility. Agency member Weidenhamer provided the second for discussion. In discussion Agency member Weidenhamer asked in comparison, how many parking spaces are there in Crystal Beach and the harbor district. According to Mr. o'Connor approximately 100 in Crystal Beach and about 200 in the harbor district. **Agency member Wampler made a substitute motion to recommend City Council require that outdoor seating at 25% in all areas of the city, with Agency member Uptigrove providing the second. The motion passed 4-2 with Agency members Bell and Purut dissenting.**

➤ **Residential Setback Requirements**

Currently the regulations are:

- 20-foot front yard setback in all residential districts.

Staff Proposal:

- Allow reduction to 10 feet for non-vehicular uses (e.g., porches, living areas).
- Maintain 20-foot setback where a driveway or garage is present.

Discussion Highlights:

- Support expressed for improving walkability, aesthetics, and safety.
- A 10-foot setback reduces the dominance of garage-forward "pig homes."
- Emphasis on slowing vehicular traffic and improving neighborhood character.
- Side-entry garages may still comply with 10-foot rule provided cars are fully off-street.

Outcome: LPA reaffirmed its prior recommendation to allow 10-foot setbacks for homes with no garage or driveway, and 20-foot setbacks for homes with vehicular access.

➤ **Permanent Makeup Regulation:**

- Clarified that permanent makeup is distinct from tattoo parlors.
 - Permitted within salons if applied above the neck.
 - Board discussed adding medical exceptions and provided examples of certain circumstances for breast cancer survivors or for medical restorative purposes.

➤ **Food Truck/Special Events**

- Food trucks are not permitted in residential districts unless part of a private, catered event (e.g., HOA-sponsored) and they cannot sell or vend to individual walk-up patrons since no commercial events are allowed in residential neighborhoods.
 - Parking plays a large role in this as well.
 - Discussion of a recent enforcement case in Indian Bayou that was shut down once the city was made aware of the event.

➤ **Removal of 10-Foot Separation Requirement Between Primary Structures on the Same Lot**

Previous Regulation: The LDC mandated a minimum 10-foot separation between primary structures on the same lot. This was initially implemented to address fire safety concerns when building codes were less stringent.

Update: Recognizing advancements in fire safety and building codes, the City Council, upon recommendation from the Local Planning Agency (LPA), has removed this requirement.

Implication: Developers can now design and place multiple primary structures on the same lot without adhering to the previous 10-foot separation, provided all other applicable codes and regulations are met.

➤ **Consolidation Proposal for CMU and CMU-V Zoning Districts**

- The LPA proposed merging the Commercial Mixed Use (CMU) and Calhoun Mixed Use – Village (CMU-V) zoning districts to streamline zoning classifications.

A key distinction between the two districts is the allowance of short-term rentals (STRs). STRs are permitted in CMU but not in CMU-V. Merging the districts could inadvertently permit STRs in areas where they were previously restricted. To preserve the unique characteristics and regulations of each district, the proposal to merge CMU and CMU-V has been retracted. Both zoning districts will remain separate, maintaining their distinct regulations regarding STRs.

➤ **Clarification on Building Height Regulations in CMU District**

- **Current Regulation:** The LDC's Table 7-2 indicates that non-residential structures in the CMU district can be built up to 50 feet or four stories, referencing footnote 'K'.
 - Footnote 'K' specifies that non-residential structures are limited to a maximum height of 35 feet, creating a discrepancy within the code.

❖ **Action Taken:** This inconsistency has been acknowledged, and Council has agreed that the contradiction in the LDC will be resolved to ensure clarity and consistency in building height regulations.

➤ **Echo Housing vs. Accessory Dwelling Units (ADUs)**

Provision in the Land Development Code that Echo Housing (Elderly Cottage Housing Opportunity) is currently allowed by right, citywide with as long as it meets the zoning setbacks and height limitations. Additionally, ADUs are not permitted in the Low-Density Residential Village (LDRV) zoning district. The LPA recommended getting rid of this but Council felt that if getting rid of ECHO housing, something had to be provided to allow for relief and discussions were more to allowing ADU's in the LDRV district.

Motion by Agency member Bell to support ADU's in the LDRV Zoning district with Agency member Purut providing the second for discussion.

Mr. o'Connor provided the members with the following:

- Council expressed interest in removing Echo Housing but allowing alternative means for elder or disabled family care (such as regulated ADUs).
- LPA members previously opposed ADUs in LDRV due to concerns over short-term rentals (STRs), neighborhood character, and enforcement.
- General support for a more defined, restricted Echo Housing model was discussed.

Chairman Wood made a substitute motion to allow ECHO housing in the city. Agency member Wampler provided the second for discussion. In discussion, the members spoke of setting rules so that these would not become STR or LTR's and how it would be regulated. Mr. o'Connor explained how the lot has to support the density in order to be rented out.

The Agency members briefly discussed the following items they fell should be enacted:

- Define Echo Housing more strictly.
- Limit square footage (e.g., 600 sq. ft.).
- Include clear requirements: sleeping, sanitation, and cooking.
- Deed restricted to prevent short-term or long-term rentals.
- Limit occupancy (suggested maximum: 2 persons).
- Must be site-built structures, no RVs or trailers.

The final outcome of discussions, Chairman Wood and Ken Wampler agreed with amending the substitute motion by adding the following stipulations:

- Maximum 600 sq. ft.
- Must include sleeping, sanitation, and cooking
- Max occupancy of 2 persons
- Must be site-built structure
- Deed restricted to prevent all forms of rental

The motion passed 5-1 with Agency Wampler dissenting.

➤ **Off-Site Parking Regulations**

- Updated provision to allow off-site parking up to 0.5 miles away via walkable, ADA-compliant path.
 - Detailed discussions are planned for an upcoming meeting.

Mr. o'Connor explained that the Community Development Director and City Engineer positions have been filled.

- David Prichard has been confirmed as Community Development Director
- Robert Tomask has been confirmed as City Engineer
- Code Compliance is now under Planning Department leadership.

6. PUBLIC COMMENTS:

Chairman Wood opened the public for comment, but with no one present, he closed the public portion of the meeting.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 7:40 p.m.

Adopted and approved this _____ day of _____ 2025.

James Wood, Jr. Chairman

Kim Montgomery, Deputy City Clerk

**MINUTES
WORKSHOP
DESTIN CITY COUNCIL
JULY 29, 2024
ANNEX COUNCIL CHAMBERS
5:30 PM**

The Council of the City of Destin met in special session with the following members and staff present:

Destin City Council

Mayor Bobby Wagner
Councilmember Jim Bagby
Councilmember Kevin Schmidt

Councilmember Torey Geile
Councilmember Dewey Destin
Councilmember John Stephens

City of Destin Staff

Acting City Manager Krystal Strickland
Community Development Director Tina Deater
Public Information Director Tamara Young
Projects/Grants/Contract Manager Jeffrey Cozadd
Parks & Recreation Director Lisa Firth
City Attorney Kimberly Romano Kopp

Deputy City Clerk Kim Montgomery
IT Director Andy Peters
Principal Planner Steve O'Connor
HR Director Jamie Haynes
Principal Planner Daniel Butler
City Engineer Ryan Scott

WORKSHOP

A. Draft Article 4 – Zoning Districts, Overlays, and On-Site Regulations

Mr. Jim Wood, Chairman of the Local Planning Agency (LPA), addresses the mayor and council, reflecting on the nearly three-year process of updating the city's comprehensive plan, land development code (LDC), zoning map, future land use map, and design manual. He emphasizes the collaborative effort on this project. He acknowledges that while changes made so far seem to have hit the mark, practical implementation may reveal areas for refinement. He expresses a desire to move forward quickly to test the new documents in practice and uncover any unintended consequences. Mr. Wood concludes by expressing appreciation for the efforts of staff and external partners, for their hard work in ensuring the process is thorough and honest, and looking forward to continued collaboration.

Principal Planner Steve O'Connor discusses changes in the layout and organization of certain articles within the Land Development Code (LDC). Specifically:

Article 4 – Zoning Districts, Overlays, and On-Site Regulations

➤ What is in Article 4:

Article 4 has been moved into what was previously Article 7. A major part of this reorganization effort involved renaming and relocating sections within the proposed LDC.

Current Article 7, which includes zoning districts, overlays (particularly Section 712), and supplemental requirements, is becoming Article 4. Additionally, parking requirements, which are currently in Article 8, have been added to the newly proposed Article 4. In essence, several sections have been reorganized to streamline the layout of the new LDC.

➤ Major Changes:

❖ Language

The Principal Planner discusses challenges with the LDC emphasizing that its language is difficult to read and interpret due to its cumbersome, ambiguous, and sometimes conflicting wording. This makes consistent enforcement problematic for both staff and the public. The proposed draft of the LDC aims to be more readable, with efforts made to simplify the language where possible, although some legal terminology remains. The overall goal is to improve clarity, making it easier for staff to enforce the code consistently and for the public to understand it.

❖ Format

The current format is difficult to read due to both the structure and language. It includes long, cumbersome paragraphs containing multiple regulations and the lack of interactivity in navigating the document. However, in the proposed draft of the LDC, improvements have been made, including interactive features like clickable table of contents and section references, making it easier to navigate. The new draft also uses charts and graphics, especially for dimensional standards in zoning districts, to replace lengthy paragraphs. These changes aim to improve clarity and ease of use for staff and the public.

❖ Organization

A significant challenge has been the cumbersome and hard-to-navigate structure of the existing LDC, particularly Article 7, which contains overly lengthy sections like section 7.12. These sections make it difficult for users to find relevant information.

The revised draft, however, is structured more logically, breaking up the content into focused sections that are easier to navigate. One notable improvement is the reorganization of regulations related to zoning districts. In the current structure, regulations from different sections of Article 7 are spread across various parts. The new draft consolidates these regulations, ensuring that all rules specific to a particular zoning district are located within that district's section. This reorganization eliminates the need to search through multiple sections to find information relevant to a specific district, such as the Crystal Beach Neighborhood.

Additionally, the land-use charts have been updated to include parking requirements by use, simplifying the process of determining parking needs for each zoning district. This minor but important change reduces the need for cross-referencing and back-and-forth searching within the LDC.

The draft also includes mobile vending regulations within the individual zoning districts, based on feedback from a public workshop on mobile vending. Previously, mobile vending had its own section in Article 7 (section 7.21), but now it is integrated directly

into the zoning district regulations, further streamlining the document and reducing unnecessary navigation. The changes aim to make the LDC more user-friendly and efficient to navigate.

❖ Consolidation

The city currently has 28 zoning districts, which is a high number given the relatively small size of the city at seven and a half square miles. A comparison was made to Eagle County, Colorado, which, despite being much larger in terms of land area, operates with only 10 zoning districts. This contrast highlighted the complexity of the city's current zoning system. Acknowledging that the city's zoning needs are unique compared to other counties like Walton and Okaloosa, city staff conducted a thorough comparative analysis of the zoning districts. This analysis, which was presented to the Local Planning Agency (LPA) revealed that many of the 28 districts are quite similar, with only minor distinctions between some of them. In some cases, the differences were so subtle that districts were nearly indistinguishable from one another.

Based on this analysis, staff recommended consolidating seven of the existing districts into seven others, effectively reducing the total number of zoning districts from 28 to 21. This proposed consolidation would make the zoning system more manageable, reduce confusion, and eliminate some ambiguities. For example, there had been situations where properties across the street from one another were subject to different zoning regulations, leading to inconsistencies.

Staff assured the LPA that in recommending this consolidation, they had carefully preserved the original intent and purpose of each zoning district. The LPA held several meetings to review the proposed changes in detail and ultimately agreed with the staff's recommendations, with only a few minor adjustments. The LPA is now presenting this proposed consolidation of zoning districts for further consideration.

- Public Workshops and LPA Meetings – Staff conducted multiple workshops and public meetings discussing Article 4 and specific topics pertaining to Article 4.

❖ Joint Public Workshop with LPA

The joint public workshop between the City Council and the discussed several critical topics that influenced the new draft of Article 4, with the LPA holding four meetings between February and March, culminating in their final recommendation on March 21.

❖ Parking for Outdoor Seating

There was discussion about parking requirements for outdoor seating in restaurants. Currently, no additional parking is required for outdoor seating. Staff initially recommended applying the same parking requirement for outdoor as for indoor seating. However, after discussions, the LPA recommended reducing this requirement to 50% ratio for the parking requirements for outdoor seating.

❖ Short-Term Rentals and Low-Speed Vehicle Parking

Staff had recommended requiring an additional parking space for low-speed vehicles (LSVs) in short-term rentals. This was discussed at the joint workshop, and both the public and LPA concluded this was unnecessary. Therefore, this requirement was removed.

❖ Bicycle Parking

After considering a varying percentage requirement (0-20%), staff recommended a consistent 10% bicycle parking requirement across all uses, which the LPA supported.

❖ Tattoo Parlors vs. Permanent Makeup

Permanent makeup has been categorized by the state as tattooing. While tattoos require separation from other establishments, the intent behind permanent makeup is different. Based on discussions, permanent makeup was classified separately as a personal service, allowing it to be exempt from tattoo parlor distancing requirements.

❖ Mobile Vending

The LPA supported staff's recommendation to simplify the rules for mobile vending by incorporating it into the land use tables, making it either permitted or conditionally allowed based on the zoning district. Previously, mobile vending had its own section in Article 7, but this has been removed. Instead, mobile vending is now included as a use in the zoning district charts, following discussions at a public workshop and with the LPA. The design standards that were in Article 7 are now part of the non-residential supplemental design standards in Article 4. The LPA recommended that mobile vending should follow the same guidelines as restaurants, meaning it would either be a conditional or permitted use depending on the zoning district.

❖ Primary Building/Structure Separations

There is currently an LDC requirement for properties that have multiple primary structures on site to have a minimum ten-foot 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 area 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.

Based on the discussion at the Joint City Council and LPA Workshop, the primary building separation was removed from draft Article 4.

❖ Building Height in CMU Zones

There was confusion over height limits in the Commercial Mixed Use (CMU) zone. Non-dwelling uses were capped at 50 feet or four stories, but another regulation limited them

to 35 feet or two stories. The LPA agreed to simplify this by setting the height limit to 35 feet and three stories, consistent with residential uses.

❖ Water Taxis

Water taxis, permitted in all non-residential zones except CMU, were discussed. Since CMU zones are waterfront and support mixed uses, staff recommended allowing water taxis as a permitted use, which the LPA agreed with.

❖ Elderly Cottage Housing Opportunity (ECHO)

There was language in the LDC that allowed an accessory dwelling unit (ADU) on any lot for elderly housing, regardless of zoning or density limits. This raised concerns about the future use of these units after the elderly vacate. Staff recommended removing this provision, and the LPA concurred.

❖ Accessory Dwelling Units (ADU) and Guest Houses

Discussions on ADU size led to a recommendation to reduce the maximum size of ADUs from 1,200 square feet to 50% of the primary home or 1,000 square feet, whichever is less.

❖ Front Yard Setbacks

The LPA discussed reducing front yard setbacks in residential areas from 20 feet to 10 feet to create safer, slower streets. A 20-foot setback would still be required for vehicle-use areas like driveways and garages.

❖ Common Boundary Buffers

Current regulations require a 5-foot buffer along the sides and rear of residential lots. This buffer has been criticized for limiting development options and increasing parking issues. The LPA proposed alternatives, allowing homeowners to shift buffer space to other areas of their property, such as the front yard, while maintaining open space requirements.

❖ Tandem Parking

The LPA also addressed limitations on tandem parking, particularly for short-term rentals. The current rule limiting tandem parking to two vehicles deep was considered impractical. Enforcement issues arose, as the regulation only applies to required parking spaces, complicating how parking is managed. The LPA recommended to remove Tandem Parking requirements for residential parking. This will be brought to the city council for discussion at a later workshop.

➤ Additions since LPA Recommendation:

❖ Home Occupations

The text outlines regulations concerning home occupations and temporary uses in residential districts, with an emphasis on the need for municipalities to comply with state

statutes. Home occupations must be allowed in residential areas, and the current draft clarifies this by incorporating state regulations into the local LDC.

❖ Conditional Temporary Uses

The text also introduces provisions for conditional temporary uses, particularly in emergency or unique situations, such as temporary occupation of an RV for medical purposes. These provisions aim to address future needs as they arise.

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At this time, the mayor opened the floor for public comments.

Mr. Jason Belcher, a Destin resident, raised concerns about short-term rentals and liquor store sales in specific zoning areas (CMU and CMV). He had some initial confusion about the proposed documents but mentioned that his concerns were addressed after communication with city officials. He expressed gratitude for the clarifications, particularly regarding the potential restrictions on short-term rentals and alcohol sales near sensitive locations such as cemeteries, churches, and parks.

Ms. Sandy Trammell, a Destin resident, voiced concerns about parking regulations, specifically pointing out that the parking requirements for Crystal Beach should differ from those of the Village area. She highlighted the issue of insufficient parking in a new subdivision, noting that the current requirements only cover tenant parking and not additional visitor parking, which she believes should be addressed in future development plans.

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DISCUSSIONS:

In this discussion, the conversation centers around parking requirements and outdoor seating regulations in the village marketplace and harbor areas. Councilmember Destin mentioned an old policy that aimed to encourage outdoor seating by excluding it from parking calculations. This policy was aligned with the multimodal parking scheme, which required parking structures, such as surface lots or multi-story garages, and the intent was to direct parking toward public structures rather than on-site at restaurants. Councilmember Destin inquired whether this policy has changed, as they were still bound by parking maximums when constructing a restaurant six months prior. He raised concerns that these parking limits, originally designed to force people into parking garages, are now counterproductive since some garages were never built. He asked for clarification on whether the city is moving away from maximum parking allowances toward minimums.

The Principal Planner confirms that the multimodal transportation district is set to be dissolved, though some of its design standards will be retained. The maximum parking requirement, which previously imposed a limit on parking spaces and allowed for a 20% reduction, has been removed from new draft language for the LDC, as the current policy is still in effect, variances are occasionally granted to allow more parking, but the overall guidance is to eliminate this requirement in future drafts.

Councilmember Destin asked how parking standards for buildings might be applied to outdoor seating areas, especially in spaces without physical structures like courtyards. He

suggests that parking requirements should be based on the number of outdoor seats rather than square footage, as measuring unbounded outdoor areas is problematic. The issue of temporary outdoor seating that could fluctuate daily is also highlighted as a concern. He advocates for revisiting the outdoor seating policy to ensure it aligns with the broader goal of promoting outdoor spaces while adjusting parking standards from maximum to minimum requirements.

The discussion continues with the suggestion that parking regulations could be adjusted by zoning district. For example, the harbor's festive marketplace might have a different standard—perhaps 25% of the parking requirement instead of 50%—to better accommodate the unique nature of outdoor seating in that area. The importance of outdoor seating in the harbor district was emphasized, including areas where seating has encroached on the harbor easement, which technically is not allowed but occurs in practice. There was a request further clarification on whether outdoor seating on the harbor easement should count toward parking calculations.

Staff will further explore the issue, including the possibility of basing outdoor seating parking requirements on seat numbers rather than square footage. Staff will review the matter and bring back a proposal for public discussion.

Councilmember Geile raised concerns about safety and parking issues related to a newly built coffee shop on Mountain Drive and Benning Drive. The primary concern is the lack of sidewalks and regulated outdoor seating, which could lead to potential accidents as people park in other business lots and walk through unsafe areas without proper pedestrian access. He suggested implementing regulations for outdoor seating based on district conditions, particularly where there are sidewalks and adequate parking. He also emphasized the need for consistent safety measures across districts to prevent future problems. The mayor agreed, advocating for reduced parking lots in favor of more commercial and festive spaces.

City staff discussed ongoing updates to Article 6 of the general design standards. These updates aim to address off-site parking regulations, requiring proper sidewalk networks between off-site parking and businesses. They clarified that existing businesses would not be affected by these new regulations, as they would be considered legal non-conforming uses. However, future developments would need to comply with the updated standards, including off-site parking provisions and sidewalk requirements. There was an acknowledgment that the current situation involves people parking wherever they can, and that future planning will aim to mitigate such issues.

Councilmember Schmidt acknowledges that people often exploit existing parking rules and expresses support for increasing the number of required parking spaces, though noting that a 100% increase might be challenging. He suggests varying the parking requirements by district, tailoring them to the area's public amenities. For example, areas with more public parking or parks might have lower requirements, while areas with fewer public options, such as Crystal Beach, should require developers to provide more parking. He also discusses the idea of requiring a designated plan for outdoor seating areas, similar to existing requirements for construction and parking plans. He stated that developers should designate specific square footage for outdoor seating when submitting their permits. This would prevent seating from being scattered around walkways or public paths and ensure a clear, mapped-out area for outdoor seating, though how much of that area is used could be up to the developer.

During this portion of the meeting, the council discussed regulations surrounding short-term rentals, specifically in relation to parking standards. Councilmember Destin asked if, under state law, it is permissible to have different parking standards for short-term rentals compared to

single-family residential zones. The city attorney confirmed that as of the most recent legislative session, it is allowed, explaining that the only limitations are that cities cannot regulate the frequency or duration of short-term rentals or prohibit them in residential zoning districts unless those regulations were in place prior to 2011.

The discussion moved to the current parking standard of one space per bedroom for short-term rentals. Councilmember Destin raised concerns about whether it would be legal or advisable to increase the parking requirement to two or even three spaces per bedroom, especially since some bedrooms in short-term rentals are converted into large bunk rooms. The concern was that the current parking standard might be too accommodating for short-term rentals, which have caused issues in single-family residential areas.

The City Attorney noted that the one-space-per-bedroom rule was introduced by the council around 2016. While it cannot be retroactively applied to existing short-term rentals, it would apply to future developments, properties undergoing redevelopment, or those seeking a change of use to become a short-term rental. The council was reminded that this decision rests with them and that they need to balance the economic benefits short-term rentals bring to the city with the need to preserve single-family residential neighborhoods. The council was encouraged to further consider whether to impose stricter regulations on short-term rentals moving forward.

The Principal Planner mentioned that during a follow-up meeting with the LPA after a public workshop, there appeared to be some confusion regarding parking requirements. Staff clarified that their intent was not to reduce parking requirements or limit parking to Low-Speed Vehicles (LSVs) only. The policy maintains the requirement of one parking space per bedroom, allowing either a vehicle or an LSV in that space, while also requiring an additional designated LSV parking spot. For example, an eight-bedroom property would need eight parking spaces, plus one extra spot specifically for an LSV. This clarification was necessary to address the confusion noted at the LPA meeting.

Councilmember Bagby addresses issues related to parking requirements for short-term rental properties and the broader residential areas. He highlighted a "dichotomy" between the current short-term rental ordinance, which requires one parking spot per bedroom, and other standards based on square footage. He expresses frustration with developers who circumvent the intent of the ordinance by labeling rooms as non-bedrooms to reduce parking requirements, despite the large size of the house. He advocates for moving away from the one parking spot per bedroom rule and instead tying parking requirements to the square footage of the property. He argues that this would prevent situations where large homes with multiple bedrooms are under-parked, referencing examples at Crystal Beach area where homes advertise six bedrooms but only have parking for four cars. He suggests that the short-term rental ordinance might need to be revised or integrated into the broader LDC to address these inconsistencies. Ultimately, they want to avoid the need for "integrity checks" on developers and enforce parking standards based on property size, not room designation.

The Principal Planner noted that parking standards in Article 8 are not clearly tied to Article 4 and suggests adjusting parking requirements based on the type of residential use, such as single-family homes or short-term rentals. The aim is to have consistent, clear parking rules for different uses. He also mentioned differentiating between new short-term rental developments, which would follow the updated LDC, and existing ones, which would remain subject to the current ordinance. The goal is to eliminate confusion by having all relevant rules in one place within the LDC.

Councilmember Geile shared a personal story about a property at Miramar Beach, where the new owners had converted a family room into additional bedrooms, potentially increasing the number of bedrooms beyond the approved count. This led to a broader discussion about how changes to bedroom counts impact parking regulations, especially for properties that converted to short-term rentals.

City staff clarified that short-term rentals approved before 2016 are subject to different parking requirements compared to those approved after 2016. Homes that have not altered their bedroom count can maintain the original parking spaces, while any post-2016 additions are required to comply with new regulations—one parking space per bedroom. The staff also noted issues with homeowners modifying their homes without proper building permits, such as converting non-bedroom spaces into additional bedrooms. When unauthorized changes are discovered, such as during a change of use process for short-term rental registration, the city requires property owners to bring the home into compliance. This includes submitting a building permit and ensuring the home meets the parking requirements. If compliance cannot be achieved, the city cannot approve either the building permit or the short-term rental change of use.

The discussion highlighted the importance of homeowners following proper permitting processes and the potential challenges in enforcing these regulations.

Councilmember Bagby raises concerns about how "permanent makeup" is defined within city regulations, particularly in relation to its distinction from tattoo parlors. He asks if the definition section of the regulations includes permanent makeup and whether there is a percentage requirement for salon activities versus permanent makeup services.

Staff clarifies that permanent makeup is generally categorized as part of personal services in salons that offer hair styling, shaving, and other related services. However, there is no specific percentage of income or services defined for salons versus permanent makeup providers.

Councilmember Bagby expresses concern that without clear guidelines, tattoo parlors could classify themselves as permanent makeup providers, bypassing certain regulations. He suggests adding language to require that a certain percentage of a business's activities (e.g., 75%) must be traditional salon services, such as hair care, to prevent tattoo parlors from exclusively operating as permanent makeup providers.

Staff agree that this type of regulation could be added to the supplemental design standards for permanent makeup, rather than relying solely on definitions in the glossary or state-level regulations.

Councilmember Destin discusses concerns about the legal rationale for imposing distance requirements between various businesses, such as tattoo shops, restaurants, hotels, car washes, and storage units. He questions the justification for these restrictions, suggesting it may be based on personal preference rather than a clear legal or planning rationale. He also mentions the need for a balanced legal approach and supports the idea of criteria for conditional uses, especially when there is an over-proliferation of certain business types in a zoning district, like storage units or multifamily housing. He expresses potential support for regulating over-utilization in the future if it becomes a formal planning zone issue.

Councilmember Stephens raised questions about whether mobile vendors occupying parking spots are counted in the city's parking requirements. Staff clarified that mobile vendors

cannot occupy required parking spaces and must provide parking for employees, according to the number of employees they have.

Councilmember Destin asked about the mobile food vendors along Highway 98, seeking clarification on whether they are required to provide parking for their employees.

The staff confirmed this requirement but noted the difficulty in enforcing it due to state laws. The state has superseded the city's ability to require additional registration, licensing, or permitting for mobile vendors, including Business Tax Receipts (BTRs) and mobile vending licenses, which are no longer required under the city's code. As a result, city staff cannot conduct thorough parking analysis for these vendors. Enforcement is primarily handled by code enforcement officers, who visit vendors and check if they meet employee parking requirements.

There was a concern that parking spaces designated for required car parking are being used by food trucks. The Principal Planner clarifies that while they cannot enforce additional licensing or documentation beyond state requirements, they can regulate the "use" of mobile vending on properties. Both the property owner and the food truck operator are responsible for compliance. If a complaint is made, staff can investigate, check the site plan, and ensure the food truck is not using required parking spaces. The city can also regulate the number of employees for mobile vendors, but state preemption limits the city's regulatory power.

The conversation shifts to the topic of food truck festivals, with a specific mention of Morgan Sports Complex, a recreationally zoned property. The Principal Planner noted that commercial operations, including food trucks, are currently not allowed in parks. However, food trucks could potentially be allowed through a special event process that would need council approval. This would involve exceptions for special events, even though regular commercial operations are not permitted in recreational zones without property owner approval.

Councilmember Schmidt pointed out that while the city does not primarily engage in commercial activities, there are instances where revenue is generated. This includes concession and mobile vendors operating in locations like Morgan's Sports Center and Joe's Bayou. He continued that allowing mobile vending in recreationally zoned properties, with proper permits and owner permission, could provide additional benefits to park visitors.

City staff mentioned the possibility of developing a formal program for mobile vending, similar to the system used for commercial boat launches at Joe's Bayou. The Council was encouraged to consider exploring these options further.

Councilmember Schmidt addresses food trucks operating at condos on Holiday Isle. Staff clarified that there is no prohibition on food trucks being considered caterers. If a condo association hires a food truck to serve food without patrons paying directly (with the association covering the cost), the food truck is categorized as a caterer. However, if the food truck begins selling directly to patrons, it is classified as a vendor, which would prompt code enforcement action.

The conversation further addressed concerns regarding why food trucks are not permitted in certain zones, such as HDR (High-Density Residential). Staff explained that the restriction is based on current LDC regulations. If the LPA would recommend and the City Council wishes to implement changes to allow food trucks in HDR and other zoning areas, staff would make the necessary adjustments to the regulations.

Regulations have been removed

This discussion involved fire separation requirements and building construction regulations. A question is raised by Councilmember Bagby regarding the current fire separation standards, particularly whether the thickness of a wall or the type of construction material (e.g., concrete block) affects fire ratings. Staff clarifies that fire separation is determined by the materials and use of the building, and the fire code regulates these requirements.

Staff also notes that even if fire separation standards are met, structures still cannot be within 10 feet of each other, though they believe this requirement may be unnecessary. However, if the council desires to maintain a minimum 10-foot separation between primary structures, that decision is available.

Staff removed the recommendation of combining CMU & CMU-V

During a discussion on the implications of changing zoning district classifications, particularly in relation to density and the regulation of short-term rentals, Councilmember Destin suggested simplifying the zoning designation from "medium to high" to just "medium" but acknowledged potential legal challenges. The City Attorney clarified that while such a change is defensible, it might be risky due to revisions in the Bert Harris Act, which now makes it easier for property owners to claim damages if density or height restrictions are reduced.

The conversation shifted to the zoning districts CMU (Commercial Mixed Use) and CMU-V (Village Commercial Mixed Use). Currently, short-term rentals are permitted in CMU but conditional in CMU-V. There was concern that combining the two districts could result in short-term rentals being permitted in both, which could face legal challenges. The City Attorney that post-2011 regulations do not allow changing from permitted to conditional use for short-term rentals but could go in the opposite direction. Councilmember Destin expressed his opposition to combining the districts, highlighting that it would result in both areas allowing short-term rentals, which they opposed. The recommendation was to keep the districts separate if the intent is to retain the current conditional use restrictions in CMU-V.

Non-res uses allowed to 50'4/stories

During a discussion regarding zoning regulations in the Crystal Beach neighborhood, Councilmember Bagby raised concerns about building height limits. He questioned how the current 50-foot height limit for non-residential buildings was allowed in a residential neighborhood, as they recalled a 35-foot limit for years.

City staff explained that the 35-foot limit applies to residential uses, while non-residential uses, such as churches and daycares, have a 50-foot limit under current regulations.

Councilmember Bagby expressed concern about the impact of non-residential buildings in a purely residential area and suggested reverting the height limit for all structures, residential and non-residential, to 35 feet, as the area is not a mixed-use district.

Staff asked if the recommendation was to either lower the height for non-residential uses or remove non-residential allowances entirely, to which Councilmember Bagby advocated for maintaining only residential uses at a 35-foot limit.

Next, discussion focuses on potential zoning changes and their impact on the establishment of water taxi stops in certain districts. Currently, in the CMU (Commercial Mixed-Use) zoning district, a water taxi stop, and the necessary upland development require conditional use approval through public hearings with the LPA and city council. The proposed change would allow water taxi stops as a permitted use in the CMU district, removing the need for conditional use approval.

The conversation also touches on the existing conditions, noting that there is no current water taxi stop in the CMU district. The only related facilities are transient slips required for non-residential marinas. There is interest in allowing water taxi stops in recreational zones as well, particularly for public properties like the waterfront parks. This proposal would require city council approval since most recreational zones are city-owned.

Some concerns are raised about potential impacts, such as turning certain areas into parking lots, specifically the Joe Bayou area. However, it is noted that outside of summer months, these areas often remain underutilized. The overall intent of the zoning adjustments is not to drastically alter the character of districts, but to make logical and deliberate changes where appropriate.

During this discussion, the council addressed a unique regulation concerning accessory dwelling units (ADUs) specifically for elderly residents, known as "Echo Housing." The regulation mandates that ADUs for elderly family members must be approved if they meet setback requirements, despite the LDC generally prohibiting ADUs. The Principal Planner noted that this policy, unique to their city, had no clear origin story but was implemented due to past community requests to house elderly relatives instead of sending them to nursing homes.

Councilmember Destin provided historical context, explaining that the rule emerged because many residents had requested permission to build housing for elderly relatives, and the council sympathized, allowing for this provision. There had been no recent applications for such housing, and the last instance was about 20 years ago.

There was discussion on whether to keep the regulation, with mixed opinions. One council member suggested removing it unless public interest arose, while another emphasized the importance of retaining it as a compassionate option. They concluded by deciding to lean on the LPA for a recommendation and would finalize the decision during the public meeting.

In this discussion, the council is deliberating on the issue of allowing accessory dwelling units (ADUs) in low-density residential (LDR) areas. The mayor advocates for allowing ADUs in LDR zones to help local homeowners offset living costs and potentially add workforce housing, with conditions that the homeowner must live on-site and not rent both units. This could benefit locals by providing supplemental income, and the mayor is supportive of restrictions like limiting the size of ADUs to 1,000 square feet.

The discussion touches on the distinction between ADUs and guest houses, primarily regarding cooking facilities. Staff clarifies that ADUs can have kitchenettes but no stoves with 220 volts or gas lines. The conversation also explores whether physical connections, such as breezeways or lockout doors, are allowed between the main house and the ADU, provided it meets building codes.

Staff mentions that the LPA previously opposed allowing ADUs in LDR zones due to concerns about short-term rentals, but there is a willingness to revisit the topic. There is further discussion on size limitations for ADUs, with a preference for a 1,000 square foot limit, and whether ADUs should be measured by heated and cooled areas, particularly when located above garages. The council agrees that it makes sense to align the regulations for ADUs with those of guest houses. There is a general agreement on supporting ADUs in LDR areas, with safeguards such as deed restrictions ensuring the homeowner lives on the property. These measures aim to provide affordable housing while preventing potential misuse, and the council shows support for revisiting the LPA's stance on ADUs.

This discussion focuses on front yard setback requirements in residential districts, specifically the proposal to reduce the setback from 20 feet to 10 feet, except for vehicular use areas, which would still require a 20-foot setback to accommodate parking. Councilmember Destin expressed opposition, citing concerns about people parking on sidewalks and in rights-of-way, noting that the area is not urbanized enough to support a reduction in setbacks. He also emphasized the need to address improper parking before supporting such a change.

Councilmember Bagby agreed, adding concerns about residents enclosing their garages, which reduces available parking and results in more vehicles being parked on driveways, yards, and streets. He noted that this trend is increasing, particularly in neighborhoods with limited space. The discussion included references to challenges with storage units and short-term rentals contributing to parking issues. The overall sentiment was concern about inadequate residential parking if setback requirements are reduced.

The conversation centers around proposed changes to the common boundary buffer and setback requirements for properties. The discussion explores options for allowing property owners to develop in the buffer zone by banking the required buffer area elsewhere on the property. Councilmember Bagby expresses concerns based on a neighbor's actions, where a driveway was built close to the property line, reducing the effective setback and creating landscaping issues that encroach on his property. He also highlights concerns about water runoff from impervious driveways affecting neighboring properties, emphasizing the importance of retaining stormwater on-site.

City staff clarified that the current code requires stormwater to be retained on the property, and any violations post-construction would require code enforcement. They discussed the design challenges related to stormwater management and potential solutions like using non-impervious materials for driveways to allow vegetation to absorb water. Councilmember Bagby wants to see protections for neighbors maintained, especially regarding setbacks for driveways and stormwater management, to prevent issues caused by future developments.

Next discussion focuses on the tandem parking requirement for residential developments. Initially, the recommendation was made to remove all tandem parking requirements for residential properties to allow for the development of driveways along the side of homes. Council members discussed the scope of this recommendation, clarifying whether it applied to single-family homes or all residential properties.

Councilmember Destin raised a concern, stating he would only support the removal of tandem parking requirements for single-family homes, not for high-density multi-family projects, as the latter would require more structured parking solutions. There was also a brief mention of short-term rentals, where he expressed less concern, stating that such properties would need to figure out their parking arrangements.

The city council moved on to the next agenda items regarding Home Occupations and Conditional Temporary Uses, which are the two items that have been added since LPA recommendations.

The discussion began with a clarification about the inclusion of state law regarding home occupations into the city code. The City Attorney explained that the existing state law applies whether or not it is in the code, but its inclusion allows code enforcement to enforce it effectively. Without this inclusion, enforcing state law at the local level would not be possible. The recommendation was to adopt this change into the code for better enforceability.

The conversation shifted to conditional temporary uses, particularly focusing on the temporary occupation of RVs during emergency or medical situations. Staff explained that the code permits temporary RV occupancy for specific cases such as medical issues or emergencies. The language of the ordinance is designed to allow additional conditional uses to be added if new needs are identified.

Councilmember Destin expressed concerns about potential misuse of the temporary RV occupation provision, such as allowing someone to stay in an RV without a genuine need, like a family member visiting for a week.

Further discussion revolved around the restrictions outlined in the code for RV occupation. Staff noted that the policy limits RV placement to a driveway, and it specifies that the sewage must be professionally emptied. For emergency situations, the occupation is limited to six months, extendable by another six months, but not exceeding one year. For medical situations, the occupancy can last for one year and may be extended up to a second year.

Councilmember Bagby raised concerns that the one-year limit for emergency situations seemed too short, citing examples of areas where rebuilding efforts after natural disasters have taken far longer than a year. It was suggested that perhaps the time limits for medical and emergency uses should be swapped, allowing longer durations for emergency circumstances.

There was also a concern that long-term RV occupation could negatively affect the character of neighborhoods. Allowing RVs to stay in a driveway for extended periods, especially when they begin to look like permanent fixtures, would not align with the intended aesthetic of residential neighborhoods.

To address this, there was discussion about possibly limiting the duration to one year for both medical and emergency situations, with the possibility of renewal. The renewal process could be streamlined by making all renewals occur at the same time each year, similar to how business tax receipts are handled. The idea was to make it easier for staff to manage and prevent RVs from becoming a long-term fixture in neighborhoods.

The council agreed that for medical-related RV occupancy there should be a process in place to verify that the medical need still exists after the initial year. This could involve requiring updated documentation from a doctor to confirm the continued necessity of the RV use. The suggestion was made that city staff could manage this verification process by requesting updated medical documentation from the residents as needed.

The discussion concluded with a proposal to simplify the renewal process for temporary RV occupation, with annual reviews for both medical and emergency situations. There was a clear consensus on the need to maintain restrictions to prevent misuse of the policy and to protect the character of residential neighborhoods.

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B. Zoning Districts – Comparative Analysis

The Principal Planner provided the following Power Point presentation:

Zoning Analysis: What and Why

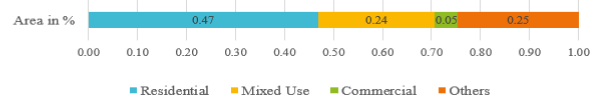
WHAT:

- Putting the existing zoning districts into concise and flexible districts.
- Categorizing the zoning districts with similar developments standards and land use in groups (if rationally possible).
- Aligning the zones to Planning Areas.



WHY:

- Land Development Code (1991) had 16 zoning districts.
- Currently, 28 zoning districts
- Several districts have redundant development standards and land uses.
- Current zoning structure is unnecessarily complex.



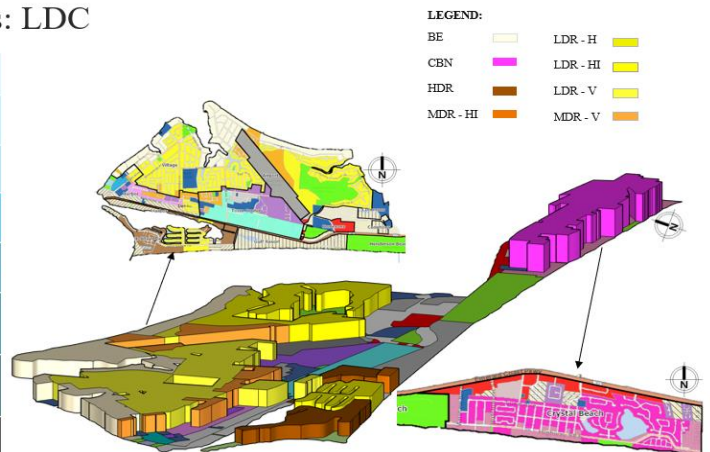
Zoning District Comparative Analysis: How



Zoning Analysis: Residential

Existing Residential Zoning Districts: LDC

Bay estate (BE)
Crystal Beach Neighborhood (CBN)
High Density Residential (HDR)
Low Density Residential - Village (LDR-V)
Low Density Residential - Harbor (LDR-H)
Low Density Residential - Holiday Isle (LDR-HI)
Medium Density Residential - Village (MDR-V)
Medium Density Residential - Holiday Isle (MDR-HI)



Zoning Analysis: LDR-V, LDR-H, and LDR-HI

INTENTS:

LDR-V

Allows **permanent single-family** detached residential dwelling units and prohibits STRs, commercial living accommodation and all non-residential uses.

LDR-H

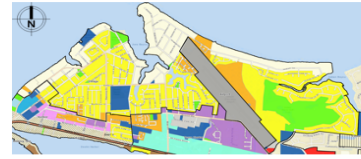
Allows **permanent single-family** detached residential dwelling units and prohibits STRs, commercial living accommodation and all non-residential uses.

LDR-HI

Allows **permanent and seasonal (STR) single-family** detached residential dwelling units and strictly prohibits multi-family uses, commercial living accommodation and all non-residential uses.

BE

Allows **permanent single-family** detached residential dwelling units and strictly prohibits multi-family uses, seasonal single-family detached or multi-family attached residential dwelling units, commercial living accommodation and all non-residential uses.



Zoning Analysis: LDR-V, LDR-H, and LDR-HI

Allowable uses

	LDR-V	LDR-HI	LDR-H	BE
Permanent or long-term residential uses				
Single-family detached dwelling	P	P	P	P
Single room occupancy housing	P	P	P	P
Seasonal or short-term residential uses				
Single-family detached dwelling		P		
Other residential uses				
Community residential home, small (1—6)	P	P	P	P
Family day care home	P	P	P	P
Distribution electric substation (16)	P	P	P	P
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A

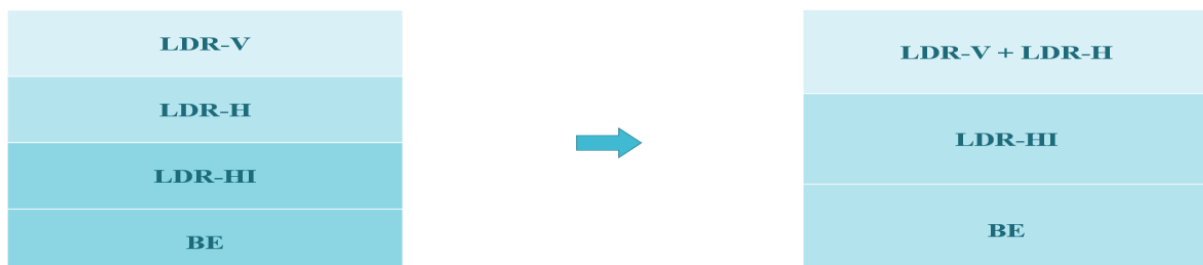
Dimensions (feet)

	LDR-V	LDR-HI	LDR-H	BE
Minimum Lot Area (sq.ft)	7500	7500	7500	15000
Width	70	70	70	80
Depth	100	100	100	150
Maximum Building Height	35/3 stories	30/3 stories	35/3 stories	35/3 stories
Setbacks				
Front	20	20	20	20
Side	7.5	7.5	7.5	10
Rear	10	10	10	10
Maximum Density (units per acre)	5.81	5.81	5.81	2.90
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A
Minimum Open Space (%)	25	30	25	25

Comparative analysis regarding zoning uses, focusing on land designations (LDR - Low-Density Residential). The various LDRs (LDRV, LDR Harbor, LDR Village, and LDHI) have consistent usage permissions and dimensional limitations, with the main difference being their locations within the city. The LDHI, located in the Holiday Isle area, allows short-term rentals, distinguishing it from other LDR zones. A consolidation of some LDR zones is recommended due to their similarities.

Zoning Analysis: Recommendations

RECOMMENDED LOW DENSITY RESIDENTIAL ZONING DISTRICTS :



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

INTENTS:

MDR-V	Only allows permanent single-family detached and multi-family attached residential uses and prohibits STRs, commercial living accommodation and all non-residential uses.
MDR-HI	Allows permanent and seasonal (STR) single-family detached and multi-family attached uses but prohibits commercial living accommodation and all non-residential uses.
HDR	Allows permanent and seasonal (STR) single-family detached and multi-family attached uses but prohibits commercial living accommodation and all non-residential uses.
CBN	Allows permanent and seasonal (STR) single-family detached and multi-family attached uses and very limited non-residential uses but prohibits commercial living accommodations.



Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Allowable uses

	MDR-V	MDR-HI	HDR	CBN
Permanent or long-term residential uses				
Single-family detached dwelling	P	P	P	P
Multi-family attached dwelling	P	P	P	C
Mobile home development			C	
Guest house (1)	P	P	P	P
Accessory dwelling	P	P	P	P
Single room occupancy housing	P	P	P	P
Seasonal or short-term residential uses				
Single-family detached dwelling		P	P	P
Multi-family detached dwelling		P	P	C
Other residential uses				
Community residential home, small (1—6)	P	P	P	P

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [7.12.04.M](#))

Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Allowable uses (cont'd)

	MDR-V	MDR-HI	HDR	CBN
Other residential uses				
Community residential home, small (1—6)	P	P	P	P
Community residential home, large (7—14)	P	C	C	C
Family day care home	P	P	P	P
Distribution electric substation (16)	P	P	P	P
Child day care services				C
Museums, historical sites, zoos, and parks (10)				P
Religious organizations				P
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A

Footnotes:

- (16) Refer to Section [7.09.02\(B\)12](#) for further information.
(10) Zoos are only allowed in the Industrial zoning district.

Zoning Analysis: MDR-V, MDR-HI, HDR, and CBN

Dimensions (feet)

	MDR-V		MDR-HI		HDR		CBN		
	1	2/more	1	2/more	1	2/more	1	2/more	non
Dwelling Units									
Minimum Lot Area (sq.ft)	7500	None	7500	None	7500	None	7500	None	None
Width	70	None	70	None	70	None	70	None	None
Depth	100	None	100	None	100	None	100	None	None
Maximum Building Height	35/3	35 / 3	30 / 3	35 / 3	30 / 3	50 / 4	30 / 3	50 / 4	50 / 4
Setbacks									
Front	20	A/B	20	A/B	20	H	20	20	20
Side	7.5	A/B	7.5	A/B	7.5	H	7.5	A/B	A/B
Rear	10	A/B	10	A/B	10	H	10	A/B	A/B
Maximum Density (units per acre)	5.81	9.90	5.81	9.90	9.90	19.90	6.00	6.00	N/A
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	0.50
Minimum Open Space (%)	25	25	30	25	30	25	30	25	25

Zoning Analysis: Recommendations

RECOMMENDED OTHER RESIDENTIAL ZONING DISTRICTS:



Zoning Analysis: Recommendations

- Consolidate LDR-V and LDR-H
- Consolidate MDR-HI and HDR
- Consider childcare, neighborhood parks, religious uses as permitted or conditional uses within Residential zoning districts.



Child Care



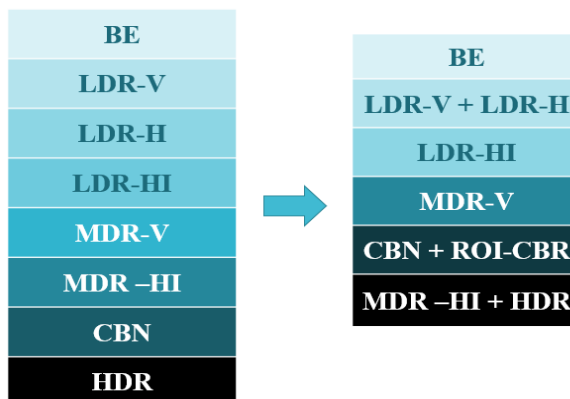
Neighborhood Parks



Religious Use

- Reconsider permitted and conditional usage in Residential zoning districts

RECOMMENDED RESIDENTIAL ZONING DISTRICTS:



Zoning Analysis: Mixed Use

Mixed-Use:

Different compatible land uses located within a single structure or in the proximity to each other.



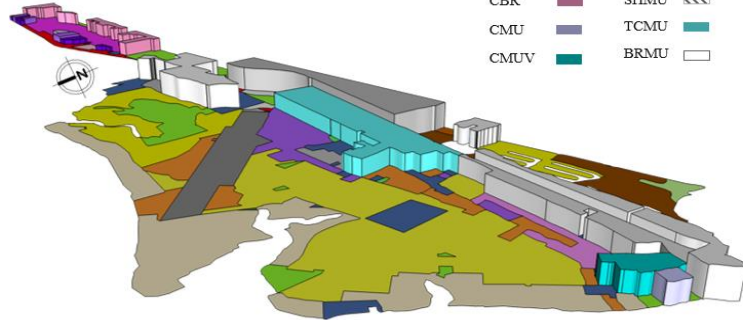
Live



Work



Leisure



LEGEND:

ROI-CBR	GRMU
ROI-TD	HIMU
ROI-VR	NHMU
CBR	SHMU
CMU	TCMU
CMUV	BRMU

Zoning Analysis: Mixed Use

Existing Mixed-Use and other zoning districts:

Residential, Office, and Institutional - Village Residential (ROI - VR)

Residential, Office, and Institutional - Tourist Development (ROI - TD).

Residential, Office, and Institutional – Crystal Beach Residential (ROI - CBR)

Town Center Mixed Use (TCMU)

Crystal Beach Resort (CBR)

Calhoun Mixed Use (CMU)

Calhoun Mixed Use – Village (CMU-V)

North Harbor Mixed Use (NHMU)

South Harbor Mixed Use (SHMU)

Gulf Resort Mixed Use (GRMU)

Holiday Isle Mixed Use (HIMU)

Bay Resort Mixed Use (BRMU)

Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

INTENTS:



Intends to specifically **not allow permanent** single-family detached or multi-family attached residential dwelling units.



Intends to specifically **not allow seasonal** single-family detached residential dwelling units.



Intends to specifically allow **permanent or seasonal single-family detached** residential dwelling units. Single occupancy. (Residential uses only)



Intends to allow both **permanent and short-term** residential uses. Permits limited non-residential uses.



Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses

	ROI-TD	ROI-VR	ROI-CBR	CBR
Permanent or long-term residential uses				
Single-family detached dwelling		P	P	P
Multi-family attached dwelling		C		P
Guest house (1)	P	C		P
Accessory dwelling	P	C		P
Seasonal or short-term residential uses				
Single-family detached dwelling	P		P	P
Multi-family attached dwelling	P			P
Other residential uses				
Community residential home, large (7-14)		C		C
Family day care home		P	P	P

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [Section 7.12.04.M](#))

Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Printing and related support activities	P	C		
Clothing and clothing accessories stores	P	C		
Book, periodical, and music stores	P ³	C		P ⁴
Other general merchandise stores	P ³	C		P ⁴
Florists	P ³	C		P ⁴
Office supplies, stationery, and gift stores	P ³	C		P ⁴
Printing and related support activities	P	C		
Used merchandise stores	C ⁸	C		
Thrift stores	C ⁸	C		
Other miscellaneous store retailers	P ³	C		P ⁴
Interurban and rural bus transportation	P	C		
School and employee bus transportation	P	C		

Footnotes:

- (1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [Section 7.12.04.M](#))
3. Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods.
4. Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the Crystal Beach resort area.
8. Must meet minimum distance separation requirements, refer to the definition of the use in question in [article 3](#) of the Land Development Code.

Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

Allowable uses (cont'd)P

	ROI-TD	ROI-VR	ROI-CBR	CBR
Nursing care facilities	P	C		
Residential mental health facilities	C	C		
Community care facilities for the elderly		C		
Other residential care facilities		C		
Social assistance	P	C		
Child day care services	P	C		C
Performing arts and spectator sports		C		P
Museums, historical sites, zoos, and parks (10)	C	C		C
All other amusement and recreation industries	C	C		
Hotels and motels	P			P
Bed-and-breakfast inns	P			P
Other traveler accommodation, C.T.L.A. (12)	P			P

Allowable uses (cont'd)

	ROI-TD	ROI-VR	ROI-CBR	CBR
Personal and laundry services	P	C		
Dry cleaning and laundry services	P	C		
Pet care (except veterinary) services	P	C		P
Membership associations and organizations	P	C		P
Religious organizations	P	C		P

Footnotes:

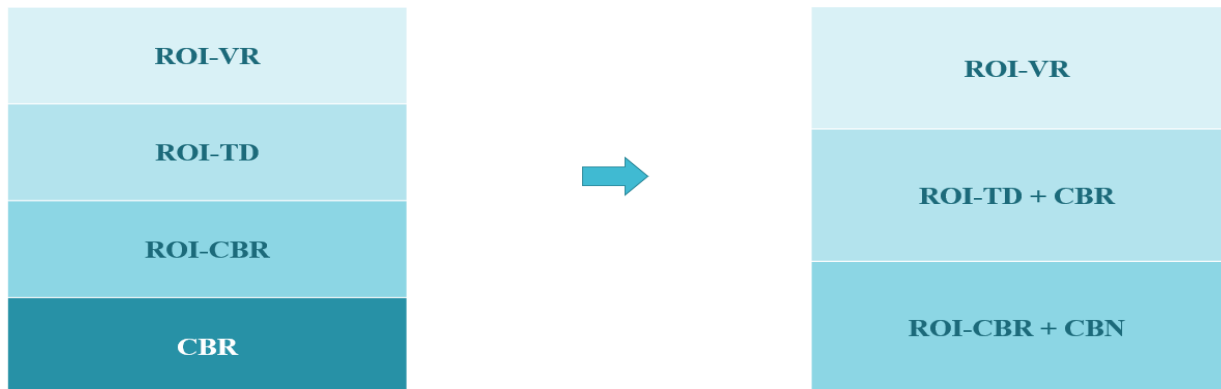
- (10) Zoos are only allowed in the Industrial zoning district.
- (12) Commercial transient living accommodations.

Zoning Analysis: ROI-TD, ROI-VR, ROI-CBR, and CBR

<i>Dimensions (feet)</i>	ROI-TD		ROI-VR		ROI-CBR	CBR		
	1	2+	1	2+	1	1	2+	Non
Dwelling Units								
Minimum Lot Area (sq.ft)	7,500	None	7,500	None	7,500	7,500	None	None
Width	70	None	70	None	70	70	None	None
Depth	100	None	100	None	100	100	None	None
Maximum Building Height	30/3 stories	30/3 stories/E	35/3 stories	35/3 stories/E	35/3 stories	30/3 stories	50/4 stories	50/4 stories
Setback								
Front	20	A/B	20	A/B	20	20	M	M
Side	7½	A/B	7½	A/B	7½	7½	M	M
Rear	10	A/B	10	A/B	10	10	M	M
Maximum Density (units per acre)	9.00	12.00	9.00	12.00	9.00	6.00	12.00	12.00
Maximum Floor Area Ratio	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Minimum Open Space (%)	30	25	25	25	25	30	25	25

Zoning Analysis: Recommendations

RECOMMENDED MIXED USE ZONING DISTRICTS:



Zoning Analysis: CMU and CMU-V

INTENTS:



Intends to provide a transition between high intensity south harbor and the low intensity ROI. This area shall be developed, redeveloped and/or maintained with permanent or seasonal residential and non-residential uses to serve adjacent Old Destin area.



Intends to preserve the character of the nearby "Old Destin" area, and to provide a transition between high intensity south harbor and the low intensity residential areas. This area shall have permanent or seasonal medium to high density residential, and non-residential uses to serve adjacent Old Destin area.



Zoning Analysis: CMU and CMU-V

Allowable uses

	CMU	CMU-V
Permanent or long-term residential uses		
Multi-family attached dwelling	P	C
Guest house (1)		C
Accessory dwelling		C
Seasonal or short-term residential uses		
Single-family detached dwelling	P	C
Multi-family attached dwelling	P	C
Other residential uses		C
Community residential home, small (1—6)	P	C
Family day care home	P	C
Distribution electric substation (16)	P	
Beer, wine, and liquor stores		P

Footnotes:

(1) Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest houses shall not be rented out separately from the main residence and (refer to Section [Section 7.12.04.M](#))

(16) Refer to Section [Section 7.09.02\(B\)12](#) for further information

Zoning Analysis: CMU and CMU-V

Allowable uses (cont'd)

	CMU	CMU-V
Child day care services	P	C
Performing arts and spectator sports	P	C
Amusement arcades	C	P
Marinas	P	C
Fitness and recreational sports centers	P	C
Bowling centers	P	C
All other amusement and recreation industries	P	C
Hotels and motels	P	C
Bed-and-breakfast inns	P	C
Other traveler accommodation, C.T.L.A. (12)	P	C

Footnotes:

(12) Commercial transient living accommodations.

Allowable uses (cont'd)

	CMU	CMU-V
Health and personal care stores and medical marijuana treatment center dispensing facilities 20		P
Clothing and clothing accessories stores	P	
Other general merchandise stores	P	
Other miscellaneous store retailers	P	C
Urban transit systems	P	
Interurban and rural bus transportation	P	
Scenic and sightseeing transportation, land	P	C
Scenic and sightseeing transportation, water	P	C
Conference/convention center	P	C
Consumer goods rental	P	C
Other schools and instruction	P	C
Educational support services	P	C

Zoning Analysis: CMU and CMU-V

Dimensions (feet)

	CMU			CMU-V		
	1	2+	Non	1	2+	Non
Dwelling Units						
Minimum Lot Area (sq.ft)	7,500	None	None	5,000	None	None
Width	70	None	None	50	None	None
Depth	100	None	None	100	None	None
Maximum Building Height	35/3 stories	50/4 stories	50/4 Stories/F	35/3 stories	50/4 stories	F
Setback						
Front	20	H	H	20'	H	H
Side	7½	H	H	7½'	H	H
Rear	10	H	H	10'	H	H
Maximum Density (units per acre)	6.00	12.00	N/A	9.00	12.00	N/A
Maximum Floor Area Ratio	N/A	N/A	.50	N/A	N/A	0.50
Minimum Open Space (%)	25	25	25	25	25	25

Zoning Analysis: SHMU and NHMU

INTENTS:

SHMU

Intends to encourage commercial hotel, motel, bed and breakfast establishments, other commercial transient living accommodations, and short-term residential uses. Residential uses shall be prohibited within the SHMU area, unless such residential developments incorporate a minimum of 4,500 square feet of "publicly leasable commercial space"

NHMU

Intends to allow permanent and seasonal single-family and multi-family attached / detached residential dwelling units commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; retail; service; restaurant; office; and similar commercial uses



Zoning Analysis: GRMU, HIMU, and BRMU

INTENTS:

GRMU

Intends to allow permanent and seasonal residential single-family detached and multi-family attached residential uses, commercial uses, commercial transient accommodations.

HIMU

Intends to allow permanent and seasonal residential single-family detached and multi-family attached residential uses, commercial uses, commercial transient accommodations.

BRMU

Intends to accommodate a mixture of residential, hotel, office, commercial and recreational uses.



Zoning Analysis: GRMU, HIMU, and BRMU

Allowable uses

	GRMU	HIMU	BRMU
Permanent or long-term residential uses			
Single-family detached dwelling	P	C	P
Single room occupancy housing	P	P	
Seasonal or short-term residential uses			
Luxury motor home resort	P		P
Other residential uses			
Community residential home, small (1—6)	P	C	C
Family day care home	P	C	C
Fish and seafood merchant wholesalers			P
Specialty food stores	P		P
Beer, wine, and liquor stores			P
Health and personal care stores and medical marijuana treatment center dispensing facilities 20			P

Allowable uses (cont'd)

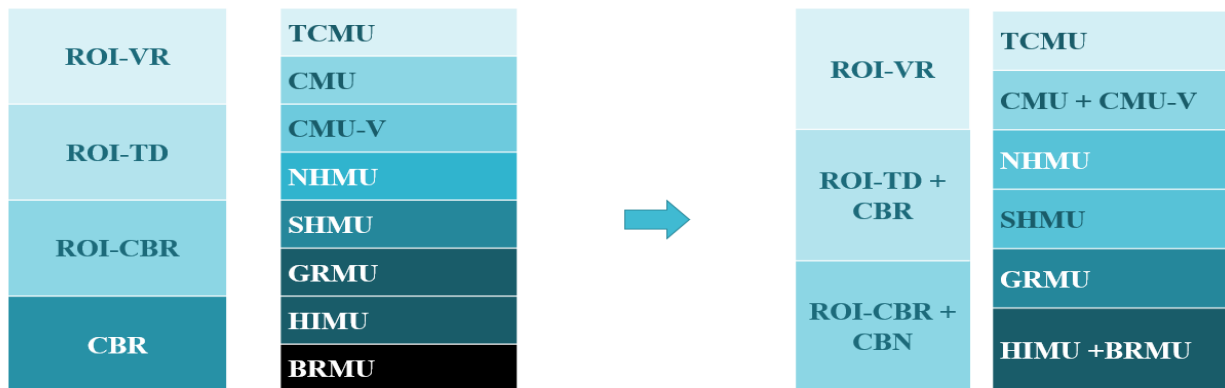
	GRMU	HIMU	BRMU
Gasoline stations	P		P
Sporting goods and musical instrument stores	P		P
Water transportation		P	
Mini-warehouse and self-storage leasing	C		
Boat, vehicle, equipment, etc., storage leasing			P
Janitorial services	P	P	
Performing arts and spectator sports	P		P
Marinas		P	
Bowling centers	P		P
Dry cleaning and laundry services	P	P	

Zoning Analysis: GRMU, HIMU, and BRMU

<i>Dimensions (feet)</i>	GRMU			HIMU			BRMU		
Dwelling Units	1	2+	Non	1	2+	Non	1	2+	Non
Minimum Lot Area (sq.ft)	7,500	None	None	7,500	None	None	7,500	None	None
Width	70	None	None	70	None	None	70	None	None
Depth	100	None	None	100	None	None	100	None	None
Maximum Building Height	50/4 stories	50/4 stories	65/5 stories	50/4 stories	50/4 stories	50/4 stories	35/3 stories	50/4 stories/P	50/4 stories/P
Setback									
Front	20	M	M	20	H	H	20	M	M
Side	7½	M	M	7½	H	H	7½	M	M
Rear	10	M	M	10	H	H	10	M	M
Maximum Density (units per acre)	9.00	24.00	N/A	9.00	16.90	N/A	9.00	16.90	N/A
Maximum Floor Area Ratio	N/A	N/A	1.30	N/A	N/A	1.30	N/A	N/A	.75
Minimum Open Space (%)	30	25	25	30	25	25	25	25	25

Zoning Analysis: Mixed Use

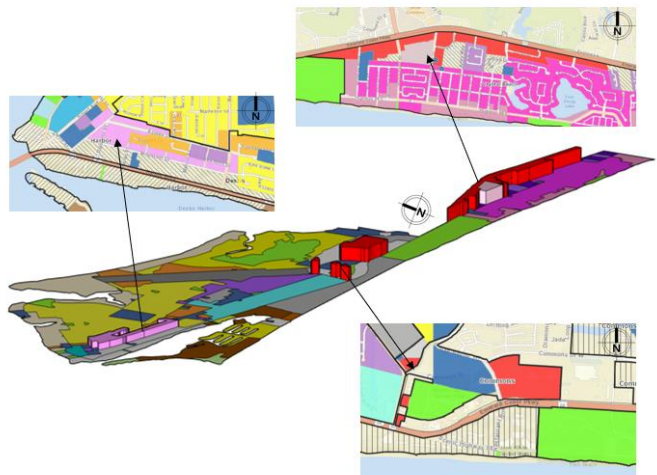
RECOMMENDATIONS:



Zoning Analysis: Commercial

INTENTS:

- CG** Allows to accommodate **general commercial needs** of the permanent and seasonal residents along Harbor Blvd/ Emerald Coast Pkwy
- CTS** Allows similar **commercial trades and services** that are more intense in nature than those uses allowed the CG zoning district but are less intense in nature than those uses allowed in the Industrial (IN) zoning district.
- CL** It is intended to **accommodate a mixture of short-term and long-term residential and commercial uses** of a lesser intensity than is allowed in the various mixed use zoning districts.



Zoning Analysis: CL, CG, and CTS

Allowable uses

	CL	CG	CTS
Permanent or long-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	C	
Single room occupancy housing	P		
Seasonal or short-term residential uses			
Single-family detached dwelling	P		
Multi-family attached dwelling	P	P	
Other residential uses			
Community residential home, small (1—6)	P		
Community residential home, large (7—14)	C		
Family day care home	P		

Allowable uses

	CL	CG	CTS
Construction			
Residential and non-residential contractors			P
Specialty trade contractors			P
Manufacturing			
Printing and related support activities	P	P	P
Wholesale			P
Fish and seafood merchant wholesalers	P		P
Retail trade			
Auto parts, accessories, and tire stores		C	P
Parts and Accessories Dealer—Automotive/marine		C	P
Furniture and home furnishings stores	P	P	
Electronics and appliance stores	P	P	

Zoning Analysis: CL, CG, and CTS

Allowable uses

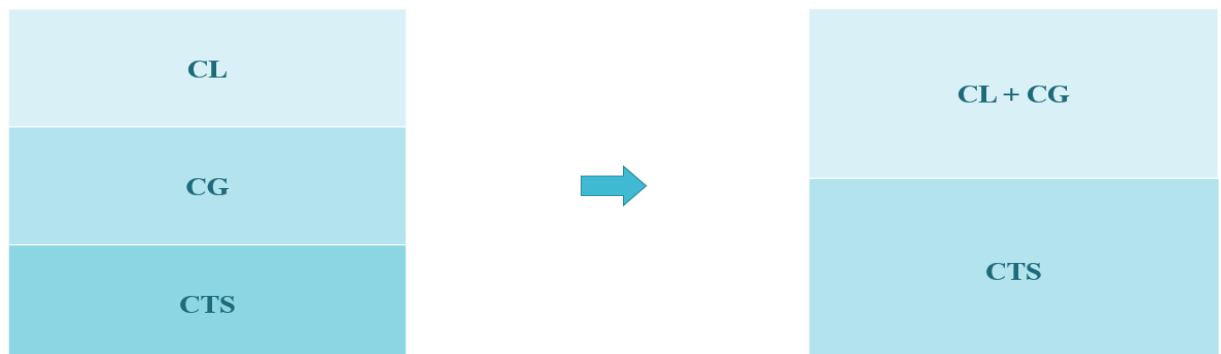
	CL	CG	CTS
Retail trade			
Furniture and home furnishings stores	P	P	
Electronics and appliance stores	P	P	
Kitchen cabinet stores		C	P
Food and beverage stores			
Grocery stores	P	C	
Specialty food stores	P	C	
Beer, wine, and liquor stores	P	C	
Health and personal care, medical marijuana	P	C	
Clothing stores	P	P	
Sporting goods and musical instrument stores	P	P	
Book, periodical and music stores	P	P	

Allowable uses

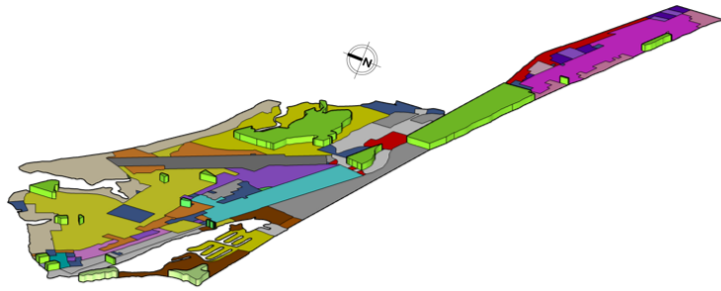
	CL	CG	CTS
General merchandise stores			
Department stores	P	C	
Other general merchandise stores	P	P	
Miscellaneous store retailers			
Florist	P	P	
Office supplies, stationery, gift shop	P	C	
Transportation and warehousing			
Urban transit systems	P	C	P
Interurban and rural bus transportation	P	C	P
Information		P	P
Art, Entertainment, and Recreation	P	C	
Accommodation and Food Services	P	C	

Zoning Analysis: Recommendations

RECOMMENDED COMMERCIAL ZONING DISTRICTS:



Zoning Analysis: REC and CON

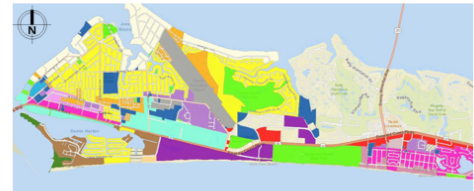


REC

Allows **publicly and privately owned** property and facilities, to promote natural resource enhancement and open spaces around buildings.

CON

Allows **publicly owned** property designated as natural and coastal resources to provide for long-term protection and preservation of environmentally sensitive natural resource systems.



Parks:

- Clement Taylor Park
- Captain Leonard Destin Park
- Captain Royal Melvin Park
- Dalton Threadgill Park
- Mattie M Kelly Park
- Dewey Destin Park
- Henderson Beach State Park
- Harborview Park
- Indian Bayou Golf Club
- Morgan Sports Center Park
- June White Decker Park
- James Lee Park

Conservation Areas:

- TIFF parcel south-west of Destin Pointe
- Norriego Point

Neighborhood Parks:

- 605 Main St
- 810 Kell-Aire Ct
- 880 Kell-Aire Dr
- 1999 Cordgrass Ct
- 1950 Scenic Hwy 98
- 2966 Scenic Hwy 98

Zoning Analysis: REC and CON

INTENTS:

REC

Allows **publicly and privately owned** property and facilities, to promote natural resource enhancement and open spaces around buildings.

CON

Allows **publicly owned** property designated as natural and coastal resources to provide for long-term protection and preservation of environmentally sensitive natural resource systems.



Zoning Analysis: Other Zoning Districts

INTENTS:

IN

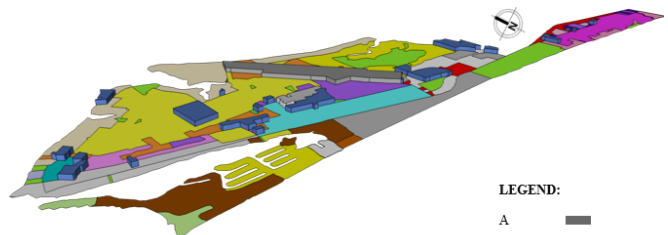
Intends to accommodate industrial and limited commercial developments. Does not allow permanent or seasonal residential uses.

INST

Intends to accommodate public and semi-public facilities and services, promote natural resources and open space around building. Does not allow permanent or seasonal residential uses.

A

Comprises Destin-Fort Walton Beach Airport. It intends to accommodate airport facilities. Does not allow permanent or seasonal residential uses.



LEGEND:

- A
- INST
- IN

Zoning Analysis: Village Planning Area

Village Planning Area Intent:

“Provide low-density, healthy, safe, family-friendly environment that promotes a high quality of life. Connected network of multi-modal streets. Dwelling density maximums. Encourage limited commercial uses that support the neighborhoods within the Village. Maintain, improve, and protect existing neighborhoods.”



Recommended Consolidated Zoning Districts:



Zoning Analysis: Holiday Isle Planning Area

Holiday Isle Planning Area Intent:

“Support and maintain a mix of residential accommodations for residents and visitors, with low density to high density residential and mixed uses. Safe and accessible Multi-modal transportation system. Protect, preserve, expand existing natural and recreational resources ”



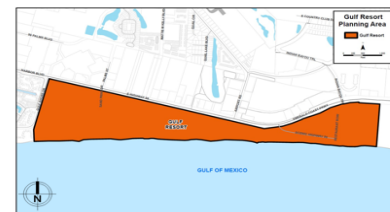
Recommended Consolidated Zoning Districts:



Zoning Analysis: Gulf Resort Planning Area

Gulf Resort Planning Area Intent:

“Intends to be world-class resort district with uses ranging from small condominium complexes to resorts and supporting dining, commercial and retail services. Connected multi-modal network. Renowned Residential and Resort destination. Increase public beach and access.”



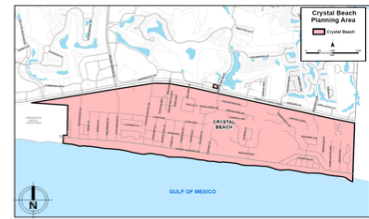
Recommended Consolidated Zoning Districts:



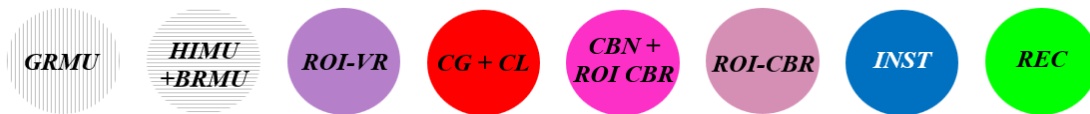
Zoning Analysis: Crystal Beach Planning Area

Crystal Beach Planning Area Intent:

“Intends to highlight quality commercial corridor , family-friendly vacation destination and single-family neighborhoods. Preserve and promote single-family character while providing the residents and visitors access to amenities. Ensure low intensity mixed use development support at intersections while commercial development adjacent to or accessible from highway 98. Protect long-term single family residential. Expand public beach access by encouraging low-intensity commercial, mixed-use developments, redevelopments of single or multi-family south of Scenic highway 98. Multimodal infrastructure. ”



Recommended Consolidated Zoning Districts:



Zoning Analysis: Harbor Planning Area

Harbor Planning Area Intent:

“Intends to support a marketplace implying to “World’s luckiest fishing village”. Appropriate commercial, mixed-use, residential uses supporting fishing and recreation industries, attract visitors. Plan public pedestrian shoreline and harbor boardwalk to promote and develop free flowing festive feel. Grow connected and safe multi-modal transportation network. Innovative transportation options and creative urban design.”



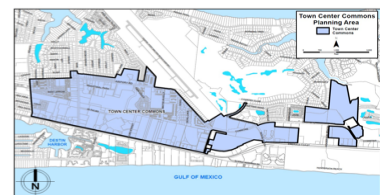
Recommended Consolidated Zoning Districts:



Zoning Analysis: Town Center Commons Planning Area

Town Center Commons Planning Area Intent:

“Intends to be the city’s residential, cultural, institutional, and service center. Center of business, relaxation and recreation. Afford residents and visitors ability to attend cultural events and activities showcasing the local arts, culture, and community value. Higher density residential, mixed-use development gathering places for residents and visitors. Pedestrian friendly and accessible multimodal corridors. City shall collaborate with Okaloosa County to align future development in areas directly adjacent to city’s jurisdiction ”



Recommended Consolidated Zoning Districts:



Zoning Analysis: Henderson Planning Area

Henderson Planning Area Intent:

“Intends to preserve and highlight natural ecosystem. To protect the largest public beach access. Mitigate external impacts on park. To protect flora and fauna. ”



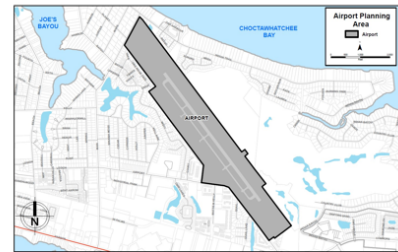
Recommended Consolidated Zoning Districts:



Zoning Analysis: Airport Planning Area

Airport Planning Area Intent:

“Intends to provide and facilitate the continued use of general aviation at the Destin Executive Airport at current and projected use levels while planning for the future airport growth with the existing boundaries. Mitigate encroachment issues from development upon the airport and aviation uses upon surrounding neighborhood and other areas”



Recommended Consolidated Zoning Districts:



Currently there are similar zoning districts per uses and dimensional requirements constituting to total of 28 Zoning Districts



The zoning districts are consolidated to 21 Zoning districts based on their similarities in the uses and dimensional requirements



Aligned the Consolidated Zoning Districts with the Planning Areas Intents

Conclusion



DISCUSSIONS:

Councilmember Destin raised a concern about previous citywide zoning changes where individual parcel notices were not issued, leading to confusion. Staff emphasized the need for better communication this time, possibly by sending out notices to property owners within 300 feet of the affected zones, although the potential cost was acknowledged. It was noted that similar issues arose during past rezoning efforts.

Councilmember Destin wanted reassurance that consolidations would not result in unintentional shifts from conditional to permitted uses, especially regarding short-term rentals. The legal implications of the Bert Harris Act and its impact on zoning decisions were briefly mentioned. Staff committed to providing additional materials, including slides that clearly outline the differences in zoning district consolidations.

There was a brief discussion about the next steps, which include public hearings and review by the LPA. The City Attorney clarified that no changes would be adopted until an ordinance with two readings is passed, ensuring multiple opportunities for public input. Staff confirm that the LPA will rework certain elements, possibly including the draft of Article 4, and then return to the city council either through a public meeting or a workshop. Since the LPA has already made recommendations and the changes involve an ordinance to the LDC, there will be an ordinance hearing with the LPA.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 9:00 PM.

Bobby Wagner, Mayor

ATTEST:

Rey Bailey, City Clerk



City of Destin Official Zoning Map



NORTH
Scale 1" = 1000'

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

Residential

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

Commercial

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

Mixed Use

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

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

Last amended by Ordinance
25-04-LC on July 7, 2025

The City of Destin assumes no responsibility and/or liability for the information contained herein.

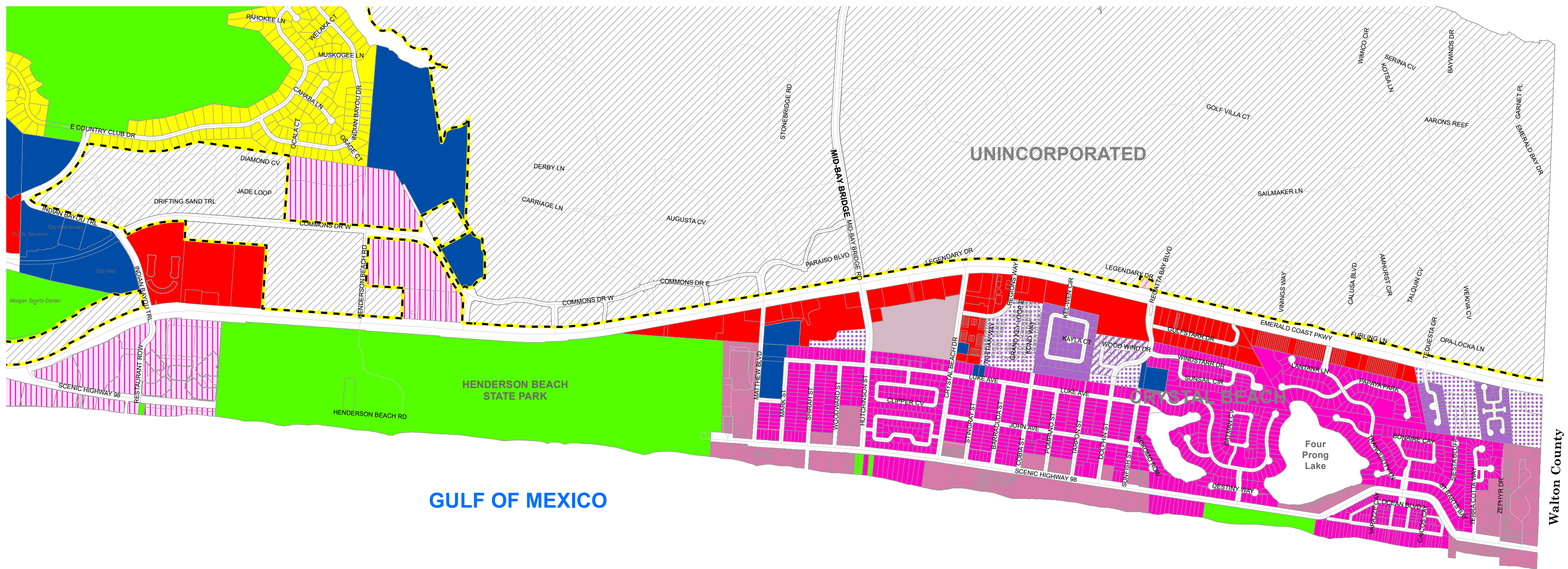
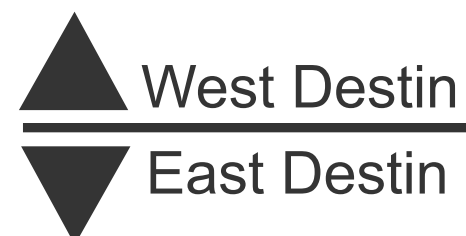
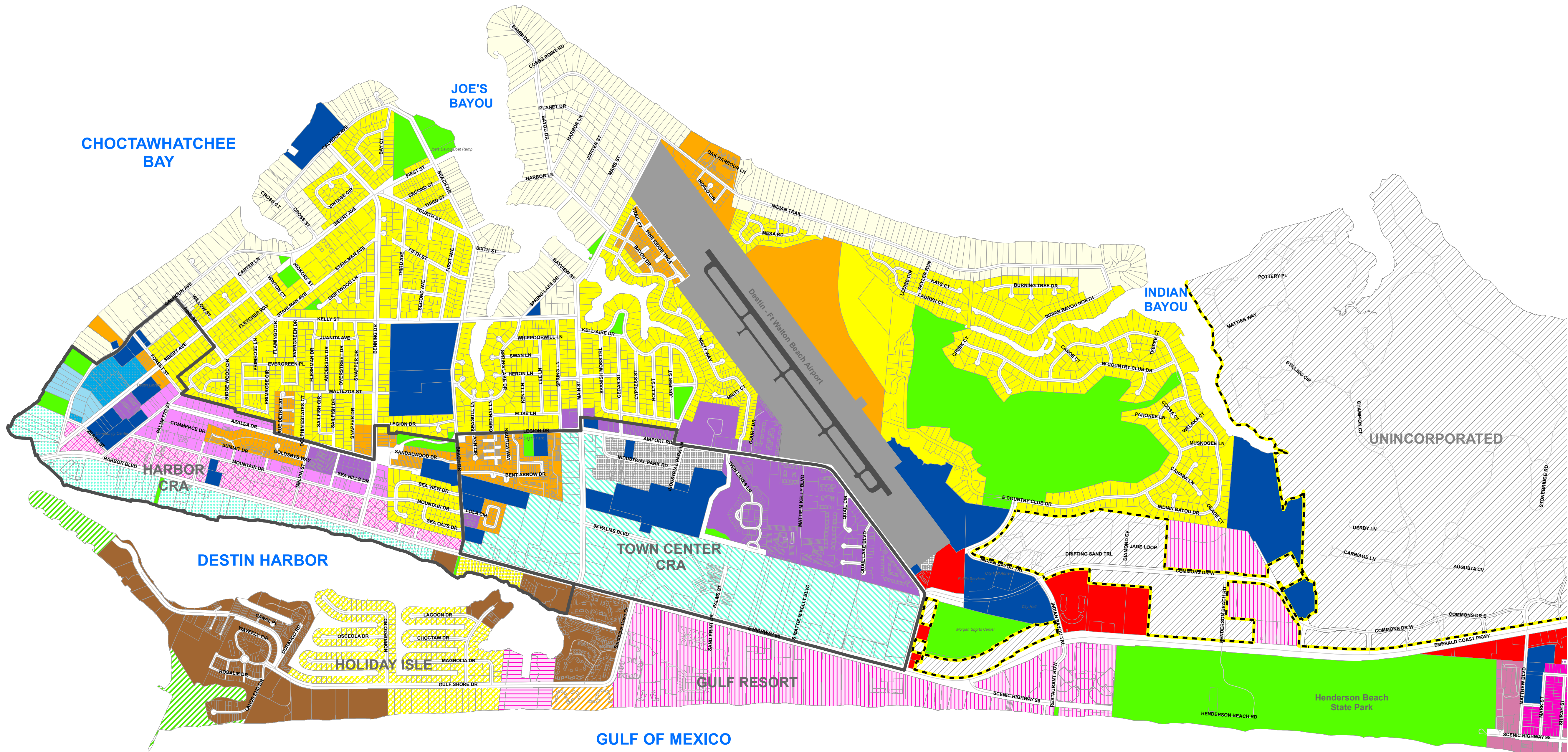


TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
Permanent or long-term residential uses																		
Single-family detached dwelling	P	P	P	P	P	P	P	P	P				P	P	P		P	P
Multi-family attached dwelling					P	P	P	C	P	C			C		P	C	P	C
Mobile home dwelling	C																	
Mobile home development							C											
Guest house ⁽¹⁾	P				P	P	P	P				P	C		P			C
Accessory dwelling	P				P	P	P	P				P	C		P			C
Custodian or night-watchman dwelling											P							
Single room occupancy housing	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	P
Seasonal or short-term residential uses																		C
Single-family detached dwelling			P			P	P	P	P			P		P	P		P	
Luxury motor home resort																C		
Multi-family attached dwelling						P	P	C	P	P		P			P	C	P	C
Other residential uses																		
Community residential home, small (1—6)	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	C
Community residential home, large (7—14)					P	C	C	C	C				C		C		C	C
Family day care home	P	P	P	P	P	P	P	P	P				P	P	P		P	C

North American Industrial Classification System Use Designations

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
Sector 22 Utilities																		
2211 Electric power generation, transmission, and distribution																		
221111 Hydroelectric power generation																		
221112 Fossil fuel electric power generation																		
221113 Nuclear electric power generation																		
221119 Solar electric power generation																		
221119 Wind electric power generation																		
221122 Distribution electric substation ⁽¹⁶⁾	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
2212 Natural gas distribution												P	C					
2213 Water, sewage and other systems												P	C					
Sector 23 Construction																		
236 Residential and non-residential contractors											P							
237 Heavy and civil engineering contractors																		
238 Specialty trade contractors											P							
Sector 31—33 Manufacturing																		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
311920 Coffee & tea manufacturing																		
312120 Breweries & Microbreweries											C							
312140 Distilleries & craft distilleries											C							
323 Printing and related support activities									P ₍₂₎	P	P	P ⁽³⁾	C			C		
Sector 42 Wholesale Trade										C	P							
424460 Fish and seafood merchant wholesalers											P							
Sector 44-45 Retail trade																		
441 Motor vehicle and parts dealers																		
4411 Automobile dealers																C		
4412 Other motor vehicle dealers																C		
4413 Auto parts, accessories, and tire stores										C	P					C		
441310 Parts and Accessories Dealer—Automotive/marine										C	P					C		
442 Furniture and home furnishings stores									P ₍₂₎	P						P		
443 Electronics and appliance stores									P ₍₂₎	P						P		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
444 Building material and garden equip. and supply dealer										C	P							
444190 Kitchen cabinet stores										C	P							
445 Food and beverage stores																		
4451 Grocery stores									P ₍₂₎	C						P		
4452 Specialty food stores									P ₍₂₎	C					P ⁽⁴⁾	P		
4453 Beer, wine, and liquor stores									P ₍₂₎	C						P		P
446 Health and personal care stores and medical marijuana treatment center dispensing facilities ²⁰									P ₍₂₎	C					P ⁽⁴⁾	P		P
447 Gasoline stations										C					P			
448 Clothing and clothing accessories stores									P ₍₂₎	P		P ⁽³⁾	C			P	P	
451 Sporting goods, hobby, book and music stores																		
4511 Sporting goods and musical instrument stores									P ₍₂₎	P						P	P	P
4512 Book, periodical, and music stores									P ₍₂₎	P		P ⁽³⁾	C		P ⁽⁴⁾	P	P	P
452 General merchandise stores																		
4521 Department stores									P ₍₂₎	C						P		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
4529 Other general merchandise stores									P ₍₂₎	P		P ⁽³⁾	C		P ⁽⁴⁾	P	P	
453 Miscellaneous store retailers																		
4531 Florists									P ₍₂₎	P		P ⁽³⁾	C		P ⁽⁴⁾	P		
4532 Office supplies, stationery, and gift stores									P ₍₂₎	C		P ⁽³⁾	C		P ⁽⁴⁾	P		
4533 Used merchandise stores										C		C ⁽⁸⁾	C			C		
453310 Thrift stores										C		C ⁽⁸⁾	C			C		
453310 Thrift stores, large																C		
4539 Other miscellaneous store retailers										C		P ⁽³⁾	C		P ⁽⁴⁾	C	P	C
454 Non-store retailers											P							

Sector 48-49 Transportation and Warehousing

481 Air transportation																		
483 Water transportation																		
484 Truck transportation																		
485 Transit and ground passenger transportation																		
4851 Urban transit systems									P	C	P	P	C			P	P	
4582 Interurban and rural bus transportation									P	C	P	P	C			P	P	
4853 Taxi and limousine service											P							

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V
4854 School and employee bus transportation											P	P	C					
4855 Charter bus industry																		
4859 Other ground passenger transportation											P							
487 Scenic and sightseeing transportation																		
4871 Scenic and sightseeing transportation, land																C	P	C
4872 Scenic and sightseeing transportation, water																C	P	C
4879 Scenic and sightseeing transportation, other																		
488 Support activities for transportation																		
4881 Support activities for air transportation																		
48841 Motor vehicle towing										C	P							
491 Postal service												P	C		P			
492 Couriers and messengers											P	P	C					
493 Warehousing and storage										C								
4931 General warehousing and storage ⁽⁹⁾										C	P							

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
Sector 51 Information																		
511 Publishing industries, except internet										P	P							
512131 Motion picture theaters										P	P					P		
515 Broadcasting, except internet										P	P					P		
516 Internet publishing and broadcasting										P	P	P	C			P		
517 Telecommunications										P	C							
5172 Wireless telecommunications carriers (except satellite)										P ₁₅	P ¹⁵					P ¹⁵		
518 ISPs, search portals, and data processing										P	P	P	C			P		
519 Other information services										P	P	P	C			P		
Sector 52 Finance and Insurance									P	P	P	P	C		P	P	P	P
522298 Pawn shops										C								
Sector 53 Real Estate and Rental and Leasing																		
531 Real Estate services									P	P	P	P	C		P	P	P	P
531120 Conference/convention center										C						P	P	C
531120 Commercial special event venue										P					P	P	P	P

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
531130 Mini-warehouse and self-storage leasing										C	P							
531190 Boat, vehicle, equipment, etc., storage leasing										C	P							
532 Rental and leasing services																		
5321 Automotive equipment rental and leasing										C	P							
5322 Consumer goods rental									P	C	P	P	C		P	C	P	C
5323 General rental centers										P	P					P		
5324 Machinery and equipment rental and leasing										C	P					P		

Sector 54 Professional and Technical Services

541 Professional and technical services									P	P		P	C		P	P	P	P
541940 Veterinary services										C		P ⁽³⁾	C		P	P	P	P

Sector 55 Management of Companies and Enterprises

551 Management of companies and enterprises									P	P	P	P	C		P	P	P	P
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Sector 56 Administrative and Waste Services

561 Administrative and support services									P	P	P	P	C		P	P	P	P
561720 Janitorial services									P	P	P	P	C		P	P	P	P

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
561730 Landscaping services										C	P							
562 Waste management and remediation services												C	C					

Sector 61 Educational Services

611 Educational services																		
6111 Elementary and secondary schools												P	C					
6112 Junior colleges												P	C					
6113 Colleges and universities												P	C					
6114 Business, computer and management training									P	P	P	P	C			P	P	P
6115 Technical and trade schools											P	P	C					
6116 Other schools and instruction										P		P	C			P	P	C
6117 Educational support services										P		P	C			P	P	C

Sector 62 Health Care and Social Assistance

621 Ambulatory health care services									P	C	P	P	C		P	P	P	P
622 Hospitals												P	C					
623 Nursing and residential care facilities																		
6231 Nursing care facilities												P	C					
6232 Residential mental health facilities												C	C					

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
6233 Community care facilities for the elderly													C			P		
6239 Other residential care facilities													C			P		
624 Social assistance												P	C					
6244 Child day care services								C	C	P		P	C		C	P	P	C
Sector 71 Arts, Entertainment, and Recreation																		
711 Performing arts and spectator sports									P	C			C		P	P	P	C
712 Museums, historical sites, zoos, and parks ⁽¹⁰⁾								P	P			C	C		C	C	C	C
713 Amusements, gambling, and recreation ¹⁸																		
713110 Amusement and theme parks										C								
713120 Amusement arcades										C							C	P
713910 Golf courses and country clubs																		
713930 Marinas																	P	C
713940 Fitness and recreational sports centers										C					P	P	P	C
713950 Bowling centers										C						P	P	C
713990 Indoor Shooting Ranges											P							
Indoor sports recreation establishments																		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
713990 All other amusement and recreation industries										C		C	C			C	P	C
Sector 72 Accommodation and Food Services																		
721 Accommodation																		
721110 Hotels and motels									P	C		P			P	P ⁽⁵⁾	P	C
721191 Bed-and-breakfast inns									P	C		P			P	P ⁽⁵⁾	P	C
721199 Other traveler accommodation, C.T.L.A. ⁽¹²⁾									P	C		P			P	P ⁽⁵⁾	P	C
7212 RV parks and recreational camps										C								
7213 Rooming and boarding houses									P	C		P			P	P ⁽⁵⁾	P	P
722 Food services and drinking places									P	C	P				P	P	C	C
722110 Full-service restaurants									P	C	P				P	P	C	C
722111 Limited-service restaurants									P	C	P				P	P	C	C
7224 Drinking places, alcoholic beverages									P ⁽⁷⁾	C					P ⁽⁷⁾	P ⁽⁷⁾	C	C
Brewpubs										P	C					C		
Sector 81 Other Services, Except Public Administration																		
811 Repair and maintenance										C	P							
8111 Automotive repair and maintenance										C	P							
811192 Car washes										C	P					C		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
81149 Other personal and household goods repair										P	P					C	P	P
811491 Boat and motorcycle repair										C	P							
812 Personal and laundry services									P	P	P	P	C			P	P	P
8122 Death care services											P							
8123 Dry cleaning and laundry services									P	C	P	P	C			P	P	P
81233 Linen and uniform supply services										P	P							
812910 Pet care (except veterinary) services										C		P ⁽³⁾	C		P	P	P	P
812930 Parking lots and garages (public & private)																C		
813 Membership associations and organizations									P	P		P	C		P	P	P	P
8131 Religious organizations								P	P	P	P	P	C		P	P	P	P

Sector 92 Public Administration

921 Executive, legislative and general government												P	C					
922 Justice, public order, and safety activities												C	C					
922120 Police protection	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR-V	LDR-HI	LDR-H	MDR-V	MDR-HI	HDR	CBN	CL	CG	CTS	ROI-TD	ROI-VR	ROI-CBR	CBR	TCMU	CMU	CMU-V
922160 Fire protection	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
923 Administration of human resource programs												P	C					
924 Administration of environmental programs												P	C					
925 Administration of housing programs, urban planning and community development												P	C					
926 Administration of economic programs												P	C					
927 Space research and technology												P	C					
928 National security and international affairs												P	C					
Miscellaneous Uses																		
Sexually oriented businesses ¹⁹																		
Tattoo parlors										C								
Passive recreation ⁽¹¹⁾																		
Accessory Uses																		
Uses and structures which are customarily accessory, clearly incidental and subordinate to permitted uses and structures, including home occupations and off-site businesses.	A	A	A	A	A	A	A	A					A		A			
Footnotes																		

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V
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P = Permitted Use, C = Conditional Use, and A = Accessory Use

¹ Guest houses are permitted only if the owner of the subject property occupies the primary dwelling as his/her main residence. However, guest h (refer to Section 7.12.04.M).

² May accommodate shopping centers with grocery stores, drug store/pharmacy, specialty shops, and similar tenants with no single business enti

³ Is allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods.

⁴ Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the

⁵ Only allowed on properties that have direct or secondary access to Harbor Boulevard.

⁶ Neighborhood retail commercial goods and services shall not exceed 5,500 square feet and shall be designed primarily to serve the needs of the

⁷ Must meet minimum distance separation requirements, see Section 7.16.00 of the Land Development Code.

⁸ Must meet minimum distance separation requirements, refer to the definition of the use in question in article 3 of the Land Development Code.

⁹ Office space associated with this use shall not exceed 25 percent of the total square footage of the building.

¹⁰ Zoos are only allowed in the Industrial zoning district.

¹¹ Passive recreation includes the following as accessory uses: beach accessways, such as dune walkovers, parking lots, docks, and restroom facilit

¹² Commercial transient living accommodations.

¹³ Used merchandise stores are restricted to only those that are classified as a nonprofit business.

¹⁴ Can only provide said services free of charge, refer to Section 7.09.02B(11) for further information.

¹⁵ Telecommunication towers are an allowable use in this zoning district subject to a hierarchy of eligibility per Section 7.19.04.A.

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

¹⁷ Reserved.

¹⁸ Land Use 7132 Gambling Industries and 72112 Casino Hotels shall be prohibited in all districts.

¹⁹ No sexually oriented business shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330' south east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.

²⁰ No medical marijuana dispensary shall be located on any Industrial (IN) zoned parcel within the Town Center CRA with a boundary within 330 feet 330 feet east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located. Cultivating or proc

²¹ Only one custodian or night watchman residence is permitted per industrial site with a maximum size of 1,200 square feet. The custodian or night independent contractor of the property owner or property manager.

NOTE: Any change of use within the Harbor District Overlay that is part of an application for a certificate of appropriateness shall require condition

TABLE 7-2: TABLE OF ALLOWABLE USES

	BE	LDR- V	LDR- HI	LDR- H	MDR- V	MDR- HI	HDR	CBN	CL	CG	CTS	ROI- TD	ROI- VR	ROI- CBR	CBR	TCMU	CMU	CMU- V
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NOTE: Any change of use within the Zerbe-Calhoun Historic District Overlay that is part of an application for a Certificate of Appropriateness shall r

Land Use Category	NAICS Code	Land Use	Current Permitted Districts	Current Conditional Districts	Added Permitted Districts	Removed Permitted Districts	Added Conditional Districts	Removed Conditional Districts	New Permitted Districts	New Conditional Districts
Permanent or long-term residential uses		Single-family detached dwelling	BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, CL, ROI-VR, ROI-CBR, CBR, CMU, CMU-V, GRMU, BRMU	SHMU, NHMU, HIMU		CL			BE, LDR, LDR-HI, MDR, HDR, CBN, ROI-VR, CBR, CMU, CMU-V, GRMU	SHMU, NHMU, HIMU
Permanent or long-term residential uses		Multi-family attached dwelling	MDR-V, MDR-HI, HDR, CL, CBR, CMU, SHMU, NHMU, GRMU, HIMU, BRMU	CBN, CG, ROI-VR, TCMU, CMU-V		CL, CMU	CMU		MDR, HDR, CBR, SHMU, NHMU, GRMU, HIMU	CBN, CG, ROI-VR, TCMU, CMU-V, CMU
Permanent or long-term residential uses		Mobile home dwelling		BE						BE
Permanent or long-term residential uses		Mobile home development		HDR						HDR
Permanent or long-term residential uses		Guest house	BE, MDR-V, MDR-HI, HDR, CBN, ROI-TD, CBR	ROI-VR, CMU-V	LDR				BE, MDR, HDR, CBN, CBR, LDR	ROI-VR, CMU-V
Permanent or long-term residential uses		Accessory dwelling	BE, MDR-V, MDR-HI, HDR, CBN, ROI-TD, CBR	ROI-VR, CMU-V	LDR				BE, MDR, HDR, CBN, CBR, LDR	ROI-VR, CMU-V
Permanent or long-term residential uses		Custodian or night-watchman dwelling	CTS, IN			IN			CTS	
Permanent or long-term residential uses		Single room occupancy housing	BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, CL, ROI-TD, ROI-VR, ROI-CBR, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU			CL, HIMU	HIMU		BE, LDR, LDR-HI, MDR, HDR, CBN, CBR, ROI-VR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU	HIMU
Seasonal or short-term residential uses		Seasonal or short-term residential uses		CMU-V				CMU-V		
Seasonal or short-term residential uses		Single-family detached dwelling	LDR-HI, MDR-HI, HDR, CBN, CL, ROI-TD, ROI-CBR, CBR, CMU, GRMU, HIMU, BRMU	SHMU, NHMU		CMU	CMU		LDR-HI, HDR, CBN, CG, CBR, GRMU, HIMU	SHMU, NHMU, CMU
Seasonal or short-term residential uses		Luxury motor home resort	GRMU, BRMU	TCMU				TCMU	GRMU	
Seasonal or short-term residential uses		Multi-family attached dwelling	MDR-HI, HDR, CL, CG, ROI-TD, CBR, CMU, SHMU, NHMU, GRMU, HIMU, BRMU	CBN, TCMU, CMU-V	TCMU	CMU		TCMU	HDR, CG, CBR, SHMU, NHMU, GRMU, HIMU, TCMU	CBN, CMU-V
Other residential uses		Community residential home, small (1-6)	BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, CL, ROI-TD, ROI-VR, ROI-CBR, CBR, TCMU, CMU, GRMU	CMU-V, SHMU, NHMU, HIMU, BRMU		CL, CMU, CBR, GRMU, ROI-VR	CMU, CBR, GRMU, ROI-VR		BE, LDR, LDR-HI, MDR, HDR, CBN, CBR, TCMU	CMU-V, SHMU, NHMU, HIMU, CMU, CBR, GRMU, ROI-VR
Other residential uses		Community residential home, large (7-14)	MDR-V	MDR-HI, HDR, CBN, CL, ROI-VR, CBR, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	CBR, ROI-VR			MDR-HI, CBR, ROI-VR	MDR, CBR, ROI-VR	HDR, CBN, CG, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU
Other residential uses		Family day care home	BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, CL, ROI-VR, ROI-CBR, CBR, CMU, GRMU	CMU-V, SHMU, NHMU, HIMU, BRMU		CMU	CMU		BE, LDR, LDR-HI, MDR, HDR, CBN, CG, ROI-VR, CBR, GRMU	CMU-V, SHMU, NHMU, HIMU, CMU
Sector 22-Utilities ; 2211 Electric power generation, transmission, and distribution	221111	Hydroelectric power generation								
Sector 22-Utilities ; 2211 Electric power generation, transmission, and distribution	221112	Fossil fuel electric power generation								
Sector 22-Utilities ; 2211 Electric power generation, transmission, and distribution	221113	Nuclear electric power generation								
Sector 22-Utilities ; 2211 Electric power generation, transmission, and distribution	221119	Solar electric power generation	BRMU, IN, A			A	A		IN	A
Sector 22-Utilities ; 2211 Electric power generation, transmission, and distribution	221119	Wind electric power generation	IN, INST						IN, INST	
Sector 22-Utilities ; 2211 Electric power generation, transmission, and distribution	221122	Distribution electric substation	BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, CL, CG, CTS, ROI-TD, ROI-VR, ROI-CBR, CBR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, IN, A, INST, REC						BE, LDR, LDR-HI, MDR, HDR, CBN, CG, CTS, CBR, ROI-VR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, IN, A, INST, REC	
Sector 23-Construction ; 236 Residential and non-residential contractors	236	Residential and non-residential contractors	CTS, IN						CTS, IN	
Sector 23-Construction ; 237 Heavy and civil engineering contractors	237	Heavy and civil engineering contractors	IN						IN	
Sector 23-Construction ; 238 Specialty trade contractors	238	Specialty trade contractors	CTS, IN						CTS, IN	
Sector 31-33-Manufacturing	312120	Breweries & Microbreweries	IN	CTS					IN	CTS
Sector 31-33-Manufacturing	312140	Distilleries & craft distilleries	IN	CTS					IN	CTS
Sector 31-33-Manufacturing ; 323 Printing and related support activities	323	Printing and related support activities	CL, CG, CTS, ROI-TD, SHMU, NHMU, GRMU, HIMU, BRMU, IN	ROI-VR, TCMU	CBR				CG, CTS, CBR, SHMU, NHMU, GRMU, HIMU, IN	ROI-VR, TCMU
Sector 42-Wholesale Trade	424460	Fish and seafood merchant wholesalers	CTS, SHMU, NHMU, BRMU						CTS, SHMU, NHMU	
Sector 42-Wholesale Trade		Wholesale Trade	CTS, IN	CG					CTS, IN	CG
Sector 44-45-Retail Trade ; 441 Motor vehicle and parts dealers	4411	Automobile dealers	IN	TCMU, NHMU					IN	TCMU, NHMU
Sector 44-45-Retail Trade ; 441 Motor vehicle and parts dealers	4412	Other motor vehicle dealers	SHMU, NHMU, IN	TCMU					SHMU, NHMU, IN	TCMU
Sector 44-45-Retail Trade ; 441 Motor vehicle and parts dealers	4413	Auto parts, accessories, and tire stores	CTS	CG, TCMU					CTS	CG, TCMU
Sector 44-45-Retail Trade ; 441 Motor vehicle and parts dealers	441310	Parts and Accessories Dealer--Automotive/marine	CTS, SHMU, NHMU, IN	CG, TCMU					CTS, SHMU, NHMU, IN	CG, TCMU
Sector 44-45-Retail Trade ; 442 Furniture and home furnishings stores	442	Furniture and home furnishings stores	CL, CG, TCMU, SHMU, NHMU						CG, TCMU, SHMU, NHMU	
Sector 44-45-Retail Trade ; 443 Electronics and appliance stores	443	Electronics and appliance stores	CL, CG, TCMU, SHMU, NHMU						CG, TCMU, SHMU, NHMU	
Sector 44-45-Retail Trade ; 444 Building material and garden equip. and supply dealer	444	Building material and garden equip. and supply dealer	CTS	CG					CTS	CG
Sector 44-45-Retail Trade ; 444 Building material and garden equip. and supply dealer	444190	Kitchen cabinet stores	CTS, NHMU	CG	CG			CG	CTS, NHMU, CG	
Sector 44-45-Retail Trade ; 445 Food and beverage stores	4451	Grocery stores	CL, TCMU, NHMU	CG		CL			TCMU, NHMU	CG
Sector 44-45-Retail Trade ; 445 Food and beverage stores	4452	Specialty food stores	CL, CBR, TCMU, SHMU, NHMU, GRMU, BRMU	CG		CL			CBR, TCMU, SHMU, NHMU, GRMU	CG
Sector 44-45-Retail Trade ; 445 Food and beverage stores	4453	Beer, wine, and liquor stores	CL, TCMU, CMU-V, SHMU, NHMU, BRMU	CG		CL			TCMU, CMU-V, SHMU, NHMU	CG
Sector 44-45-Retail Trade ; 446 Health and personal care stores and medical marijuana treatment center dispensing facilities	446	Health and personal care stores and medical marijuana treatment center dispensing facilities	CL, CBR, TCMU, CMU-V, SHMU, NHMU, BRMU	CG		CL, CMU, CBR	IN, CMU, CBR		TCMU, CMU-V, SHMU, NHMU	CG, IN, CMU, CBR
Sector 44-45-Retail Trade ; 447 Gasoline stations	447	Gasoline stations	CBR, NHMU, GRMU, BRMU, A	CG		CBR, A	CBR		NHMU, GRMU	CG, CBR
Sector 44-45-Retail Trade ; 448 Clothing and clothing accessories stores	448	Clothing and clothing accessories stores	CL, CG, ROI-TD, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, A	ROI-VR	CBR	CMU, A	CMU		CG, CBR, TCMU, SHMU, NHMU, GRMU, HIMU	ROI-VR, CMU
Sector 44-45-Retail Trade ; 451 Sporting goods, hobby, book and music stores	4511	Sporting goods and musical instrument stores	CL, CG, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, BRMU						CG, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU	
Sector 44-45-Retail Trade ; 451 Sporting goods, hobby, book and music stores	4512	Book, periodical, and music stores	CL, CG, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU, A	ROI-VR					CG, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, A	ROI-VR

Land Use Category	NAICS Code	Land Use	Current Permitted Districts	Current Conditional Districts	Added Permitted Districts	Removed Permitted Districts	Added Conditional Districts	Removed Conditional Districts	New Permitted Districts	New Conditional Districts
Sector 44-45-Retail Trade ; 452 General merchandise stores	4521	Department stores	CL, TCMU, SHMU, NHMU	CG		CL			TCMU, SHMU, NHMU	CG
Sector 44-45-Retail Trade ; 452 General merchandise stores	4529	Other general merchandise stores	CL, CG, ROI-TD, CBR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, A	ROI-VR		CMU	CMU		CG, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, A	ROI-VR, CMU
Sector 44-45-Retail Trade ; 453 Miscellaneous store retailers	4531	Florists	CL, CG, ROI-TD, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR					CG, CBR, TCMU, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 44-45-Retail Trade ; 453 Miscellaneous store retailers	4532	Office supplies, stationery, and gift stores	CL, ROI-TD, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU, A	CG, ROI-VR		CL			CBR, TCMU, SHMU, NHMU, GRMU, HIMU, A	CG, ROI-VR
Sector 44-45-Retail Trade ; 453 Miscellaneous store retailers	4533	Used merchandise stores	SHMU, NHMU, IN, INST	CG, ROI-TD, ROI-VR, TCMU			CBR		SHMU, NHMU, IN, INST	CG, CBR, ROI-VR, TCMU
Sector 44-45-Retail Trade ; 453 Miscellaneous store retailers	4539	Other miscellaneous store retailers	ROI-TD, CBR, CMU, SHMU, NHMU, GRMU, HIMU, BRMU	CG, ROI-VR, TCMU, CMU-V	CG	CMU	CMU	CG	CBR, SHMU, NHMU, GRMU, HIMU, CG	ROI-VR, TCMU, CMU-V, CMU
Sector 44-45-Retail Trade ; 453 Miscellaneous store retailers	453310	Thrift stores	SHMU, NHMU, IN	CG, ROI-TD, ROI-VR, TCMU		IN	CBR		SHMU, NHMU	CG, CBR, ROI-VR, TCMU
Sector 44-45-Retail Trade ; 453 Miscellaneous store retailers	453310	Thrift stores, large		TCMU						TCMU
Sector 44-45-Retail Trade ; 454 Non-store retailers	454	Non-store retailers	CTS, IN						CTS, IN	
Sector 48-49-Transportation and Warehousing ; 481 Air transportation	481	Air transportation	A						A	
Sector 48-49-Transportation and Warehousing ; 483 Water transportation	483	Water transportation	SHMU, HIMU				REC		SHMU, HIMU	REC
Sector 48-49-Transportation and Warehousing ; 484 Truck transportation	484	Truck transportation	IN						IN	
Sector 48-49-Transportation and Warehousing ; 485 Transit and ground passenger transportation	4851	Urban transit systems	CL, CTS, ROI-TD, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, IN, A, INST, REC	CG, ROI-VR		CL, CTS, CMU	CTS, CMU		CBR, TCMU, SHMU, NHMU, GRMU, HIMU, IN, A, INST, REC	CG, ROI-VR, CTS, CMU
Sector 48-49-Transportation and Warehousing ; 485 Transit and ground passenger transportation	4852	Interurban and rural bus transportation	CL, CTS, ROI-TD, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, IN, A, INST, REC	CG, ROI-VR		CL, CTS, CMU	CTS, CMU, CBR		CBR, TCMU, SHMU, NHMU, GRMU, HIMU, IN, A, INST, REC	CG, ROI-VR, CTS, CMU, CBR
Sector 48-49-Transportation and Warehousing ; 485 Transit and ground passenger transportation	4853	Taxi and limousine service	CTS, A						CTS, A	
Sector 48-49-Transportation and Warehousing ; 485 Transit and ground passenger transportation	4854	School and employee bus transportation	CTS, ROI-TD, INST	ROI-VR	IN				CTS, CBR, INST, IN	ROI-VR
Sector 48-49-Transportation and Warehousing ; 485 Transit and ground passenger transportation	4855	Charter bus industry	A						A	
Sector 48-49-Transportation and Warehousing ; 485 Transit and ground passenger transportation	4859	Other ground passenger transportation	CTS, A						CTS, A	
Sector 48-49-Transportation and Warehousing ; 487 Scenic and sightseeing transportation, land	4871	Scenic and sightseeing transportation, land	CMU, SHMU, NHMU, GRMU, HIMU, BRMU	TCMU, CMU-V					CMU, SHMU, NHMU, GRMU, HIMU	TCMU, CMU-V
Sector 48-49-Transportation and Warehousing ; 487 Scenic and sightseeing transportation	4872	Scenic and sightseeing transportation, water	CMU, SHMU, NHMU, GRMU, HIMU, BRMU	TCMU, CMU-V					CMU, SHMU, NHMU, GRMU, HIMU	TCMU, CMU-V
Sector 48-49-Transportation and Warehousing ; 487 Scenic and sightseeing transportation	4879	Scenic and sightseeing transportation, other	A						A	
Sector 48-49-Transportation and Warehousing ; 488 Support activities for transportation	4881	Support activities for air transportation	A						A	
Sector 48-49-Transportation and Warehousing ; 488 Support activities for transportation	48841	Motor vehicle towing	CTS, IN	CG					CTS, IN	CG
Sector 48-49-Transportation and Warehousing ; 491 Postal service	491	Postal service	ROI-TD, CBR, A, INST	ROI-VR					CBR, A, INST	ROI-VR
Sector 48-49-Transportation and Warehousing ; 492 Couriers and messengers	492	Couriers and messengers	CTS, ROI-TD, A	ROI-VR	CBR	A			CTS, CBR	ROI-VR
Sector 48-49-Transportation and Warehousing ; 493 Warehousing and storage	493	Warehousing and storage		CG						CG
Sector 48-49-Transportation and Warehousing ; 493 Warehousing and storage	4931	General warehousing and storage	CTS, IN	CG					CTS, IN	CG
Sector 51-Information ; 511 Publishing industries, except internet	511	Publishing industries, except internet	CG, CTS						CG, CTS	
Sector 51-Information ; 511 Publishing industries, except internet	512131	Motion picture theaters	CG, CTS, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU						CG, CTS, TCMU, SHMU, NHMU, GRMU, HIMU	
Sector 51-Information ; 515 Broadcasting, except internet	515	Broadcasting, except internet	CG, CTS, TCMU						CG, CTS, TCMU	
Sector 51-Information ; 516 Internet publishing and broadcasting	516	Internet publishing and broadcasting	CG, CTS, ROI-TD, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR	CBR				CG, CTS, CBR, TCMU, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 51-Information ; 517 Telecommunications	517	Telecommunications	CG, IN	CTS					CG, IN	CTS
Sector 51-Information ; 517 Telecommunications	5172	Wireless telecommunications carriers (except satellite)	CG, CTS, TCMU, IN, INST, REC			CG, CTS, IN, INST, REC			TCMU	
Sector 51-Information ; 518 ISPS, search portals, and data processing	518	ISPS, search portals, and data processing	CG, CTS, ROI-TD, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR	CBR				CG, CTS, CBR, TCMU, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 51-Information ; 519 Other information services	519	Other information services	CG, CTS, ROI-TD, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR	CBR				CG, CTS, CBR, TCMU, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 52-Finance and Insurance	52	Finance and Insurance	CL, CG, CTS, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR					CG, CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 52-Finance and Insurance	522298	Pawn shops	A	CG		A				CG
Sector 53-Real Estate and Rental and Leasing ; 531 Real Estate Services	531	Real Estate services	CL, CG, CTS, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR					CG, CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 53-Real Estate and Rental and Leasing ; 531 Real Estate Services	531120	Commercial special event venue	CG, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU			CG, CBR	CG, CBR		TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	CG, CBR
Sector 53-Real Estate and Rental and Leasing ; 531 Real Estate Services	531120	Conference/convention center	TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU	CG, CMU-V					TCMU, CMU, SHMU, NHMU, GRMU, HIMU	CG, CMU-V
Sector 53-Real Estate and Rental and Leasing ; 531 Real Estate Services	531130	Mini-warehouse and self-storage leasing	CTS, IN	CG, GRMU					CTS, IN	CG, GRMU
Sector 53-Real Estate and Rental and Leasing ; 531 Real Estate Services	531190	Boat, vehicle, equipment, etc., storage leasing	CTS, SHMU, NHMU, BRMU, IN	CG					CTS, SHMU, NHMU, IN	CG
Sector 53-Real Estate and Rental and Leasing ; 532 Rental and leasing services	5321	Automotive equipment rental and leasing	CTS, IN, A	CG					CTS, IN, A	CG
Sector 53-Real Estate and Rental and Leasing ; 532 Rental and leasing services	5322	Consumer goods rental	CL, CTS, ROI-TD, CBR, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, IN	CG, ROI-VR, TCMU, CMU-V		CL, CMU	CMU		CTS, CBR, SHMU, NHMU, GRMU, HIMU, IN	CG, ROI-VR, TCMU, CMU-V, CMU
Sector 53-Real Estate and Rental and Leasing ; 532 Rental and leasing services	5323	General rental centers	CG, CTS, TCMU, SHMU, NHMU, IN						CG, CTS, TCMU, SHMU, NHMU, IN	
Sector 53-Real Estate and Rental and Leasing ; 532 Rental and leasing services	5324	Machinery and equipment rental and leasing	CTS, TCMU, SHMU, NHMU, IN	CG					CTS, TCMU, SHMU, NHMU, IN	CG

Land Use Category	NAICS Code	Land Use	Current Permitted Districts	Current Conditional Districts	Added Permitted Districts	Removed Permitted Districts	Added Conditional Districts	Removed Conditional Districts	New Permitted Districts	New Conditional Districts
Sector 54-Professional and Technical Services ; 541 Professional and technical services	541	Professional and technical services	CL, CG, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR					CG, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 54-Professional and Technical Services ; 541 Professional and technical services	541940	Veterinary services	ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	CG, ROI-VR, IN					CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	CG, ROI-VR, IN
Sector 55-Management of Companies and Enterprises ; 551 Management of companies and enterprises	551	Management of companies and enterprises	CL, CG, CTS, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR					CG, CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 56-Administrative and Waste Services ; 561 Administrative and support services	561	Administrative and support services	CL, CG, CTS, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR					CG, CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 56-Administrative and Waste Services ; 561 Administrative and support services	561720	Janitorial services	CL, CG, CTS, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, IN	ROI-VR		HIMU	HIMU		CG, CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, IN	ROI-VR, HIMU
Sector 56-Administrative and Waste Services ; 561 Administrative and support services	561730	Landscaping services	CTS, IN	CG					CTS, IN	CG
Sector 56-Administrative and Waste Services ; 562 Waste management and remediation services	562	Waste management and remediation services		ROI-TD, ROI-VR, IN, INST						CBR, ROI-VR, IN, INST
Sector 61-Educational Services ; 611 Educational services	6111	Elementary and secondary schools	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 61-Educational Services ; 611 Educational services	6112	Junior colleges	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 61-Educational Services ; 611 Educational services	6113	Colleges and universities	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 61-Educational Services ; 611 Educational services	6114	Business, computer, and management training	CL, CG, CTS, ROI-TD, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU, IN, INST	ROI-VR			CBR		CG, CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, IN, INST	ROI-VR, CBR
Sector 61-Educational Services ; 611 Educational services	6115	Technical and trade schools	CTS, ROI-TD, IN, A, INST	ROI-VR					CTS, CBR, IN, A, INST	ROI-VR
Sector 61-Educational Services ; 611 Educational services	6116	Other schools and institutions	CG, ROI-TD, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, A, INST	ROI-VR, CMU-V	CBR	CMU	CMU		CG, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, A, INST	ROI-VR, CMU-V, CMU
Sector 61-Educational Services ; 611 Educational services	6117	Educational support services	CG, ROI-TD, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, INST	ROI-VR, CMU-V		CMU	CMU, CBR		CG, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, INST	ROI-VR, CMU-V, CMU, CBR
Sector 62-Health Care and Social Assistance ; 621 Ambulatory health and services	621	Ambulatory health and services	CL, CTS, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	CG, ROI-VR, INST		CL			CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	CG, ROI-VR, INST
Sector 62-Health Care and Social Assistance ; 622 Hospitals	622	Hospitals	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 62-Health Care and Social Assistance ; 623 Nursing and residential care facilities	6231	Nursing care facilities	ROI-TD, INST	ROI-VR	CBR				CBR, INST	ROI-VR
Sector 62-Health Care and Social Assistance ; 623 Nursing and residential care facilities	6232	Residential mental health facilities	INST	ROI-TD, ROI-VR			CBR		INST	CBR, ROI-VR
Sector 62-Health Care and Social Assistance ; 623 Nursing and residential care facilities	6233	Community care facilities for the elderly	TCMU, INST	ROI-VR					TCMU, INST	ROI-VR
Sector 62-Health Care and Social Assistance ; 623 Nursing and residential care facilities	6239	Other residential care facilities	TCMU, INST	ROI-VR					TCMU, INST	ROI-VR
Sector 62-Health Care and Social Assistance ; 624 Social assistance	624	Social assistance	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 62-Health Care and Social Assistance ; 624 Social assistance	6244	Child day care services	CG, ROI-TD, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, INST	CBN, CL, ROI-VR, CBR, CMU-V	CBR	CG, CMU	CMU	CBR	CBR, TCMU, SHMU, NHMU, GRMU, HIMU, INST	CBN, CG, ROI-VR, CMU-V, CMU
Sector 71-Arts, Entertainment, and Recreation ; 711 Performing arts and spectator sports	711	Performing arts and spectator sports	CL, CBR, TCMU, CMU, SHMU, NHMU, GRMU, BRMU	CG, ROI-VR, CMU-V		CL, CMU, CBR	CMU, CBR		TCMU, SHMU, NHMU, GRMU	CG, ROI-VR, CMU-V, CMU, CBR
Sector 71-Arts, Entertainment, and Recreation ; 712 Museums, historical sites, zoos, and parks	712	Museums, historical sites, zoos, and parks	CBN, CL, INST, REC	ROI-TD, ROI-VR, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU, IN		CBN, CL	CBN, CG		INST, REC	CBR, ROI-VR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, IN, CBN, CG
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713110	Amusement and theme parks	REC	CG				CG	REC	
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713120	Amusement arcades	CMU-V, NHMU, GRMU, HIMU, BRMU, IN, REC	CG, CMU, SHMU					CMU-V, NHMU, GRMU, HIMU, IN, REC	CG, CMU, SHMU
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713910	Golf courses and country clubs	REC						REC	
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713930	Marinas	CMU, SHMU, HIMU	CMU-V					CMU, SHMU, HIMU	CMU-V
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713940	Fitness and recreational sports centers	CBR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU, REC	CG, CMU-V		CMU	CMU		CBR, TCMU, SHMU, NHMU, GRMU, HIMU, REC	CG, CMU-V, CMU
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713950	Bowling centers	TCMU, CMU, SHMU, NHMU, GRMU, BRMU, REC	CG, CMU-V		CMU	CMU		TCMU, SHMU, NHMU, GRMU, REC	CG, CMU-V, CMU
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713990	All other amusement and recreation industries	CMU, SHMU, NHMU, GRMU, HIMU, BRMU, INST, REC	CG, ROI-TD, ROI-VR, TCMU, CMU-V	TCMU	CMU, REC	CMU, CBR	TCMU	SHMU, NHMU, GRMU, HIMU, INST, TCMU	CG, CBR, ROI-VR, CMU-V, CMU
Sector 71-Arts, Entertainment, and Recreation ; 713 Amusements, gambling, and recreation	713990	Indoor Shooting Ranges	CTS, IN						CTS, IN	
Sector 72-Accommodation and Food Services ; 721 Accomodation	7212	RV parks and recreational camps		CG						CG
Sector 72-Accommodation and Food Services ; 721 Accomodation	7213	Rooming and boarding houses	CL, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	CG		CL, CMU	CMU		CBR, TCMU, CMU-V, SHMU, NHMU, GRMU, HIMU	CG, CMU
Sector 72-Accommodation and Food Services ; 721 Accomodation	721110	Hotels and motels	CL, ROI-TD, CBR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU	CG, CMU-V		CL, CMU, CBR, HIMU, NHMU, SHMU, TCMU	CMU, CBR, HIMU, NHMU, SHMU, TCMU		CBR, GRMU	CG, CMU-V, CMU, CBR, HIMU, NHMU, SHMU, TCMU
Sector 72-Accommodation and Food Services ; 721 Accomodation	721191	Bed-and-breakfast inns	CL, ROI-TD, CBR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU	CG, CMU-V		CL, CMU	CMU		CBR, TCMU, SHMU, NHMU, GRMU, HIMU	CG, CMU-V, CMU
Sector 72-Accommodation and Food Services ; 721 Accomodation	721199	Other traveler accommodation, C.T.L.A.	CL, ROI-TD, CBR, TCMU, CMU, SHMU, NHMU, GRMU, HIMU, BRMU	CG, CMU-V		CL, CMU, CBR, GRMU, HIMU, NHMU, SHMU, TCMU		CG, CMU-V	CBR	
Sector 72-Accommodation and Food Services ; 722 Food services and drinking places	722	Food services and drinking places	CL, CTS, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU, A	CG, CMU, CMU-V		CL, CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU, A		CG, CMU, CMU-V		
Sector 72-Accommodation and Food Services ; 722 Food services and drinking places	7224	Drinking places, alcoholic beverages	CL, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU, A	CG, CMU, CMU-V		CL			CBR, TCMU, SHMU, NHMU, GRMU, HIMU, A	CG, CMU, CMU-V
Sector 72-Accommodation and Food Services ; 722 Food services and drinking places	722110	Full-service restaurants	CL, CTS, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU	CG, CMU, CMU-V		CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU	CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU	CG	CG	CMU, CMU-V, CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU
Sector 72-Accommodation and Food Services ; 722 Food services and drinking places	722111	Limited-service restaurants	CL, CTS, CBR, TCMU, SHMU, NHMU, GRMU, HIMU, BRMU, A	CG, CMU, CMU-V		CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU	CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU	CG	CG, A	CMU, CMU-V, CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU
Sector 72-Accommodation and Food Services ; 722 Food services and drinking places		Brewpubs	CG, SHMU, NHMU	CTS, TCMU					CG, SHMU, NHMU	CTS, TCMU
Sector 81-Other Services, Except Public Administration ; 811 Repair and maintenance	811	Repair and maintenance	CTS, IN	CG					CTS, IN	CG
Sector 81-Other Services, Except Public Administration ; 811 Repair and maintenance	8111	Automotive repair and maintenance	CTS, NHMU, IN	CG					CTS, NHMU, IN	CG

Land Use Category	NAICS Code	Land Use	Current Permitted Districts	Current Conditional Districts	Added Permitted Districts	Removed Permitted Districts	Added Conditional Districts	Removed Conditional Districts	New Permitted Districts	New Conditional Districts
Sector 81-Other Services, Except Public Administration ; 811 Repair and maintenance	81149	Other personal and household goods repair	CG, CTS, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU, IN	TCMU					CG, CTS, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, IN	TCMU
Sector 81-Other Services, Except Public Administration ; 811 Repair and maintenance	811192	Car washes	CTS	CG, TCMU					CTS	CG, TCMU
Sector 81-Other Services, Except Public Administration ; 811 Repair and maintenance	811491	Boat and motorcycle repair	CTS, NHMU, IN	CG					CTS, NHMU, IN	CG
Sector 81-Other Services, Except Public Administration ; 812 Personal and laundry services	812	Personal and laundry services	CL, CG, CTS, ROI-TD, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	ROI-VR	CBR				CG, CTS, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	ROI-VR
Sector 81-Other Services, Except Public Administration ; 812 Personal and laundry services	8122	Death care services	CTS, IN						CTS, IN	
Sector 81-Other Services, Except Public Administration ; 812 Personal and laundry services	8123	Dry cleaning and laundry services	CL, CTS, ROI-TD, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, IN	CG, ROI-VR		CL, CTS, HIMU	HIMU	CG	CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, IN	ROI-VR, HIMU
Sector 81-Other Services, Except Public Administration ; 812 Personal and laundry services	81233	Linen and uniform supply services	CG, CTS, IN			CG	CG		CTS, IN	CG
Sector 81-Other Services, Except Public Administration ; 812 Personal and laundry services	812910	Pet care (except veterinary) services	ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU	CG, ROI-VR					CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU	CG, ROI-VR
Sector 81-Other Services, Except Public Administration ; 812 Personal and laundry services	812930	Parking lots and garages (public & private)	NHMU, INST	TCMU					NHMU, INST	TCMU
Sector 81-Other Services, Except Public Administration ; 813 Membership associations and organizations	813	Membership associations and organizations	CL, CG, ROI-TD, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU, INST	ROI-VR					CG, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, INST	ROI-VR
Sector 81-Other Services, Except Public Administration ; 813 Membership associations and organizations	8131	Religious organizations	CBN, CL, CG, CTS, ROI-TD, CBR, TCMU, CMU, CMU-V, NHMU, GRMU, HIMU, BRMU, INST	ROI-VR		CBN	CBN		CG, CTS, CBR, TCMU, CMU, CMU-V, NHMU, GRMU, HIMU, INST	ROI-VR, CBN
Sector 92-Public Administration ; 921 Executive, legislative, and general government	921	Executive, legislative, and general government	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 92-Public Administration ; 922 Justice, public order, and safety activities	922	Justice, public order, and safety activities		ROI-TD, ROI-VR, INST						CBR, ROI-VR, INST
Sector 92-Public Administration ; 922 Justice, public order, and safety activities	922120	Police protection		BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, CL, CG, CTS, ROI-TD, ROI-VR, ROI-CBR, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU, IN, A, INST, REC, CON					BE, LDR, LDR-HI, MDR, HDR, CBN, CG, CTS, CBR, ROI-VR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, IN, A, INST, REC, CON	
Sector 92-Public Administration ; 922 Justice, public order, and safety activities	922160	Fire protection		BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, CL, CG, CTS, ROI-TD, ROI-VR, ROI-CBR, CBR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, BRMU, IN, A, INST, REC, CON					BE, LDR, LDR-HI, MDR, HDR, CBN, CG, CTS, CBR, ROI-VR, TCMU, CMU, CMU-V, SHMU, NHMU, GRMU, HIMU, IN, A, INST, REC, CON	
Sector 92-Public Administration ; 923 Administration of human resource programs	923	Administration of human resource programs	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 92-Public Administration ; 924 Administration of environmental programs	924	Administration of environmental programs	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 92-Public Administration ; 925 Administration of housing programs, urban planning, and community development	925	Administration of housing programs, urban planning, and community development	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 92-Public Administration ; 926 Administration of economic programs	926	Administration of economic programs	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 92-Public Administration ; 927 Space research and technology	927	Space research and technology	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Sector 92-Public Administration ; 928 National security and international affairs	928	National security and international affairs	ROI-TD, INST	ROI-VR					CBR, INST	ROI-VR
Miscellaneous Uses		Passive recreation	CON						CON	
Miscellaneous Uses		Sexually oriented businesses	IN						IN	
Miscellaneous Uses		Tattoo parlors	SHMU, NHMU, IN	CG					SHMU, NHMU, IN	CG
Accessory Uses		Accessory Uses	BE, LDR-V, LDR-HI, LDR-H, MDR-V, MDR-HI, HDR, CBN, ROI-VR, CBR						BE, LDR, LDR-HI, MDR, HDR, CBN, ROI-VR, CBR	
Commercial Use		Mobile Vending			HDR, CG, CTS, IN, CMU, CBR, GRMU, HIMU, NHMU, SHMU, TCMU, INST		ROI-VR, REC		HDR, CG, CTS, IN, CMU, CBR, GRMU, HIMU, NHMU, SHMU, TCMU, INST	ROI-VR, REC
Commercial Use		Barbershops or beauty parlors			CG, CTS, CMU, GRMU, HIMU, NHMU, SHMU, TCMU		CBR, ROI-VR		CG, CTS, CMU, GRMU, HIMU, NHMU, SHMU, TCMU	CBR, ROI-VR
Commercial Use		Laundromat (Coin operated)			CG, CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU		ROI-VR		CG, CTS, CBR, GRMU, HIMU, NHMU, SHMU, TCMU	ROI-VR
Commercial Use		Nurseries					CG			CG
Commercial Use		Shopping center			CG, GRMU, NHMU, SHMU, TCMU		CMU		CG, GRMU, NHMU, SHMU, TCMU	CMU
Commercial Use	713940	Skating Rinks			CBR, GRMU, HIMU, NHMU, SHMU, TCMU, INST		CG, CMU, ROI-VR		CBR, GRMU, HIMU, NHMU, SHMU, TCMU, INST	CG, CMU, ROI-VR
Commercial Use	719330	Tennis, handball, and racquetball facilities			GRMU, HIMU, NHMU, SHMU, TCMU, INST, REC		CG, CMU, ROI-VR		GRMU, HIMU, NHMU, SHMU, TCMU, INST, REC	CG, CMU, ROI-VR
Commercial Use		Dry dock facilities			SHMU		CMU, CMU-V		SHMU	CMU, CMU-V
Commercial Use	488	Advanced air mobility facilities					A			A
Commercial Use	713990	Driving range			REC				REC	
Industrial Use	444	Lumberyards			CTS		CG		CTS	CG
Institutional Use	812220	Cemeteries			INST				INST	
Institutional Use	51921	Libraries			INST				INST	