AGENDA
LOCAL PLANNING AGENCY
THURSDAY, SEPTEMBER 3, 2026
5:30 PM
ANNEX COUNCIL CHAMBERS

1. **CALL TO ORDER/ROLL CALL/PLEDGE OF ALLEGIANCE**
2. **AGENDA APPROVAL**
3. **APPROVAL OF MINUTES**
   - **A. August 6, 2026 Minutes**
   - **B. August 20, 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 17, 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
AUGUST 6, 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, August 6, 2026, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present	Staff Members Present
James T. Wood, Jr.	Kim Montgomery Deputy City Clerk
Todd Buhr	Daniel Butler Principal Planner
Ken Wampler	Jesse Hernandez Senior Planner
Jay Purut	Chris Rush Planner
Tammy Weidenhamer	Kimberly Kopp City Attorney
Marcie Bell	
Bree Uptigrove	

3. AGENDA APPROVAL:

Motion to amend the agenda to move the Public Comments for the first item on the agenda and approve it as amended, was made by Agency member Buhr with Agency member Purut providing the second. The motion passed 7-0.

4. PUBLIC COMMENT:

Mr. Mike Abadie, owner of Gilligan's Marina on the harbor, addressed the LPA regarding parking requirements and requested that the city consider modernizing its Land Development Code (LDC) to recognize changes in transportation patterns affecting charter boat and marina businesses. He explained that several years earlier he had been approached by a prospective tenant interested in renting boat slips. The prospective tenant operated vans and proposed transporting customers from their homes, condominiums, or hotels directly to the boats.

- Under that operating model, a group of approximately 16 passengers could arrive in one van and require only one parking space rather than numerous individual parking spaces.
- Mr. Abadie stated that he and the prospective tenant approached city staff but were informed that the LDC did not address such an arrangement and therefore accommodations could not be made.

- Mr. Abadie described another example involving yacht businesses whose customers use Uber or similar transportation services.
    - Because customers are dropped off and picked up rather than leaving vehicles at the marina, those businesses may have little or no actual parking demand from their customers.
    - He also noted that passenger vans capable of carrying approximately 18–20 people regularly drop passengers off, leave the site, and return several hours later when the boat returns.
- Mr. Abadie suggested that the City's parking regulations should be modernized to account for these contemporary transportation practices.
    - He stated that such changes could benefit small businesses, including boat operators, charter vessel operators, and marina owners.
- In response to concerns that businesses might claim to use vans or ride-share transportation but fail to do so in practice, Mr. Abadie proposed an enforcement mechanism tied to the City's Business Tax Receipt (BTR) process.
    - A business seeking reduced parking requirements could be required to provide the city with a copy of its lease.
    - The lease could specifically require the tenant to use Uber/ride-share transportation or its own vans.
    - Mr. Abadie suggested escalating enforcement consisting of a warning for a first offense, a $500 fine for a second offense, and revocation of the BTR for a third offense.
- Vice Chairman Buhr stated that the concept had merit but expressed concern regarding practical implementation and unintended consequences.
    - He noted that parking requirements often relate to permanent infrastructure and run with the land, while a particular tenant's transportation practices may change within six months or a year. He also emphasized the importance of avoiding a loophole that could disadvantage businesses that comply with parking requirements.
    - As well as indicated an interest in exploring modernization cautiously and suggested that Mr. Abadie continue developing ideas that could provide enforceable safeguards.
- Mr. Abadie clarified that he was primarily sharing observations from the previous two or three years and encouraging the city to modernize its LDC to reflect current public transportation practices.
- Vice Chairman Buhr also publicly thanked Mr. Abadie for previously bringing his ideas for the NPEB before the LPA, noting that although the prior effort had not ultimately achieved everything sought, the suggestion had been worthy of consideration and might be revisited in the future.

- Agency member Bell observed that Mr. Abadie's willingness to proactively approach the city should be taken into consideration because businesses could potentially engage in some of the described practices without informing the city.

Greg Darden – 4531 Gulf Villa, Destin addressed the LPA and thanked the body for moving public comment earlier in the agenda because he had another engagement.

- He stated that he had received the meeting packet and complimented city staff on the revised LDC's organization and formatting.
    - He stated that the document was much easier to understand.
    - He specifically praised the visuals, graphics, and overall organization.
- Mr. Darden encouraged the city to consider the broader intent of the LDC rather than focusing solely on individual corrections.
- He suggested examining the sources of revenue supporting the City's budget and considering whether the LDC could be made more proactive in supporting businesses and tourism.
- Mr. Darden stated that a significant portion of the City's economic resources comes from businesses and visitors rather than solely from permanent residents.
- He suggested that land development regulations could potentially be adjusted in ways that support the economic activity generating City revenues and thereby reduce future pressure on residents for additional tax revenue.
- As a specific example, he referenced the Gulf Resort Mixed Use zoning district and suggested that its building-height restrictions are comparatively low relative to surrounding existing buildings.
    - In his view, current restrictions may reduce incentives to redevelop property because new development cannot readily match surrounding uses.
- He encouraged future discussions of:
    - Parking standards;
    - Building height;
    - Density;
    - Building mass; and
    - Permitted uses.
- The Chair reminded Mr. Darden that any discussion concerning building heights should also account for the requirements contained in the City Charter.
- Mr. Darden acknowledged the point and again thanked staff and members of the City's boards and committees for the substantial amount of personal time devoted to City business.

5. APPROVAL OF MINUTES: June 18, 2026

Motion to approve the minutes of the June 18, 2026 meeting as written was made by Vice Chairman Buhr, with Agency member Purut providing the second. The motion passed 7-0.

6. NEW BUSINESS:

- **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.

- **Current Business – Land Development Code Rewrite, Article 4 Overview and Purpose Review**

Mr. Butler introduced Article 4 of the proposed Land Development Code rewrite. He emphasized that the matter before the LPA was not an ordinance for approval at this meeting, and staff was not requesting a recommended motion on Article 4 as a whole. This Article will be discussed over several meetings because it is the largest article in the proposed LDC and corresponds generally to current Article 7.

- Article 4 establishes:
  - Zoning districts;
  - Permitted uses;
  - Conditional uses; and
  - Dimensional standards, including building heights, setbacks, open-space requirements, and related development regulations.
- He explained that the initial discussions would focus primarily on the uses permitted or conditionally permitted within individual zoning districts.
- They are being asked to identify uses that they believe should be added as Permitted or Conditional Uses.
- He also indicated that it was generally not seeking to remove existing uses, because, in doing so could create additional nonconformities.

❖ Short-Term Rental Regulations

- The City Attorney discussed the importance of maintaining the status quo regarding short-term rental regulations by explaining that Florida law protects certain local ordinances adopted before 2011 that prohibit short-term rentals in specified districts.
- The City's existing regulations, particularly those affecting areas north of U.S. 98 such as Bay Estates and Low Density Residential areas, benefit from those pre-2011 provisions.
- She cautioned that amending the regulations governing where short-term rentals are prohibited or permitted could expose the city to unintended legal consequences.
- Accordingly, the recommendation was not to alter the city's existing short-term rental framework as part of the rewrite.

❖ Revised LDC Rewrite Schedule

- Mr. Butler reported that the City Council had unanimously voted the preceding Monday to postpone the effective date of the LDC rewrite.
    - The previous schedule contemplated completion and an effective date of approximately October 1, 2026.
    - The revised anticipated implementation period is now the first quarter of 2027, approximately January through March.
    - The extension provides additional time to carefully review Articles 4 and 6.
- He proposed addressing Article 4 in manageable sections over multiple LPA meetings.

❖ Review Process

- Mr. Butler explained that each zoning district would be presented by:
    - Displaying its location on the zoning map;
    - Reviewing the district's stated intent;
    - Comparing existing permitted and conditional uses;
    - Identifying changes incorporated into the proposed rewrite; and
    - Soliciting recommendations from the LPA.
- Their packet includes the existing Table 7-2 containing allowable uses under the current LDC and a comparison table showing current regulations and the proposed draft.
- He proposed limiting the August 6 discussion to the City's six residential zoning districts.

❖ Request for Proposed Zoning Map

- Vice Chairman Buhr noted that the zoning map contained in the packet reflected the current zoning districts, while the LDC rewrite proposes consolidation of certain districts.
- He specifically referenced Crystal Beach, where some existing districts would be consolidated under the new LDC and requested that staff prepare a proposed future zoning map illustrating the zoning-district consolidations.

- Mr. Butler stated that such a map had not yet been prepared but agreed to work with GIS staff to develop one, preferably for inclusion in the August 20, 2026 meeting packet.
- Chairman Wood agreed that seeing the proposed future zoning map would be helpful.
- Mr. Butler indicated that the August 20 packet should have relatively few changes since Article 4 has already been before the LPA.

➢ **Residential Zoning District Review**

❖ **Bay Estates**

- Mr. Butler identified Bay Estates on the zoning map as generally consisting of khaki-colored properties located primarily along bayfront and bayou-front areas, including areas near Calhoun Avenue, Indian Trail, Harbor, Jupiter, and Mars.
- He read the proposed district intent, which provides that Bay Estates is intended for areas developed, redeveloped, maintained, and conserved as permanent single-family detached residential estate dwelling units.
- He spoke of how permitted uses must be consistent with the stated intent.
- Based on that intent:
    - Temporary/short-term residential uses are not contemplated; and
    - Multifamily residential development is not permitted.
- He also reported that no substantive changes have been proposed to the existing permitted uses in Bay Estates.
- Existing uses discussed included:
    - Single-family dwelling units;
    - Accessory dwelling units;
    - Guest houses; and
    - Single-room occupancy.
- Single-room occupancy generally involves renting no more than two bedrooms within a single-family dwelling while occupants share the home's amenities; it does not create a separate dwelling unit.
- Mr. Butler noted that an underline appearing in the draft was a formatting/carryover error and did not represent a substantive amendment.

❖ **Community Residential Homes**

- Chairman Wood member asked about small and large community residential homes.
- Mr. Butler stated that, based on its review of Florida law, a small community residential home generally must be treated in the same manner as a single-family dwelling wherever single-family dwellings are permitted in the city.
- He indicated it would verify that small community residential homes are appropriately listed throughout the rewritten LDC.

- Large community residential homes may be regulated through zoning, giving the city more discretion regarding whether they are permitted, conditional, or not allowed within individual districts.

❖ Mobile/Manufactured Homes

- The Agency members also discussed mobile and manufactured homes.
- Mr. Butler stated that the rewrite references both mobile and manufactured homes.
- The City Attorney reviewed Florida Statutes and explained that the City retains certain zoning and land-use authority over mobile homes, including regulation of:
    - Land use and zoning;
    - Fire zones;
    - Building setbacks;
    - Side and rear yards;
    - Site development;
    - Property lines;
    - Subdivision controls;
    - On-site installation; and
    - Certain architectural and aesthetic requirements.
- The City Attorney advised that architectural and aesthetic requirements are limited by state law and must be applied reasonably and uniformly.
- The city also cannot prohibit mobile homes merely on the basis of their age or date of manufacture.
- The LPA noted that under the existing use table, mobile-home development is conditionally allowed in only one city zoning district.
- Discussion indicated that the city cannot simply prohibit mobile homes citywide, which helps explain why a conditional-use category exists somewhere within the City's zoning structure.
- No change was recommended for Bay Estates during this discussion.

❖ Crystal Beach Neighborhood (CBN)

- Mr. Butler displayed the Crystal Beach Neighborhood (CBN) zoning district, generally extending from the east side of Matthew Boulevard toward the Walton County line, with other zoning districts separating portions of the area.
- He noted that CBN is one of the districts expected to be affected by future zoning-district consolidation.
    - The district intent provides for areas developed, redeveloped, maintained, and conserved as permanent or seasonal single-family detached or multifamily attached residential dwelling units.

- Mr. Butler observed that the district currently contains both permanent and short-term residential uses, including single-family detached dwellings and multifamily attached developments.
- A limited number of neighborhood-commercial uses are also permitted.
- He reported that no substantive new uses had been added to the CBN table.
- Permanent and seasonal/short-term multifamily development remains a conditional use.
    - Single-family dwellings may be developed consistently with existing regulations.
    - More intensive multifamily projects, such as duplexes, quadplexes, or apartments, require conditional-use approval through the LPA and City Council.
- He also noted that parking standards shown in the draft were still being revised and would be discussed at a later meeting.
    - The current direction is moving toward a standard of approximately one parking space per bedroom, although parking was not the subject of the August 6 review.
- Chairman Wood specifically called attention to the fact that small community residential homes were shown as permitted while large community residential homes were conditional, noting the distinction for future discussion.
- No formal change to CBN uses was recommended at this stage.

❖ **High Density Residential (HDR)**

- Mr. Butler reviewed the High Density Residential (HDR) district, shown in brown on the zoning map.
- Areas identified included:
    - Properties along Harbor Boulevard;
    - Marbella;
    - Sandpiper Cove;
    - Condominiums on a northern point; and
    - The western portion of Holiday Isle.
- He explained how the HDR district is intended for areas developed, redeveloped, maintained, and conserved as permanent or seasonal single-family detached or multifamily attached residential dwelling units.
- He noted that the district permits:
    - Permanent and seasonal multifamily attached dwellings;
    - Permanent and seasonal single-family dwellings;
    - Guest houses; and
    - Accessory dwelling units.
- Mobile-home development is a conditional use in HDR.
- He also identified mobile vending as a proposed new use and confirmed that it is not currently permitted in the district.

Motion by Agency member Bell to remove Mobile Vending from HDR Zoning District. Agency member Buhr asked if she would amend her motion to remove Mobile Vending from ***all*** residential zoning districts. **Agency member Bell agreed to the amendment and Agency member Buhr provided the second to the amended motion.**

❖ **Mobile Vending Discussion**

- Before the vote, Agency member Weidenhamer requested clarification of the definition of mobile vending.
- Mr. Butler read the applicable definition and explained that a mobile vendor generally sells food, beverages, flowers, merchandise, or services from a vehicle.
- Mobile caterers serving a prearranged private event are treated differently.
- Mr. Butler provided an example:
    - A homeowner may hire a food truck/caterer for a private party where the homeowner pays for the service.
    - A food truck may not simply park in a residential neighborhood and sell individual meals to neighborhood residents.
- Members asked about home-based sales who offer baked goods from their property.
    - Mr. Butler explained that such activity would generally fall under home occupation/cottage food laws, which are heavily regulated by the State.
- The Agency also discussed mobile vending within public rights-of-way.
    - Mr. Butler stated that mobile vending in the right-of-way is generally prohibited, subject to a previously granted City Council exception involving one individual's ice-cream business.
    - The City Attorney distinguished that individual Council approval is separate from the provisions of the LDC itself.
    - Vice Chair Buhr discussed whether a sunset provision could be applied, and the City Attorney clarified that an individual Council approval could not simply be altered through rewriting the LDC provisions.
- Beach vending was also briefly discussed.
    - Mr. Butler explained that vending of umbrellas and beach chairs is governed separately by its own ordinance and depends upon the upland property and applicable permits.
    - Food and merchandise such as T-shirts are not treated the same as permitted beach-chair and umbrella services.

Following discussion, the motion was restated by the clerk as ***removing mobile vending from all residential zoning districts.*** Mr. Butler confirmed that he would include the statement to remove mobile vending from all residential zoning districts in the subsequent drafts. **With no further discussion, Chairman Wood called for the vote, and the motion passed 6-0.**

❖ **Low Density Residential (LDR)**

- Mr. Butler reviewed the Low Density Residential (LDR) district.
- The rewrite proposes consolidating existing LDRV (Low Density Residential Village) and LDRH (Low Density Residential Harbor) areas into the LDR designation.
- He noted that LDRH contains only approximately 20 parcels and that those parcels are already developed primarily with single-family dwellings.
- The consolidation was therefore not expected to create substantial land-use conflicts.
- He also clarified that Holiday Isle properties would remain within a separate zoning classification.
- The proposed intent is for areas developed, redeveloped, maintained, and conserved as permanent single-family detached residential dwelling units.
- The district therefore allows limited residential development and no commercial development.
- Current uses include:
    - Single-family detached dwelling units;
    - Single-room occupancy;
    - Small community residential homes; and
    - Family daycare homes.

❖ **Accessory Dwelling Units and Guest Houses**

- Mr. Butler explained that guest houses and accessory dwelling units (ADUs) are not currently permitted or conditional uses in this district.
- However, during previous LPA and City Council workshops, there had been consensus supporting ADUs within LDR as a means of expanding housing opportunities, including:
    - Aging in place;
    - Housing for relatives;
    - Guest accommodations; and
    - Other residential needs.
- He explained the intention is to revise the table to show ADUs and guest houses as permitted uses, unless directed otherwise.
- He also noted that separate regulations would be needed to prevent these units from becoming short-term rentals.

❖ Affordable Housing Discussion

- Agency member Bell asked whether Florida law would allow the city to require an accessory unit to be used as affordable housing when it was not occupied by an ageing family member, child, or similar household member.
- She referenced experience in another state where accessory units could contribute to the workforce-housing supply.
- The City Attorney explained that Florida law generally provides incentives for private affordable-housing development and, under certain circumstances, limits a municipality's ability to reject qualifying affordable-housing developments.
- However, the City generally could not require an individual private property owner to rent an accessory unit as affordable housing.

❖ ADU / Guest House / ECHO Housing Standards

- In reference to the March 2025 workshop minutes, and previous discussions of specific limitations and questions were posed regarding the following:
- The provisions involved:
    - A maximum of approximately 600 square feet;
    - A maximum of two occupants; and
    - A deed restriction preventing rental.
- In review of those discussions. Mr. Butler clarified that those particularly restrictive standards appeared to have been directed toward ECHO housing, rather than all ADUs and guest houses.
- He explained that the City is attempting to streamline ADU and guest-house regulations because existing standards are somewhat inconsistent and difficult for staff to administer.
- The Agency members discussed the distinction between:
    - ADUs;
    - Guest houses; and
    - ECHO housing.
- Mr. Butler also indicated that general ADU and guest-house standards could remain consistent citywide, while ECHO housing could retain its own more specific restrictions and suggested that:
    - ADUs and guest houses could reference a common special-design-criteria section, currently identified as Section 4-802; and
    - ECHO housing could potentially be listed separately in the land-use table and directed to its own applicable criteria.
- The Agency members generally agreed that this approach made sense.
- No formal motion was made on the matter during this meeting.

❖ Low Density Residential – Holiday Isle (LDR-HI)

- Mr. Butler reviewed Low Density Residential – Holiday Isle (LDR-HI), consisting generally of properties north and south of Gulf Shore Drive.
- He explained that this district is intentionally being maintained separately from the general LDR district because LDR-HI allows seasonal/short-term single-family residential use, whereas the standard LDR district does not.
- The district's intent is to provide areas developed, redeveloped, maintained, and conserved as permanent or seasonal single-family detached residential dwelling units.
- Multifamily development is not permitted.
- Agency member Bell asked whether ADUs are currently allowed in LDR-HI.
- Mr. Butler confirmed that they are not currently allowed.
- He stated that it would not necessarily oppose adding ADUs if the LPA wished to consider them.
- Agency member Bell recommended against adding ADUs in LDR-HI because doing so could potentially create an additional short-term rental unit on an individual property.
- No change was recommended.

❖ **Medium Density Residential (MDR)**

In review of the Medium Density Residential (MDR) zoning district, shown in orange on the current zoning map.

- Mr. Butler identified MDR properties in several locations, including areas near:
    - Summit Drive;
    - Goldsby's Way;
    - Rue de Étretat;
    - Benning Drive and Azalea Drive;
    - Sandalwood south of the future Crosstown Connector; and
    - Bent Arrow Drive, Nautical Way, and nearby townhome areas.
- The intent of this zoning district provides for areas developed, redeveloped, maintained, and conserved as permanent single-family detached or multifamily attached residential dwelling units.
- He emphasized that residential uses in MDR are intended to be permanent/long-term and that short-term residential uses should not be present in this zoning district.
- The district permits both:
    - Single-family detached development; and
    - Multifamily attached development.
- Guest houses and ADUs are currently permitted.
- No commercial uses are permitted.
- Mr. Butler noted that MDR permits large community residential homes, consistent with the district's medium-density character.
- The Agency members did not recommend changes to MDR at this meeting.

❖ **Conclusion of Residential Zoning Districts Review**

- Mr. Butler confirmed that the LPA had completed its initial review of all residential zoning districts scheduled for the August 6 meeting.
- Article 4 had already been advertised for continued discussion at the August 20, 2026 meeting.
- He encouraged members to review the remaining use tables before that meeting and compare:
    - Uses permitted today;
    - Uses proposed in the rewrite; and
    - Any additional uses members believe should be permitted or conditional in the future.
- He also reminded members that proposed uses should remain consistent with the stated intent of each zoning district.

❖ **August 20, 2026 Meeting – Anticipated Article 4 Review**

- The scope of the next Article 4 review was briefly discussed.
- Mr. Butler proposed addressing:
    - Commercial zoning districts;
    - Industrial zoning districts; and
    - As much of the mixed-use zoning districts as time reasonably permits.
- He noted that if they can complete the mixed-use districts, only the special zoning districts would remain.
- He explained that the special districts including recreation, conservation, institutional, and airport-related districts should require comparatively less discussion.
- Chairman Wood requested that future agenda materials to clearly state the portions of Article 4 scheduled for discussion, so members of the public understand the intended scope of each meeting and asked for the members to limit their discussions to what they are reviewing.

❖ **Batting Cage Ordinance**

- Vice Chair Buhr noted that the materials for the industrial districts did not appear to incorporate the City's recently considered batting-cage provisions.
    - He specifically referenced Ordinance 26-12-LC, that was considered earlier in 2026.
- Mr. Butler acknowledged the omission and agreed to add the applicable information to the next packet.

❖ **Updated LDC Rewrite Roadmap**

- Vice Chairman Buhr requested an updated roadmap or "waterfall chart" showing the anticipated schedule for the remainder of the LDC rewrite.
- He stated that the precise format was not important; the objective was to understand:
    - Which articles or zoning categories staff expects to bring forward;
    - Approximately when each will be reviewed; and
    - Whether the project remains on schedule under the revised first-quarter 2027 implementation timeframe.
- Mr. Butler agreed to provide a written schedule or similar roadmap, and he also noted that the schedule would likely use approximate ranges since the precise implementation date has not yet been established.
- Mr. Butler again encouraged members to begin reviewing the existing Article 4 packet immediately and utilize it rather than waiting for the August 20 packet, because only minimal changes were anticipated.

Chairman Wood opened the hearing for the public to speak with no members of the public coming forward to speak, he closed the public.

7. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:40 p.m.

Adopted and approved this _____ day of _____ 2025.

_____ _____

James T. Wood, Jr. Chairman Kimberly Montgomery Deputy City Clerk

LOCAL PLANNING AGENCY
MEETING MINUTES
AUGUST 20, 2026 - 5:30 P.M.
DESTIN CITY HALL BOARDROOM

1. CALL TO ORDER:

Chairman Wood called the Meeting of the Local Planning Agency to order on Thursday, August 20, 2026, at 5:30 p.m., in the Destin City Hall Boardroom; with the Pledge of Allegiance immediately following.

2. ROLL CALL:

Members Present	Members Absent	Staff Members Present
James T. Wood, Jr.	Bree Uptigrove	Kim Montgomery Deputy City Clerk
Todd Buhr	Tammy Weidenhamer	Jesse Hernandez Senior Planner
Marcie Bell		Chris Rush Planner
Ken Wampler		
Jay Purut		

3. AGENDA APPROVAL:

Motion to approve the agenda was made by Vice Chair Buhr with Agency member Wampler providing the second. The motion passed 5-0.

4. MINUTES:

- **July 16, 2026 Regular Meeting**
- **July 30, 2026 Special Meeting**

Motion to approve both sets of minutes from the July 16th & the July 30th Local Planning Agency Meetings was made by Vice Chairman Buhr with Agency member Wampler providing the second. The motion passed 5-0.

5. NEW BUSINESS:

- **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, S ECTION 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 REHABILITAAND ON 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.

- **Current Business – Land Development Code Rewrite**

- Mr. Hernandez spoke of how the goal for the meeting was to continue the review of the proposed Land Development Code (LDC), beginning with the commercial and industrial zoning districts.
- Before proceeding to those districts, he requested for the LPA revisit the previous discussions regarding guest houses, accessory dwelling units (ADUs), and Elderly Cottage Housing Opportunity (ECHO) units.
- He spoke of how previous LPA discussions supported allowing guest houses/ADUs within the Low Density Residential (LDR) zoning district and requested direction regarding whether three separate definitions were still necessary.

- **Guest Houses, Accessory Dwelling Units (ADUs), and ECHO Housing**

  - Mr. Hernandez provided background regarding ECHO housing, explaining that:
    - ECHO housing originated from a state/federal program dating back to approximately the late 1980s and 1990s.
    - The original program is no longer in effect.
    - Some municipalities continue to regulate ECHO units, typically requiring the unit to be occupied by an elderly or otherwise qualifying individual and removed when that qualifying occupancy ends.
    - Destin's existing regulations are comparatively vague and do not contain those types of occupancy or removal requirements.
    - Because the proposed LDC would allow additional dwelling units/guest houses within residential zoning districts, staff questioned whether a separate ECHO housing category remained necessary.
  - Staff reviewed the existing distinctions between guest houses and ADUs:
    - Under the current code, a guest house may generally be up to 1,000 square feet or 50% of the principal structure, whichever is less.
    - A guest house cannot be separately rented and is subject to deed restrictions.
    - An ADU under the existing code may be larger and may contain 220-volt electrical service or gas for cooking.
    - ADUs may be rented where permitted by the applicable density and zoning requirements, subject to deed restrictions and owner-occupancy requirements.
    - The proposed rewrite had already made the permitted size of guest houses and ADUs substantially the same, with a proposed maximum of 1,000 square feet.
  - Mr. Hernandez recommended simplifying the regulations by eliminating the separate guest house and ECHO terminology and using Accessory Dwelling Unit (ADU) as the single term.

- The Agency Members discussed whether distinctions based upon 220-volt electrical service or gas cooking facilities were necessary.
- Mr. Hernandez explained that an ADU would still be required to satisfy the definition of a dwelling unit by providing complete and independent facilities for:
    - Living;
    - Sleeping;
    - Eating;
    - Cooking; and
    - Sanitation.
- The Agency Members generally expressed support for simplifying the terminology rather than distinguishing between similar structures based primarily on electrical service or cooking facilities.
- Discussion included concerns regarding:
    - Ensuring structures used as ADUs meet appropriate habitability and safety standards.
    - Preventing garages or other marginal spaces from being converted into substandard rental units.
    - The potential impact of additional dwelling units on neighborhood density.
    - Parking requirements associated with ADUs and separately rented units.
    - Enforcement of rental and owner-occupancy requirements.
    - Potential abuse of ADU provisions beyond their intended purpose.

- **ADU Rental and Density Requirements**

    - Mr. Hernandez explained that whether an ADU could be rented separately would continue to depend upon the property's zoning and density.
    - In areas where the property does not have sufficient density for two dwelling units, the principal dwelling and ADU could not be rented separately.
    - In such circumstances, the property would have to be rented as a whole.
    - He also explained that short-term rental use would only be possible where:
        - Short-term rentals are otherwise permitted within the applicable zoning district; and
        - The property satisfies the applicable density requirements.
    - Crystal Beach and Holiday Isle were discussed as examples of areas where existing short-term rental regulations and density requirements would affect the use of ADUs.
    - The Agency Members discussed concerns regarding enforcement, particularly situations in which owners might occupy converted garage areas while separately short-term renting the principal residence.
    - Parking was identified as an important issue requiring additional review.
    - Staff was encouraged to examine whether the ADU provisions should contain stronger or more explicit parking language in addition to parking requirements located elsewhere within the LDC.

- **Owner Occupancy of ADUs**

    - The Agency Members discussed whether the property owner should be required to live specifically in the principal dwelling or merely be required to reside in the ADU on the property.

- Concern was expressed that allowing an owner to reside in the ADU while renting a much larger principal residence could circumvent the intent of the owner-occupancy requirement.
- Conversely, members discussed legitimate situations in which an elderly or mobility-impaired property owner might no longer be able to maintain or occupy the larger principal residence and might reasonably choose to move into the smaller ADU.
- Other possible situations discussed included:
    - Older property owners downsizing into an ADU;
    - Family members occupying the principal residence;
    - Caregivers residing on the property; and
    - Disability or mobility circumstances that could warrant flexibility.
- Staff clarified that the Board of Adjustment could not simply grant a variance from an owner-occupancy requirement of this type unless the code established an appropriate process.
- Members therefore discussed creating a specific waiver or Conditional Use approval process for limited circumstances.

Motion by Vice Chairman Buhr to reduce the existing three definitions for ADU, guest house, and ECHO housing to a single Accessory Dwelling Unit (ADU) definition. Remove the specific reference to 220-volt electrical service, provided the unit meets the five identified dwelling-unit/habitability criteria for living, sleeping, eating, cooking, and sanitation. Staff review the existing deed-restriction language applicable to guest houses and ADUs and bring back consolidated language incorporating the strongest provisions and providing the greatest protection to the City of Destin. Agency member Wampler provided the second. During discussion, Florida Statute §163.31771 relating to accessory dwelling units was referenced by Agency member Bell, including statutory language addressing kitchens, bathrooms, sleeping areas, and affordable housing, questioning if they were meeting those requirements, as well as language to encourage affordable workforce housing. According to the Vice Chair, he feels that workforce housing language should be in something separate than the design criteria for ADU's.

The City Attorney spoke of having language dealing with policies for Affordable Housing in the Comprehensive Plan would make greater emphasis.

The Community Development Director, Ms. Deater advised that the City's Evaluation and Appraisal Review (EAR) process was underway and that the affordable housing element would provide an opportunity for further discussion.

- Members agreed to revisit affordable housing during that process.

- Staff also advised that the City's community survey associated with the EAR process was live on the City's website and encouraged members and the public to participate.

With no further discussion, chairman Wood called for the vote, and the motion passed 5-0.

Vice Chairman Buhr made an additional motion asking for staff to develop language that would define the primary structure as the dwelling structure, having the larger square footage, and requiring the property owner to occupy the primary structure, and bring back for

their consideration a condition or a potential waiver process allowing the property owner, under appropriate circumstances, to occupy the ADU rather than the primary structure. Consider whether the waiver should be administered by the City Council, City Manager, Community Development Director, or another appropriate authority. Develop criteria addressing legitimate circumstances involving family members and similar situations. Agency member Bell provided the second.

Ms. Deater asked if they would also consider the waiver criteria to consider situations involving a caregiver who is not a family member. Vice Chairman Buhr agreed and amended his motion for staff to include language that would consider caregiver situations and any other criteria staff believed appropriate when developing the proposed waiver language. It was emphasized that the intent was to provide reasonable flexibility for legitimate circumstances while retaining sufficient safeguards to prevent unintended or abusive uses. **Agency member Bell accepted the amended language and reiterated her second. The motion passed 5-0.**

- **Food Trucks in High Density Residential (HDR) Zoning District**

  - Mr. Hernandez revisited the previous discussion regarding food trucks serving multifamily residential developments within the HDR zoning district.
  - He described situations in which apartments or condominiums communities bring a food truck onto the property for a limited period as an amenity for residents.
  - Ms. Deater asked whether the LPA had interest in creating a limited use that could establish restrictions such as:
    - Limited hours of operation;
    - A limited number of occurrences;
    - Service to residents only; and
    - No advertising or solicitation of customers from outside the residential development.
  - Staff distinguished between:
    - A catered event in which the association or property owner pays the food truck and no money is exchanged between residents and the vendor; and
    - Commercial activity in which individual residents purchase food directly from the food truck.
  - Staff confirmed that commercial activity is generally not permitted within purely residential zoning districts.
  - Vice Chairman Buhr noted that many multifamily developments are located in mixed-use zoning districts where commercial uses may already be permissible.
  - The HDR district on Holiday Isle was identified as an example of a predominantly multifamily area that remains residentially zoned.
  - Several members expressed concern and agreed that allowing direct commercial food-truck sales in residential zoning districts would blur the distinction between residential and mixed-use zoning.
  - It was suggested that properties seeking mixed-use commercial activities could pursue an appropriate rezoning rather than expanding commercial uses within residential districts.

- The Agency Members also expressed concern about establishing a precedent that could result in additional commercial activities being requested within residential areas.
- Consensus was not to expand the LDC to permit direct commercial food-truck sales within residential/HDR zoning districts.
- Staff indicated that the feedback provided sufficient direction.

➢ **Commercial and Industrial Zoning District Review**

- **Commercial General (CG)**
  - Mr. Hernandez reviewed the Commercial General zoning district.
  - Explaining that the proposed LDC consolidation would incorporate:
    - The city's single Commercial Limited parcel; and
    - The city's two Bay Resort Mixed Use parcels into the Commercial General zoning district.
  - He noted that the three parcels generally allow similar uses and that consolidating them into Commercial General was consistent with their previous direction to reduce unnecessary zoning districts.
  - The Bay Resort Mixed Use property near the intersection of Regatta Bay and Emerald Coast Parkway and the Commercial Limited property near Hutchinson Street/Emerald Coast Parkway were discussed as examples.
  - The Agency members reviewed the Commercial General use table and discussed the number of uses identified as conditional uses rather than permitted uses.
  - Vice Chairman Buhr provided historical background regarding commercial properties adjacent to residential neighborhoods and explained that the conditional-use designations had been intentionally retained to protect nearby residential properties from potentially incompatible commercial activities.
  - Examples of potential impacts included:
    - Lighting;
    - Noise;
    - Drive-through activity;
    - Amusement uses; and
    - Other intensive commercial activities immediately adjacent to residential neighborhoods.
  - The Agency members agreed that the conditional-use process provides the city with additional tools to address compatibility, buffering, and impacts on neighboring residential properties.
  - Mr. Hernandez specifically asked whether restaurants should continue to be conditional uses within Commercial General.
  - The Agency members indicated support for retaining restaurants as conditional uses because of residential/commercial compatibility concerns.
  - No additional changes to Commercial General were requested.

➢ **Commercial Trade and Services (CTS)**

- The Aency members reviewed the CTS table of allowable uses.
- Members noted that the listed uses were shown as permitted uses.

- No specific changes were requested.

➢ **Industrial**

- The LPA members reviewed the Industrial zoning district and its permitted and conditional uses.
- Vice Chairman Buhr noted that batting cages, previously addressed through Ordinance 26-12-LC, were not shown as a separate line item in the draft.
- Mr. Hernandez acknowledged the omission and advised that the matter had already been brought to staff's attention and would be corrected.
- He also advised that work on the zoning map is continuing by Daniel.
- Members discussed the listing of sexually oriented businesses and questioned whether strip clubs needed to be identified separately.
- Staff advised that the glossary definition of sexually oriented businesses encompasses the various individual types of such businesses, including the use being discussed.
- No additional changes to the Industrial district were requested.

➢ **Continuation of LDC Review**

- Staff confirmed that sufficient direction had been received from the LPA members and that their next review would begin with CMU Zoning District.

➢ **Public Comment**

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

➢ **September Meeting Dates**

Mr. Hernandez mentioned the two dates for their next meetings being September 3rd & 17th. Agency member Bell let it be known in advance that she would not be able to attend the September 17th meeting.

6. ADJOURNMENT:

Having no further discussion at this time, the meeting adjourned at 6:35 p.m.

Adopted and approved this _____ day of _____ 2026.

_____ _____

James T. Wood, Jr. Chairman Kimberly Montgomery Deputy City Clerk

ITEM # 2026-1195

CITY OF DESTIN – COMMUNITY DEVELOPMENT

AGENDA ITEM

MEETING DATE: September 3, 2026
BOARD/COMMITTEE: Local Planning Agency
TYPE OF AGENDA ITEM: Ordinance
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 31, 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: Overall, the purpose of ***Article 9 - Transportation Corridor Management*** is to create a proactive transportation corridor management program

that protects the City's long-term transportation investments, coordinates private development with public infrastructure needs, promotes multimodal connectivity, and ensures that future mobility improvements can be implemented in a financially responsible and orderly manner.

IV. RECOMMENDED MOTION: 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.

Attachments:

1. Article 4 - Zoning Districts, Overlays, and On-Site Regulations _Districts Only 8.31.26
2. 3-20-25 LPA MINUTES
3. jul29 city council workshop - Article 4LDC Rewrite
4. Zoning Map
5. CURRENT Table 7-2, Allowable Uses
6. LDC Use Comparison Table

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. Minimum parking requirements are listed below and development standards for parking areas are 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 spaces per dwelling unit	N/A
Accessory dwelling	P	4.08.03	1 space per dwelling unit	N/A
Guest house	P	4.08.03	1 space per dwelling unit	N/A
Mobile/manufactured home dwelling	C	4.08.02	2.25 spaces per dwelling unit	N/A
Single room occupancy housing	P		4 spaces per dwelling unit and 1 additional space for each rental room.	N/A
Other Residential Uses				
Community residential home, small (1-6)	P	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family day care home	P		4 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′

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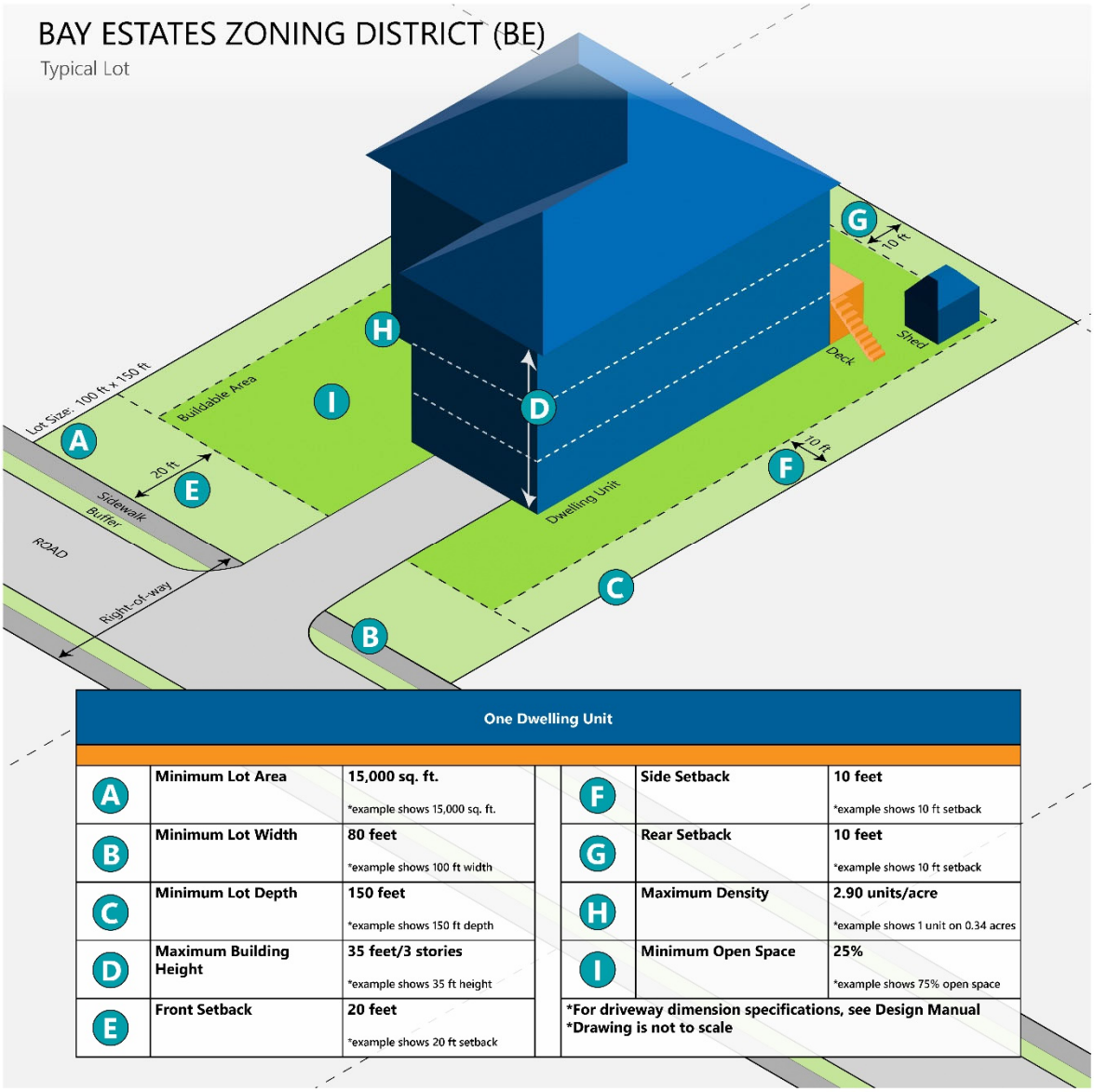
	Rear	10'
Maximum Density (Units per acre)		2.9
Minimum Open Space (%)		25%
Institutional Uses FAR/Intensity		.25 FAR



One Dwelling Unit					
A	Minimum Lot Area	15,000 sq. ft. *example shows 15,000 sq. ft.	F	Side Setback	10 feet *example shows 10 ft setback
B	Minimum Lot Width	80 feet *example shows 100 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	150 feet *example shows 150 ft depth	H	Maximum Density	2.90 units/acre *example shows 1 unit on 0.34 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft height	I	Minimum Open Space	25% *example shows 75% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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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. Minimum parking requirements are listed below and development standards for parking areas are 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 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	4.08.03	1 space per dwelling unit	N/A
Guest house	P	4.08.03	1 space per dwelling unit	N/A
Single room occupancy housing	P		4 spaces per dwelling unit and 1 additional space for each rental room.	N/A
Seasonal/Short-Term Residential Uses				
Single unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
Multi-unit attached dwelling	C			N/A
Other Residential Uses				
Community residential home, small (1-6)	P	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
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	P		4 spaces per dwelling unit	N/A
COMMERCIAL USES				

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Child day care services	C	4.08.01	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%

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

Building Height	Setbacks		
	Front	**Side**	**Rear**
2-Stories or less	20′	10′	10′
3-Stories	20′	15′	20′
4-Stories	20′	20′	25′

EXHIBIT "A"

One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	6.00 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	30 feet/3 stories *example shows 30 ft height	I	Minimum Open Space	30% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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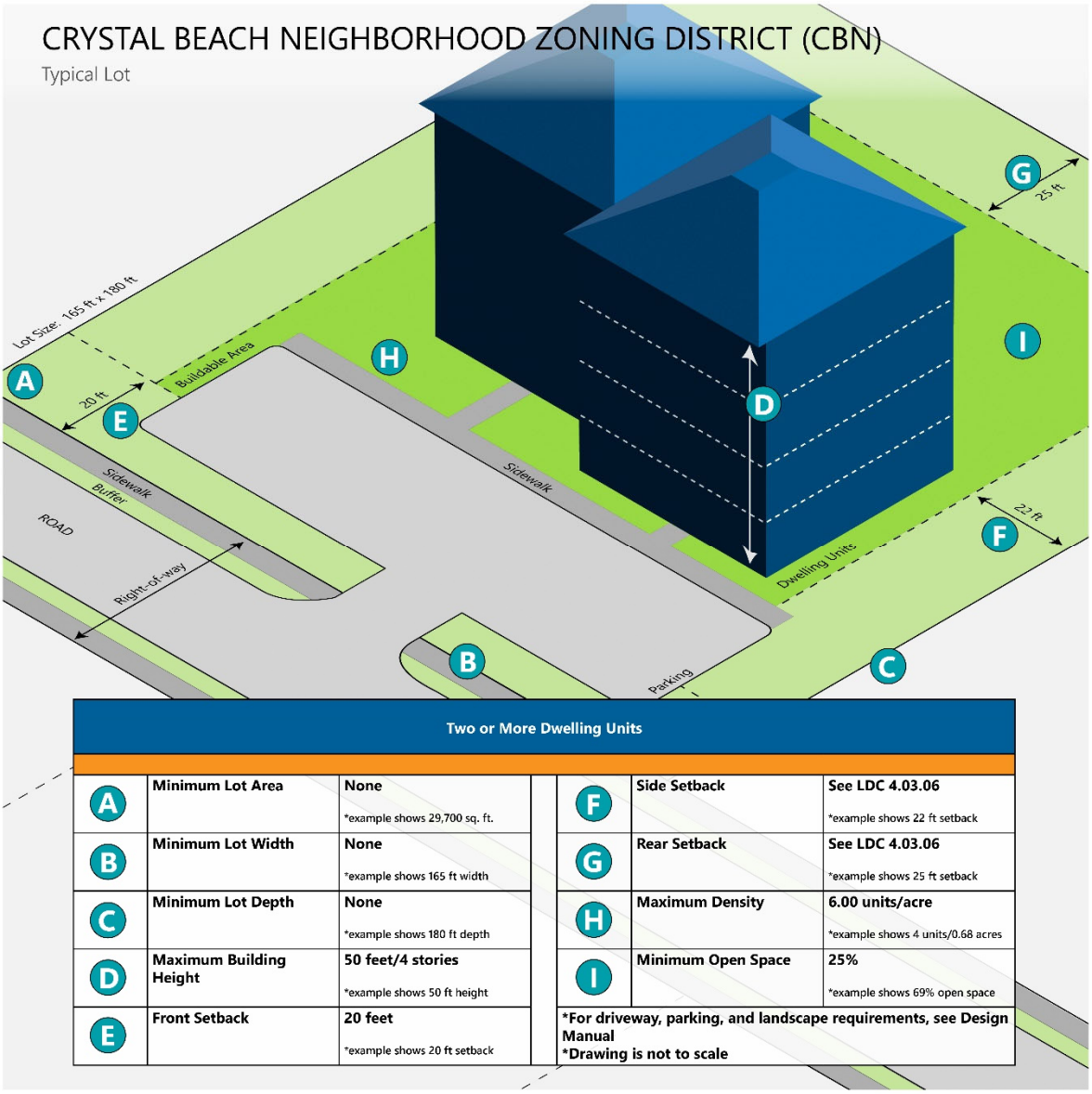

Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 29,700 sq. ft.	F	Side Setback	See LDC 4.03.06 *example shows 22 ft setback
B	Minimum Lot Width	None *example shows 165 ft width	G	Rear Setback	See LDC 4.03.06 *example shows 25 ft setback
C	Minimum Lot Depth	None *example shows 180 ft depth	H	Maximum Density	6.00 units/acre *example shows 4 units/0.68 acres
D	Maximum Building Height	50 feet/4 stories *example shows 50 ft height	I	Minimum Open Space	25% *example shows 69% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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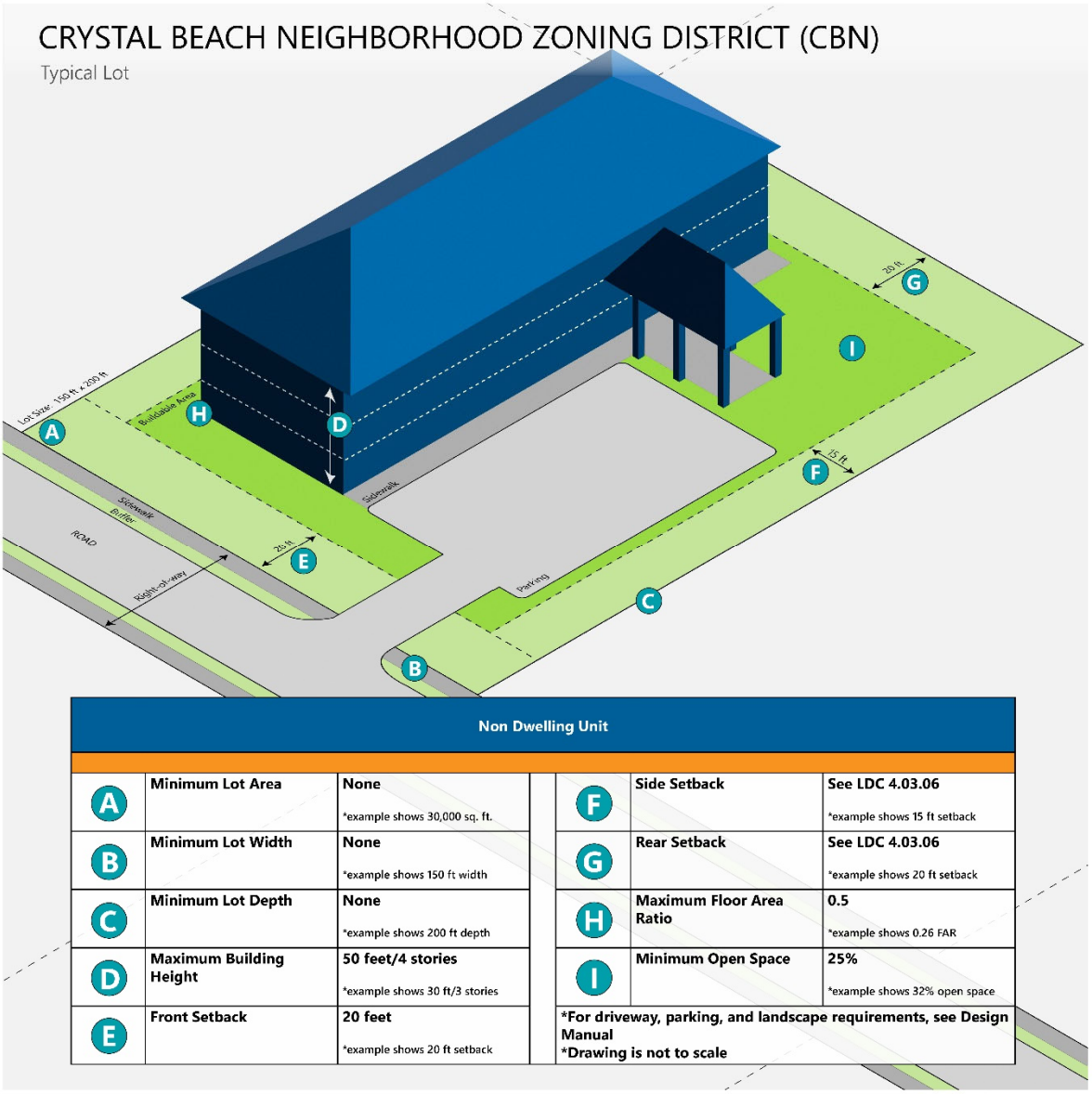

Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.03.06 *example shows 15 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.03.06 *example shows 20 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	0.5 *example shows 0.26 FAR
D	Maximum Building Height	50 feet/4 stories *example shows 30 ft/3 stories	I	Minimum Open Space	25% *example shows 32% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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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. Minimum parking requirements are listed below and development standards for parking areas are 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 spaces per dwelling unit	N/A
Accessory dwelling	P	4.08.03	1 space per dwelling unit	N/A
Guest house	P	4.08.03	1 space per dwelling unit	N/A
Mobile home development	C	4.08.02	2.25 spaces per dwelling unit	N/A
Multi-unit attached dwelling	P		1 bedroom - 1.50 spaces per dwelling unit + 10% for visitors 2 bedrooms - 2.25 spaces per dwelling unit + 10% for visitors 3+ bedrooms - 2.5 spaces per dwelling unit + 10% for visitors	N/A
Single room occupancy housing	P		4 spaces per dwelling unit and 1 additional space for each rental room.	N/A
Seasonal/Short-Term Residential Uses				
Single unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
Multi-unit attached dwelling	P			N/A
Other Residential Uses				
Community residential home, small (1-6)	P	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
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

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USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Family day care home	P		4 spaces per dwelling unit	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%	

1. Footnote 1: Minimum lot size shall meet density allowances.
2. 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′
		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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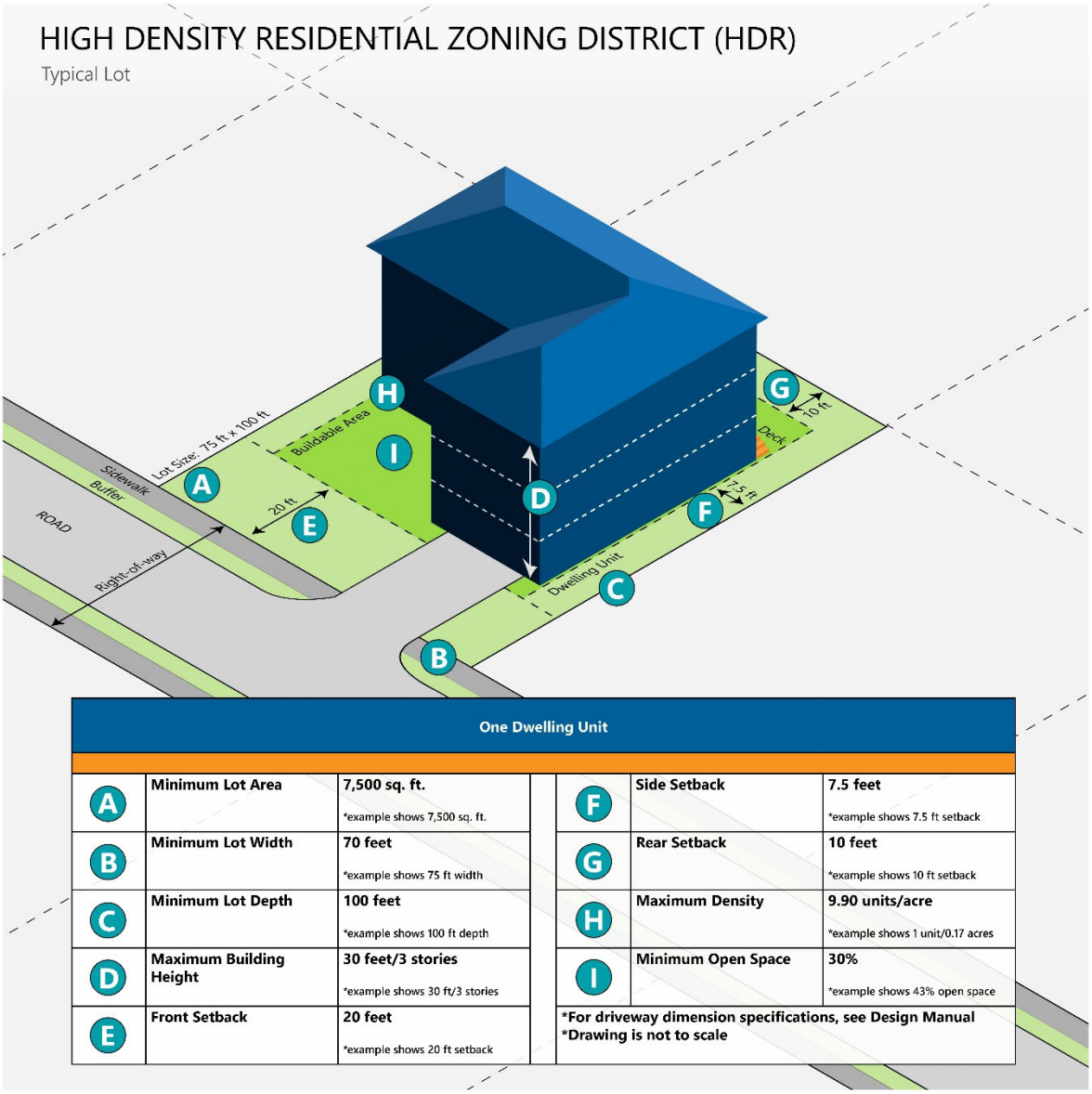
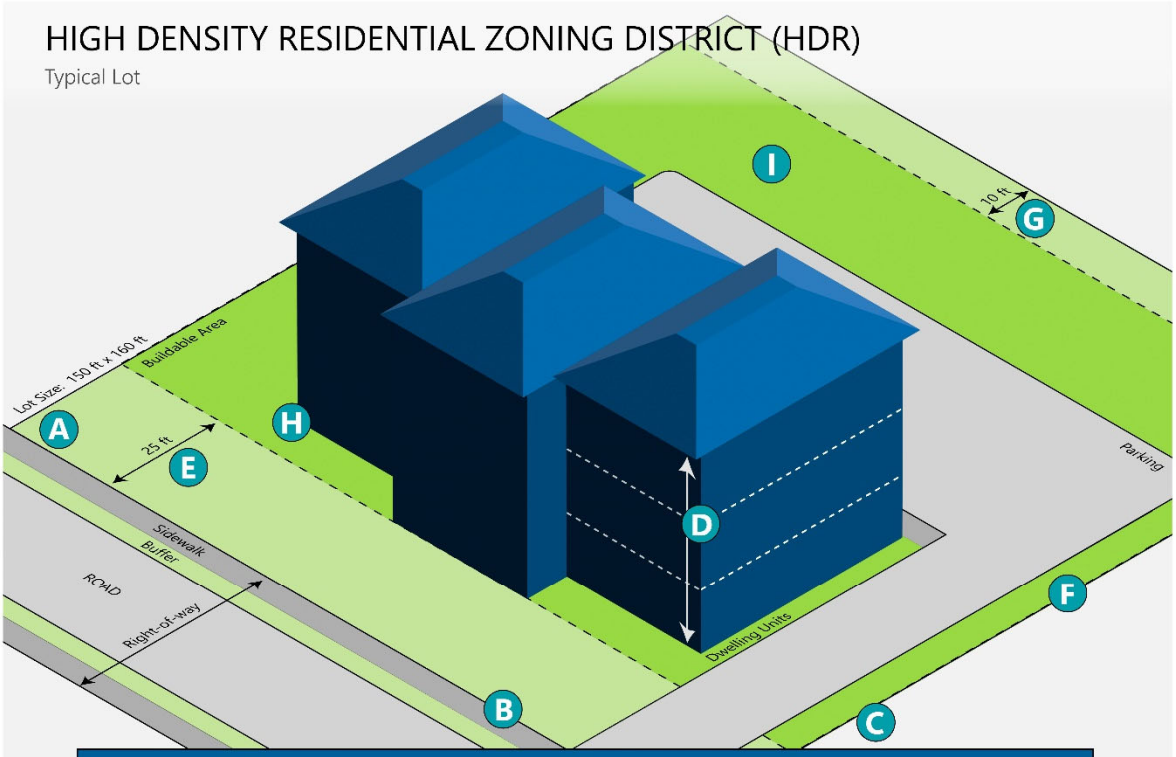


One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.90 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	30 feet/3 stories *example shows 30 ft/3 stories	I	Minimum Open Space	30% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

FINAL DRAFT

EXHIBIT "A"



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 24,000 sq. ft.	F	Side Setback	See LDC 4.03.07 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.03.07 *example shows 10 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Density	16.90 units/acre *example shows 9 units/0.55 acres
D	Maximum Building Height	50 feet/4 stories *example shows 40 ft/3 stories	I	Minimum Open Space	30% *example shows 55% open space
E	Front Setback	See LDC 4.03.07 *example shows 25 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

EXHIBIT "A"

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.

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. Minimum parking requirements are listed below and development standards for parking areas are in Section 6.03.08 of this code.

D. Uses not listed as permitted (P) or conditional (C) are prohibited uses.

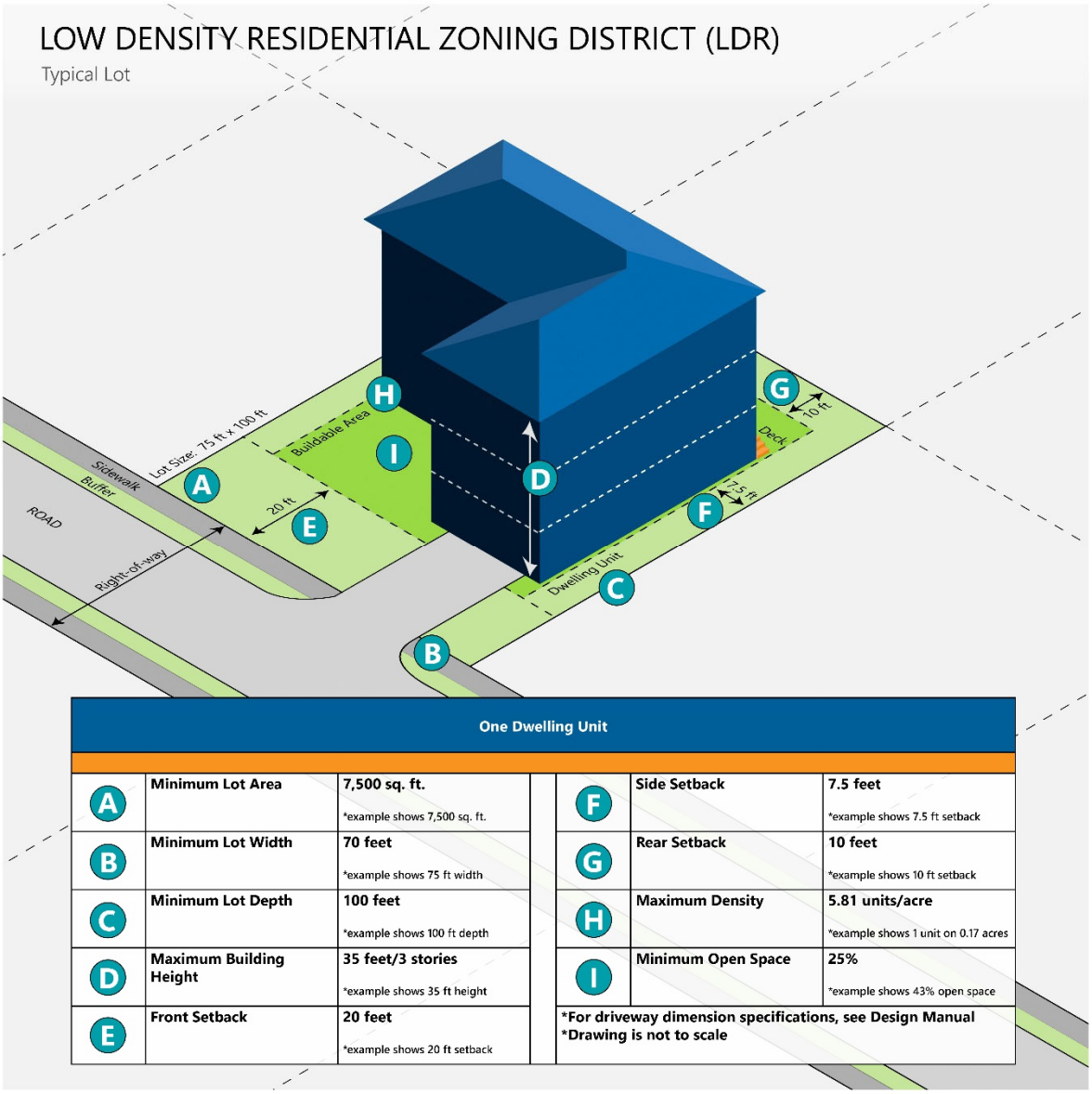
USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
Permanent/Long-term residential uses				
Single unit detached dwelling	P		4 spaces per dwelling unit	N/A
Accessory Dwelling Unit	C	4.08.02	1 space per dwelling unit	
Guest house	C	4.08.02	1 space per dwelling unit	N/A
Single room occupancy housing	P		4 spaces per dwelling unit and 1 additional space for each rental room.	N/A
Other Residential Uses				
Community residential home, small (1-6)	P	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family day care home	P		4 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

FINAL DRAFT

EXHIBIT "A"



One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	5.81 units/acre *example shows 1 unit on 0.17 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft height	I	Minimum Open Space	25% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

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. Minimum parking requirements are listed below and development standards for parking areas are in Section 6.03.08 of this code.

D. Uses not listed as permitted (P) or conditional (C) are prohibited uses.

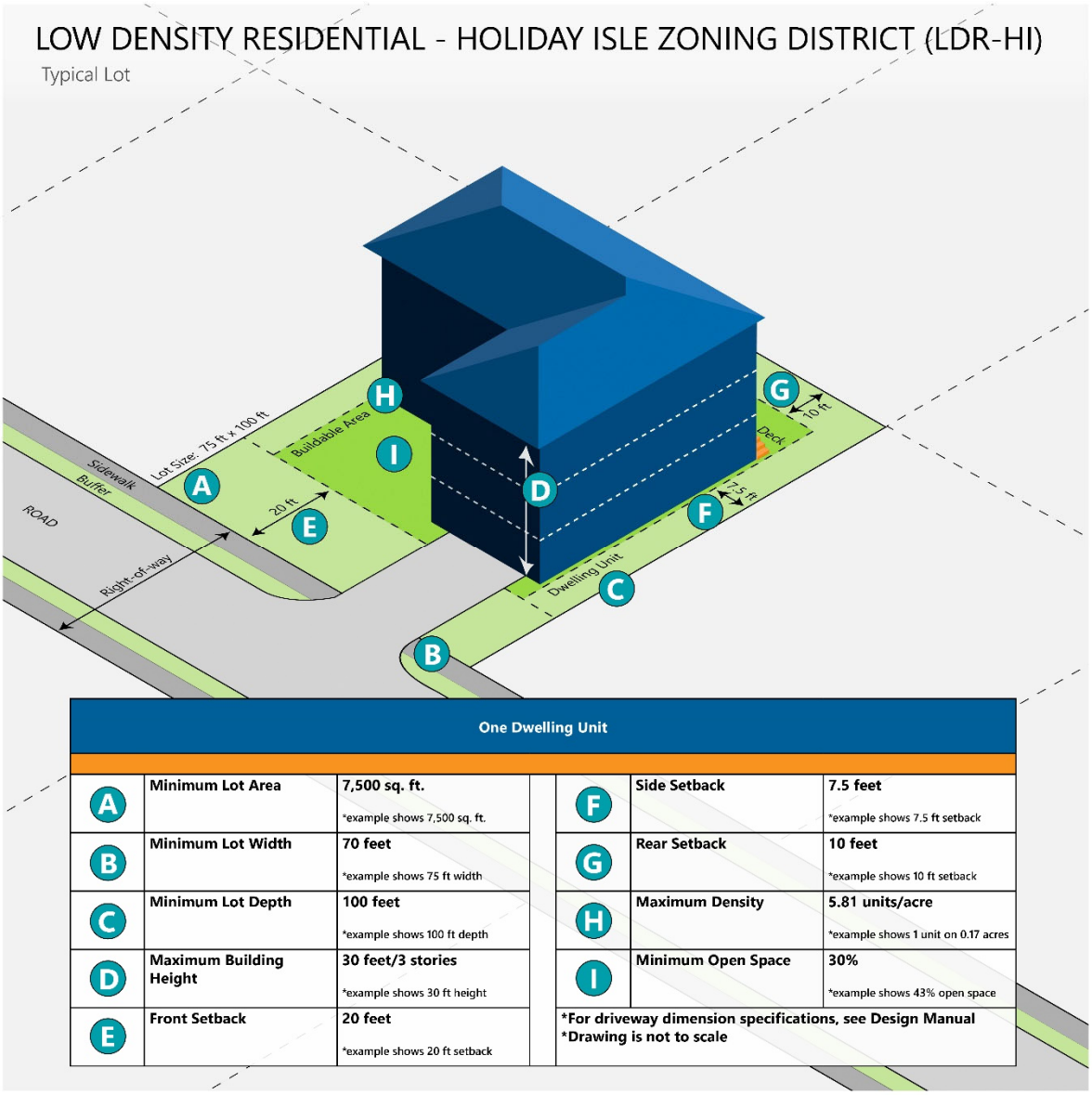
USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
RESIDENTIAL USES				
Permanent/Long-term residential uses				
Single unit detached dwelling	P		4 spaces per dwelling unit	N/A
Single room occupancy housing	P		4 spaces per dwelling unit and 1 additional space for each rental room.	N/A
Seasonal/Short-Term Residential Uses				
Single unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	N/A
Other Residential Uses				
Community residential home, small (1-6)	P	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Family day care home	P		4 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′
	Side	7½′
	Rear	10′
Maximum Density (units per acre)		5.81
Minimum Open Space (%)		30%

FINAL DRAFT

Institutional Uses FAR/Intensity	.25 FAR



One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	5.81 units/acre *example shows 1 unit on 0.17 acres
D	Maximum Building Height	30 feet/3 stories *example shows 30 ft height	I	Minimum Open Space	30% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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.

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. Minimum parking requirements are listed below and development standards for parking areas are 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 spaces per dwelling unit	N/A
Multi-unit attached dwelling	P		1.5 spaces per 1 bedroom dwelling unit + 10% for visitors 2.25 spaces per 2-bedroom dwelling unit + 10% for visitors 2.5 spaces per 3+ bedroom dwelling unit + 10% for visitors	N/A
Accessory dwelling	P	4.08.03	1 space per dwelling unit	N/A
Guest house	P	4.08.03	1 space per dwelling unit	N/A
Other Residential Uses				
Single room occupancy housing	P		4 spaces per dwelling unit and 1 additional space for each rental room.	N/A
Community residential home, small (1-6)	P	4.08.02	1 space per 4 beds, plus 1 space for each employee on maximum shift	N/A
Community residential home, large (7-14)	P	4.08.02		N/A
Family day care home	P		4 spaces per dwelling unit	N/A

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

EXHIBIT "A"

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	

1. Footnote 1: Minimum lot size shall meet density allowances.
2. 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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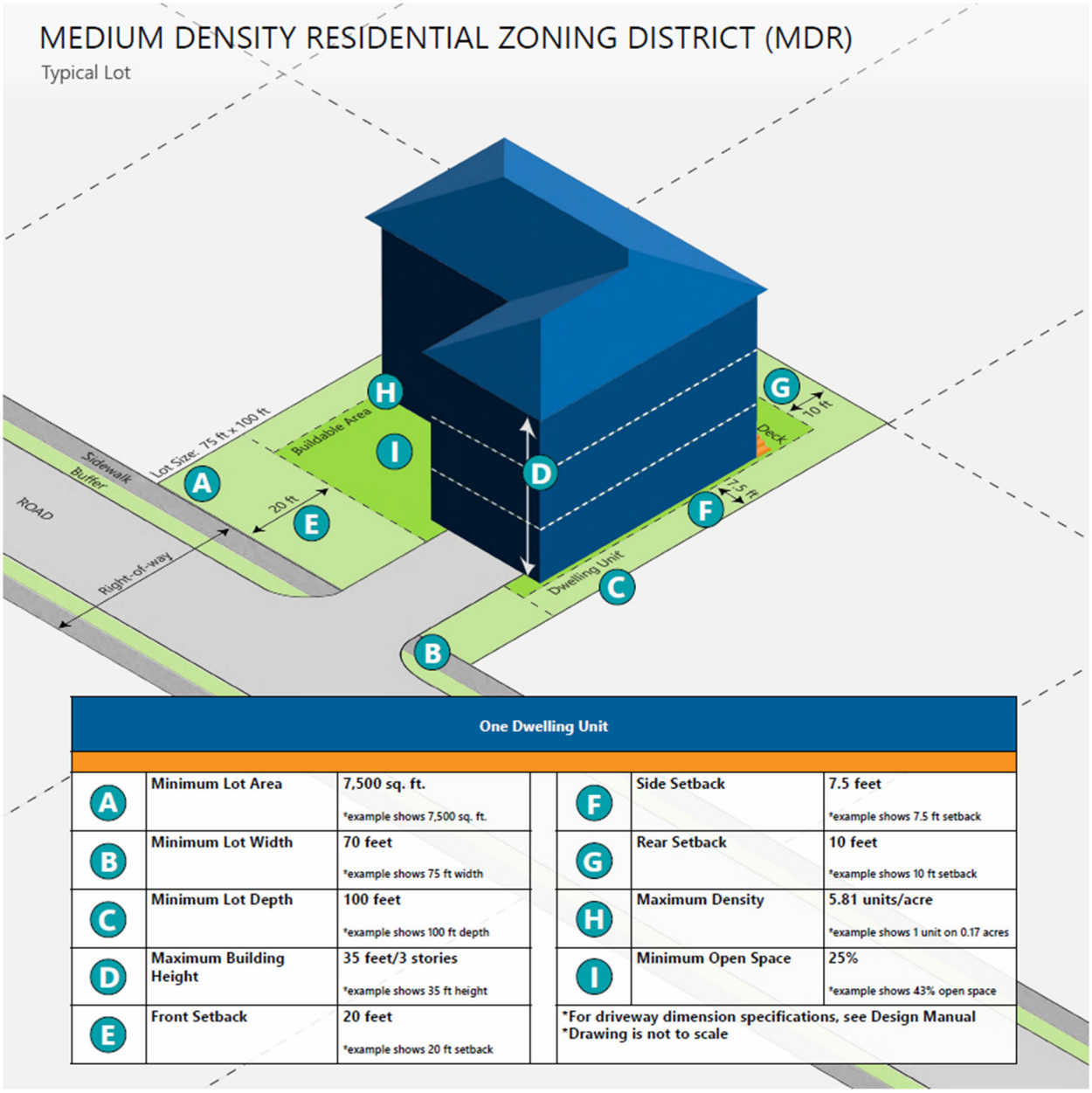

One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	5.81 units/acre *example shows 1 unit on 0.17 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft height	I	Minimum Open Space	25% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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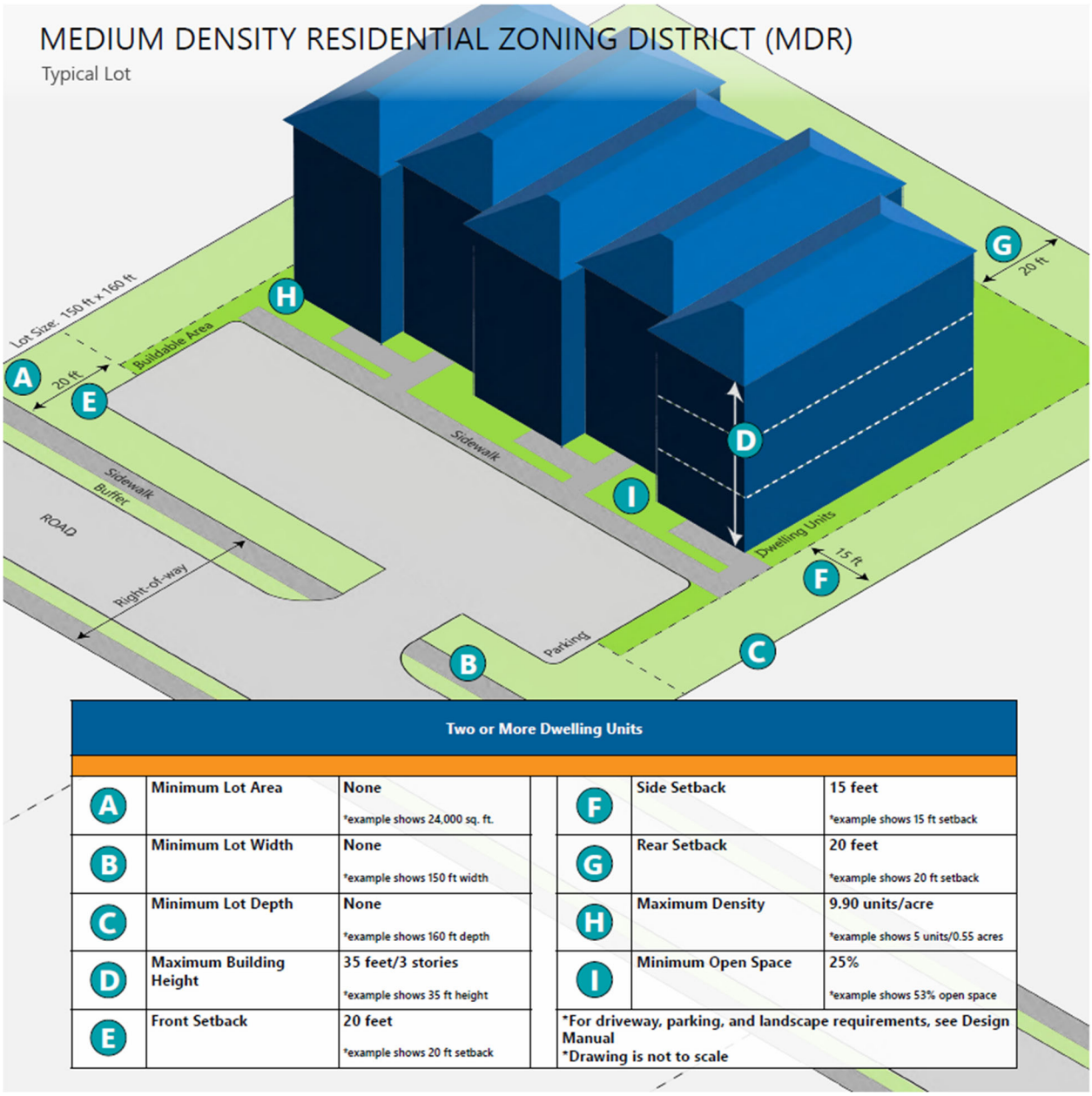
EXHIBIT "A"



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 24,000 sq. ft.	F	Side Setback	15 feet *example shows 15 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	20 feet *example shows 20 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Density	9.90 units/acre *example shows 5 units/0.55 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft height	I	Minimum Open Space	25% *example shows 53% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

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

a. 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. Minimum parking requirements are listed below and development standards for parking areas are 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 2 bedrooms: 2.25 spaces per dwelling unit + 10% for visitors 3+ bedrooms: 2.50 spaces per dwelling unit + 10% for visitors	N/A
Seasonal/Short-Term Residential Uses				
Multi-unit attached dwelling	P		1 space per bedroom (minimum of 2 spaces)	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	P		4 spaces per dwelling unit	N/A
COMMERCIAL USES				
Administrative and support services	P		1 space for every 250 sq. ft. of gross floor area	561
All other amusement and recreation industries	C		1 space for every 4 seats in facilities available for patron use; or 1 space for each 150 sq. ft. of gross floor area or ground area, whichever is applicable to the facility.	713990

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
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	4.08.01	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	C	4.08.01	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	4.08.01	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.	
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	4.08.01	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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	4.08.01	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
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
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	447

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			stations are not to be included as a parking space)	
General rental centers	P		1 space for every 400 sq. ft. of gross floor area	5323
General warehousing and storage	C	4.08.01	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	4.08.01	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	P		1 space for every 500 sq. ft. of gross floor area	444190
Landscaping services	C		1 space for every 2 employees on the largest shift, plus 1 space for each company vehicle, plus 1 space for every 2,000 sq. ft. of outdoor ground storage/display area	561730
Laundromat (coin operated)	P		I space for every 2 washing machines	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	4.08.01	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
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

EXHIBIT "A"

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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Shopping center	P		1 space for every 250 sq. ft. of gross floor area	
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	4.08.01	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	4.08.01	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
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

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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
Setbacks	Front	Footnote 2/3	
	Side		
	Rear		
Maximum Density (units per acre)		16.90	N/A
Maximum Floor Area Ratio		N/A	1.30
Minimum Open Space (%)		30%	

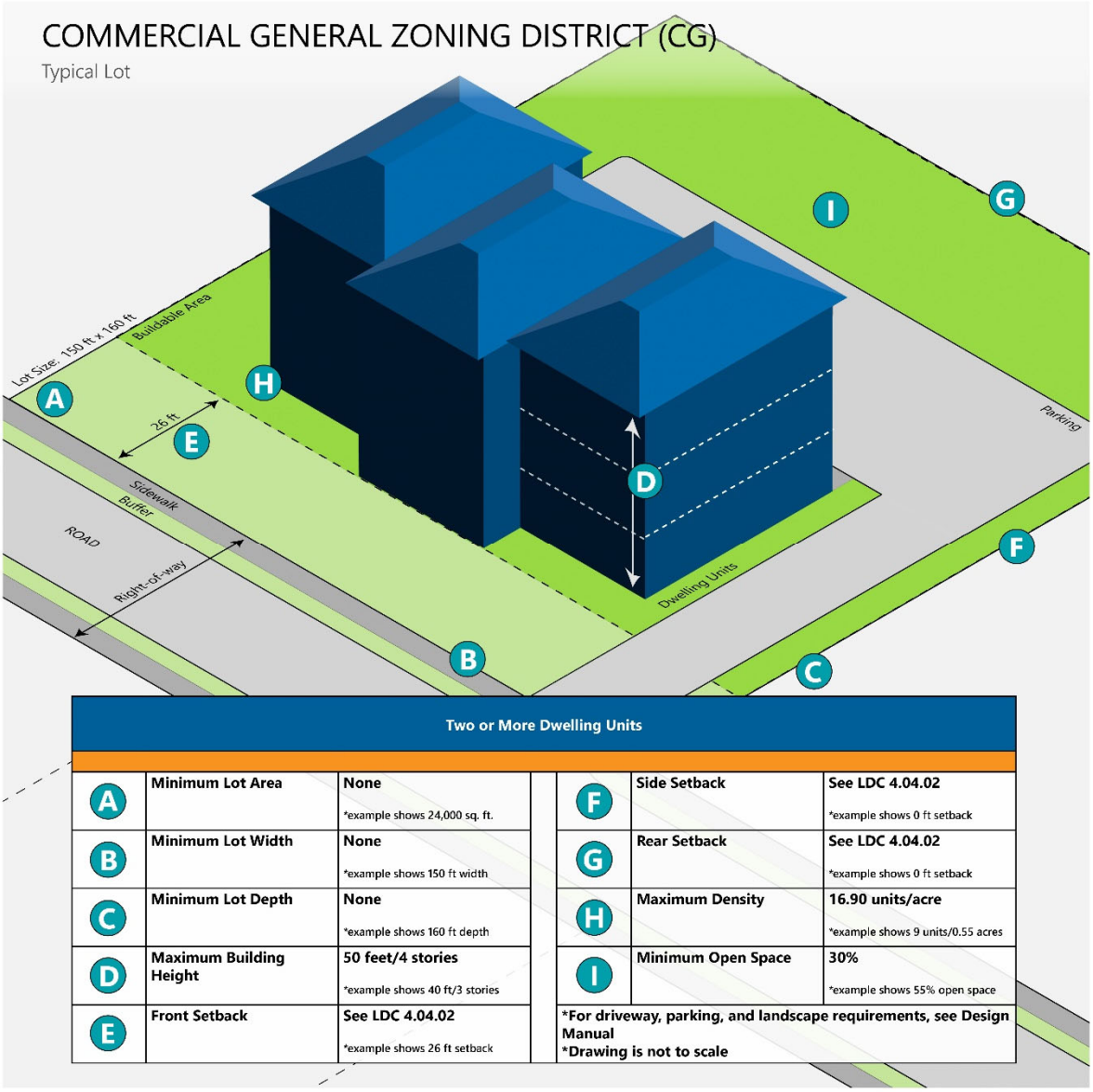
1. Footnote 1: Minimum lot size shall meet density allowances.
2. Footnote 3: Those portions of a development that abut single-family, duplex or townhome uses the setback shall be equal to the height of the building (one-foot of setback for every one-foot of height).
3. Footnote 4: The following setbacks 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'		

FINAL DRAFT

EXHIBIT "A"

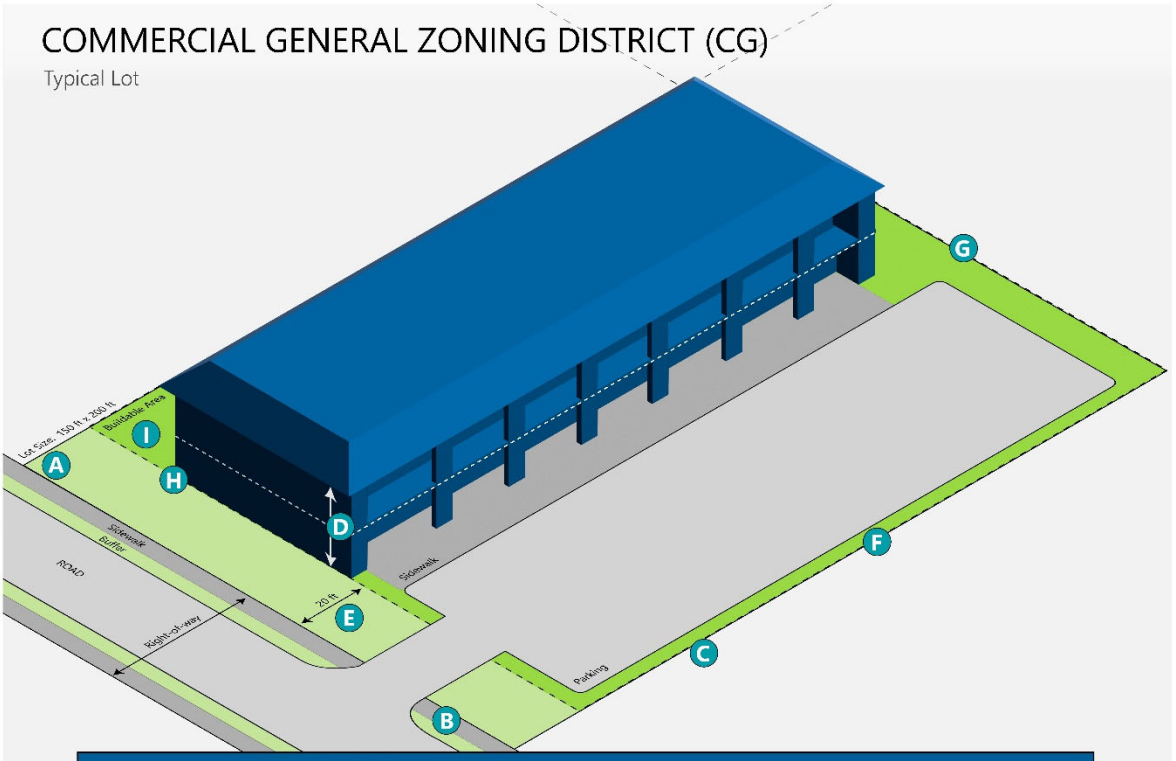
More than 40′	Properties on U.S. Highway 98	Min. 45′	2′ + 2′ for each 10′ or fraction exceeding 40′	0′
	Properties not on U.S. Highway 98	Min. 30′		



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 24,000 sq. ft.	F	Side Setback	See LDC 4.04.02 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.04.02 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Density	16.90 units/acre *example shows 9 units/0.55 acres
D	Maximum Building Height	50 feet/4 stories *example shows 40 ft/3 stories	I	Minimum Open Space	30% *example shows 55% open space
E	Front Setback	See LDC 4.04.02 *example shows 26 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

FINAL DRAFT

EXHIBIT "A"



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.04.02 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.04.02 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	1.3 *example shows 0.27 FAR
D	Maximum Building Height	50 feet/4 stories *example shows 25 ft/2 stories	I	Minimum Open Space	30% *example shows 32% open space
E	Front Setback	See LDC 4.04.02 *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

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. Minimum parking requirements are listed below and development standards for parking areas are 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				
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	4.08.01	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	4.08.01	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	4.08.01	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	4.08.01	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
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	4.08.01	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
Kitchen cabinet stores	P		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	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	4.08.01	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	4.08.01	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.

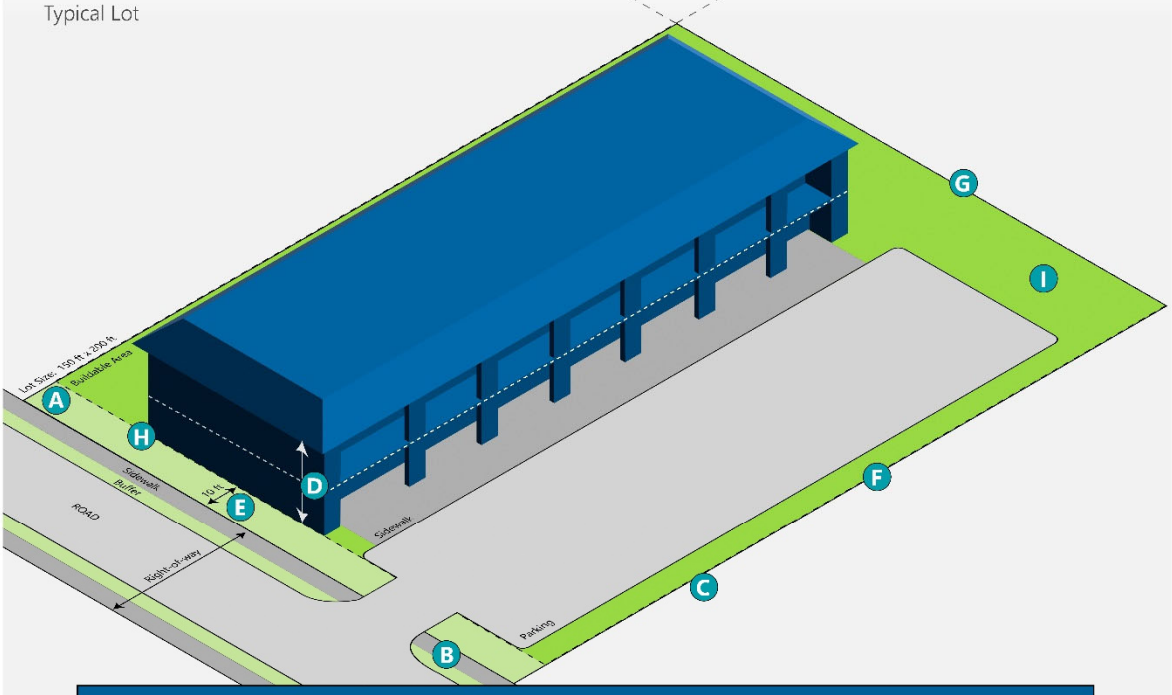
Commercial Trades & Services (CTS)		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35'/3 stories
Setbacks	Front	0' minimum – 10' maximum
	Side	No side or rear yards are required unless the development shares a property line with a residential 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%

FINAL DRAFT

EXHIBIT "A"

COMMERCIAL TRADES & SERVICES ZONING DISTRICT (CTS)

Typical Lot



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.04.03 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.04.03 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	1.3 *example shows 0.27 FAR
D	Maximum Building Height	35 feet/3 stories *example shows 25 ft/2 stories	I	Minimum Open Space	25% *example shows 35% open space
E	Front Setback	See LDC 4.04.03 *example shows 10 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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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. Only one custodian or night watchman dwelling is permitted per property, with a maximum dwelling size of 1,200 square feet. The custodian or night watchman residing on site must be an owner, employee, or independent contractor of the property owner or property manager.

E. Minimum parking requirements are listed below and development standards for parking areas are in Section 6.03.08 of this code.

F. 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				
Custodian or night watchman dwelling	P	4.04.03.D	1 space per dwelling unit	
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, accessories 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	4.08.01	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	4.08.01	2 spaces for every service bay plus 1 space per employee on maximum shift	8111
Boat and motorcycle repair	P	4.08.01	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

FINAL DRAFT

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
Consumer goods rental	P		1 space for every 400 sq. ft. of gross floor area	5322
Death care services	P		1 space for every 50 sq. ft. plus 1 space for every 2 employees	8122
Dry cleaning and laundry services	P		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	4.08.01	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	4.08.01	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

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Mobile vending	P	4.08.01	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Non-store retailers	P		1 space for every 750 sq. ft. of gross floor area	454
Other motor vehicle dealers	P		1 space for every 400 sq. ft. of gross floor area	4412
Other personal and household goods repair	P		1 space for every 400 sq. ft. of gross floor area	81149
Repair and maintenance (non-automotive)	P		1 space for every 400 sq. ft. of gross floor area	811
Tattoo parlors	P	4.08.01	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	4.08.01	1 space for every 250 sq. ft. of gross floor area	
Adult cabaret	P	4.08.01	1 space for every 150 sq. ft. of gross floor area	
Adult motel	P	4.08.01	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	4.08.01	1 space for every 3 seats, plus 5 spaces for employees	
Escort service	P	4.08.01	1 space for every 250 sq. ft. of gross floor area	
Sexual-encounter center	P	4.08.01	1 space for every 150 sq. ft. of gross floor area	

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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				
Breweries and microbreweries	P		1 space for every 100 sq. ft. of eating/drinking area, plus 1 space per employee on maximum shift.	312120
Coffee and tea manufacturing	C		1 space per employee on the maximum shift, plus parking required for any accessory office, retail, tasting room, or restaurant uses.	311920
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	4.08.01	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

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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				
Indoor sports recreation establishments	C		2 spaces for every batting cage, plus 1 space for every 500 square feet of additional gross floor area	713990
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.

FINAL DRAFT

EXHIBIT "A"

Maximum Floor Area Ratio	1.30
Minimum Open Space (%)	25%

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EXHIBIT "A"

Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.04.04 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.04.04 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	1.3 *example shows 0.27 FAR
D	Maximum Building Height	35 feet/3 stories *example shows 25 ft/2 stories	I	Minimum Open Space	25% *example shows 32% open space
E	Front Setback	See LDC 4.04.04 *example shows 10 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

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. Special design criteria:

1. General retail commercial goods and services uses are limited to those designed primarily to serve the needs of the adjacent "Old Destin" area cannot exceed 5,500 heated and cooled square feet, .

2. Diverse and complementary land uses:

a. Development in the CMU district shall require a minimum of two distinct and complementary land uses.

C. Minimum parking requirements are listed below and development standards for parking areas are 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 spaces per dwelling unit	N/A
Accessory dwelling	C	4.08.03	4 spaces per dwelling unit plus 1 space per accessory dwelling unit	N/A
Guest house	C	4.08.03	4 spaces per dwelling plus 1 space per guest house	N/A
Multi-unit attached dwelling	C		1 bedroom: 1.50 spaces per dwelling unit 2 bedrooms: 2.25 spaces per dwelling unit 3+ bedrooms: 2.5 spaces per dwelling unit	N/A
Single room occupancy housing	P		4 spaces per dwelling unit and 1 additional space for each rental room.	N/A
Seasonal/Short-Term Residential Uses				
Single unit detached dwelling	C		1 space per bedroom (minimum of 2 spaces)	N/A
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		
Family day care home	C		4 spaces per dwelling unit	
COMMERCIAL USES				

FINAL DRAFT

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	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	4.08.01	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
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

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	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	4.08.01	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
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	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			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	4.08.01	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
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

EXHIBIT "A"

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 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. Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	483
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

FINAL DRAFT

EXHIBIT "A"

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

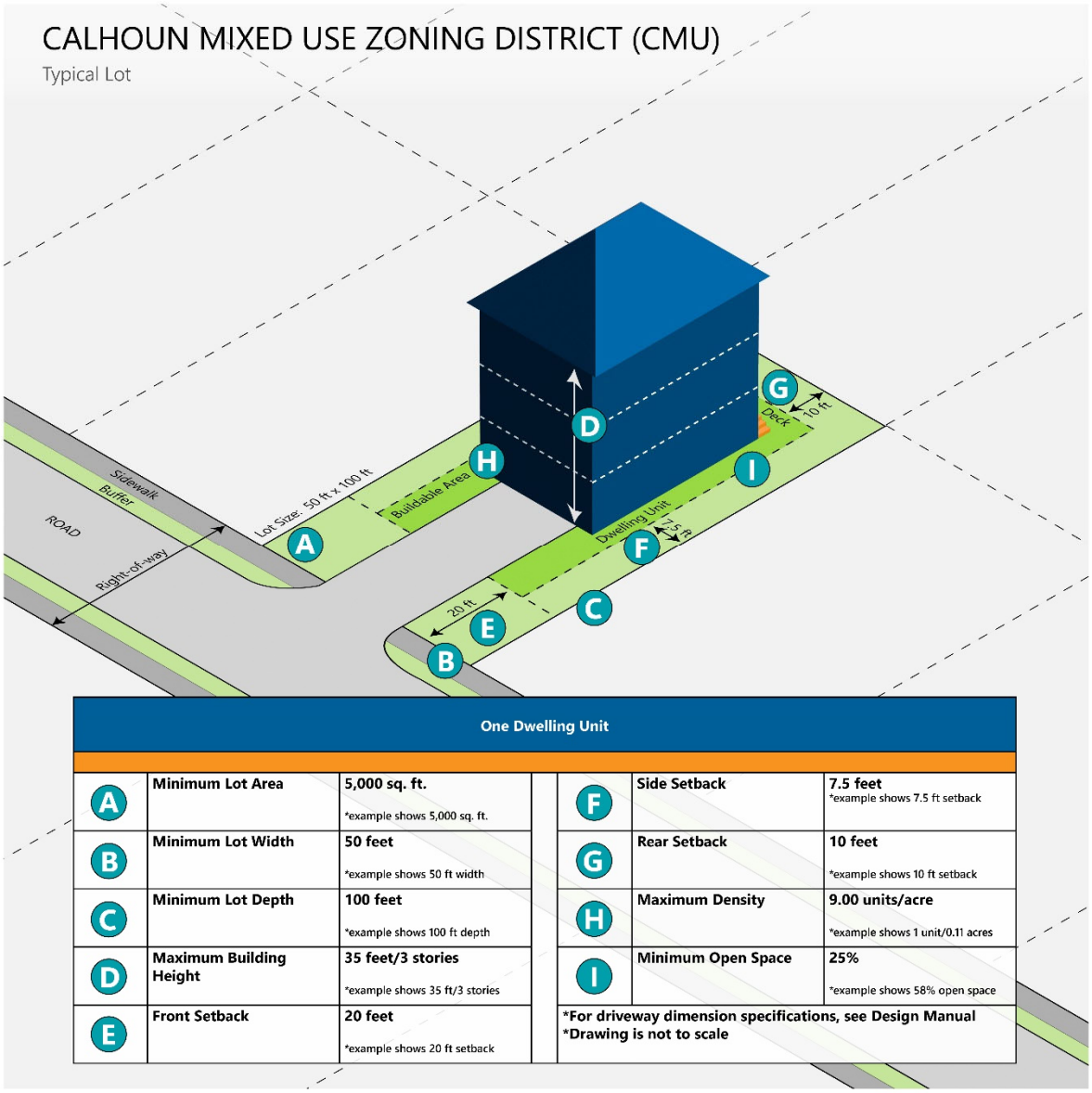
F. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes, is hereby established.

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%

1. Footnote 1: Minimum lot size shall meet density allowances.
2. 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′~~
Rear Setbacks			
Lots not along the Choctawhatchee Bay	**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 Choctawhatchee Bay			Must meet the requirements set forth in Article 7 for the bay shoreline protection zone

EXHIBIT "A"



One Dwelling Unit					
A	Minimum Lot Area	5,000 sq. ft. *example shows 5,000 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	50 feet *example shows 50 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.00 units/acre *example shows 1 unit/0.11 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft/3 stories	I	Minimum Open Space	25% *example shows 58% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

EXHIBIT "A"

Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 24,000 sq. ft.	F	Side Setback	See LDC 4.05.02 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.02 *example shows 10 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Density	12.00 units/acre *example shows 6 units/0.55 acres
D	Maximum Building Height	50 feet/4 stories *example shows 35 ft/3 stories	I	Minimum Open Space	30% *example shows 55% open space
E	Front Setback	See LDC 4.05.02 *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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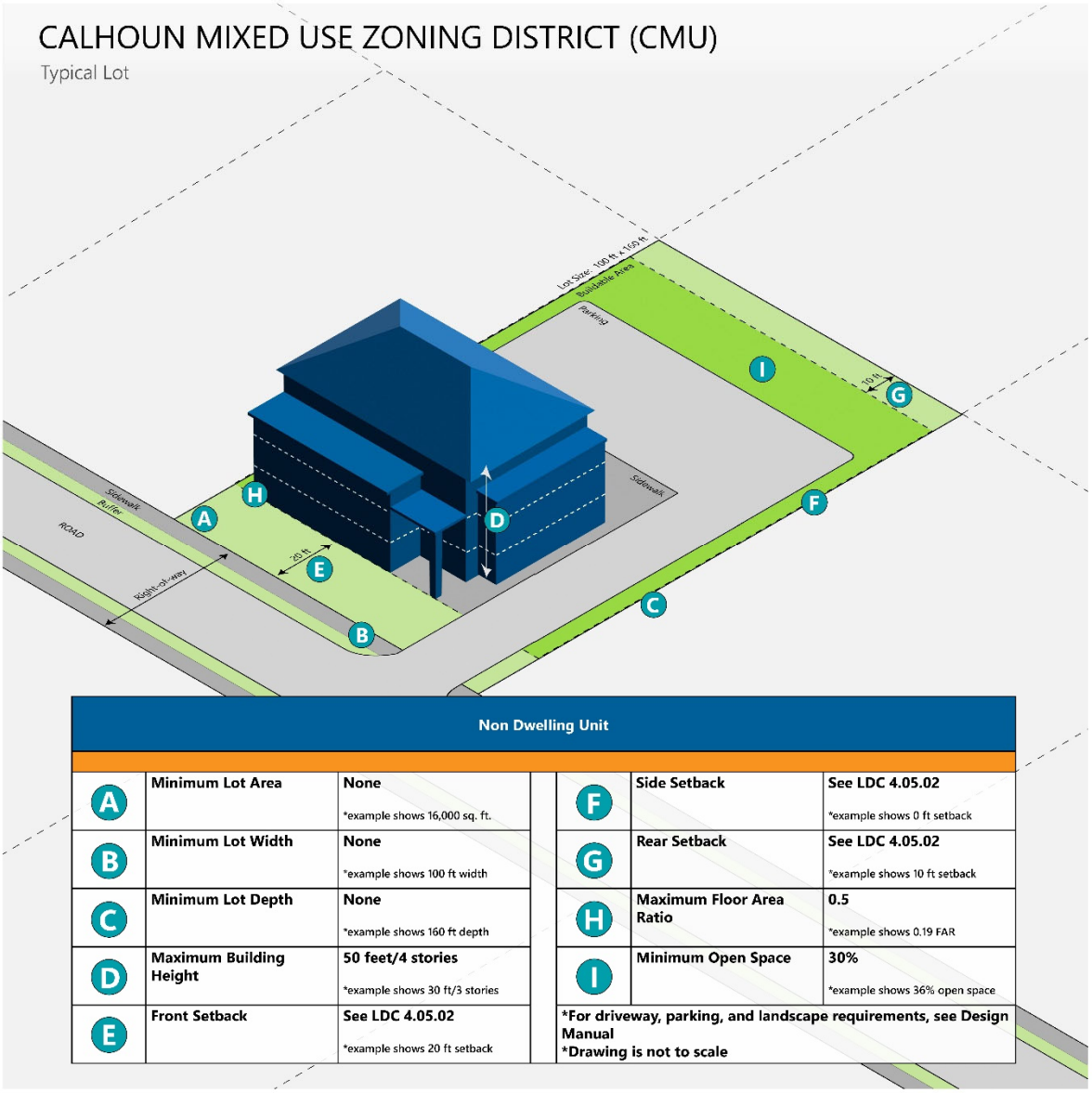
FINAL DRAFT

EXHIBIT "A"



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 16,000 sq. ft.	F	Side Setback	See LDC 4.05.02 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 100 ft width	G	Rear Setback	See LDC 4.05.02 *example shows 10 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Floor Area Ratio	0.5 *example shows 0.19 FAR
D	Maximum Building Height	50 feet/4 stories *example shows 30 ft/3 stories	I	Minimum Open Space	30% *example shows 36% open space
E	Front Setback	See LDC 4.05.02 *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

EXHIBIT "A"

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. Minimum parking requirements are listed below and development standards for parking areas are 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				
Single unit detached dwelling	P		4 spaces per dwelling unit	N/A
Accessory dwelling	C	4.08.03	1 space per dwelling unit	N/A
Guest house	C	4.08.03	1 space per dwelling unit	N/A
Multi-unit attached dwelling	C		1 bedroom: 1.50 spaces per dwelling unit 2 bedrooms: 2.25 spaces per dwelling unit 3+ bedrooms: 2.5 spaces per dwelling unit	N/A
Single room occupancy housing	P		1 space per rental room	N/A
Seasonal/Short-Term Residential Uses				
Multi-unit attached dwelling	C		1 space per bedroom (minimum of 2 spaces)	N/A
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		
Family day care home	C		2 spaces per dwelling unit	
COMMERCIAL USES				

FINAL DRAFT

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	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	4.08.01	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
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	52

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	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	4.08.01	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.	
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.	

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	4.08.01	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
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

EXHIBIT "A"

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

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

EXHIBIT "A"

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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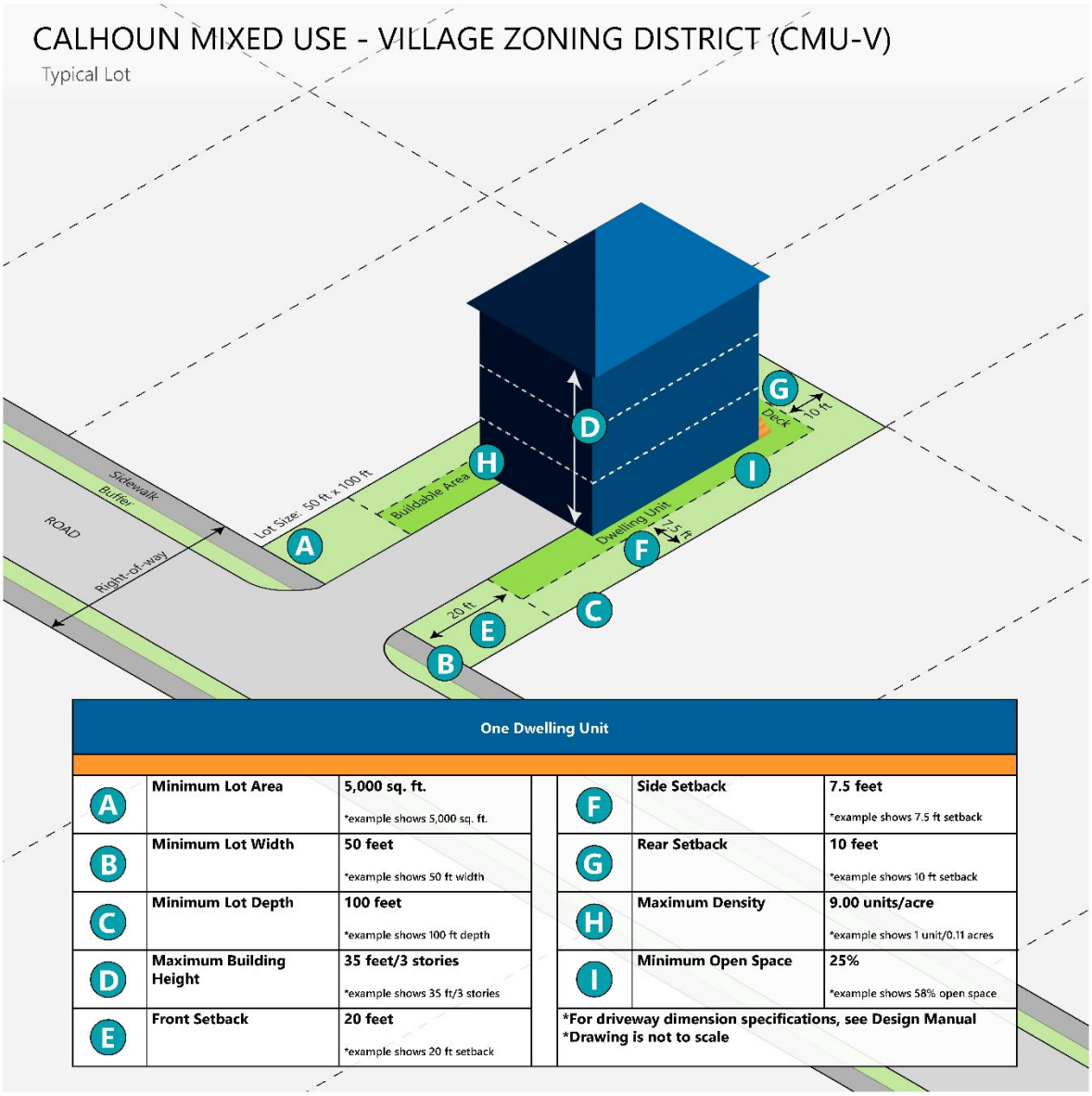
EXHIBIT "A"



One Dwelling Unit					
A	Minimum Lot Area	5,000 sq. ft. *example shows 5,000 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	50 feet *example shows 50 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.00 units/acre *example shows 1 unit/0.11 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft/3 stories	I	Minimum Open Space	25% *example shows 58% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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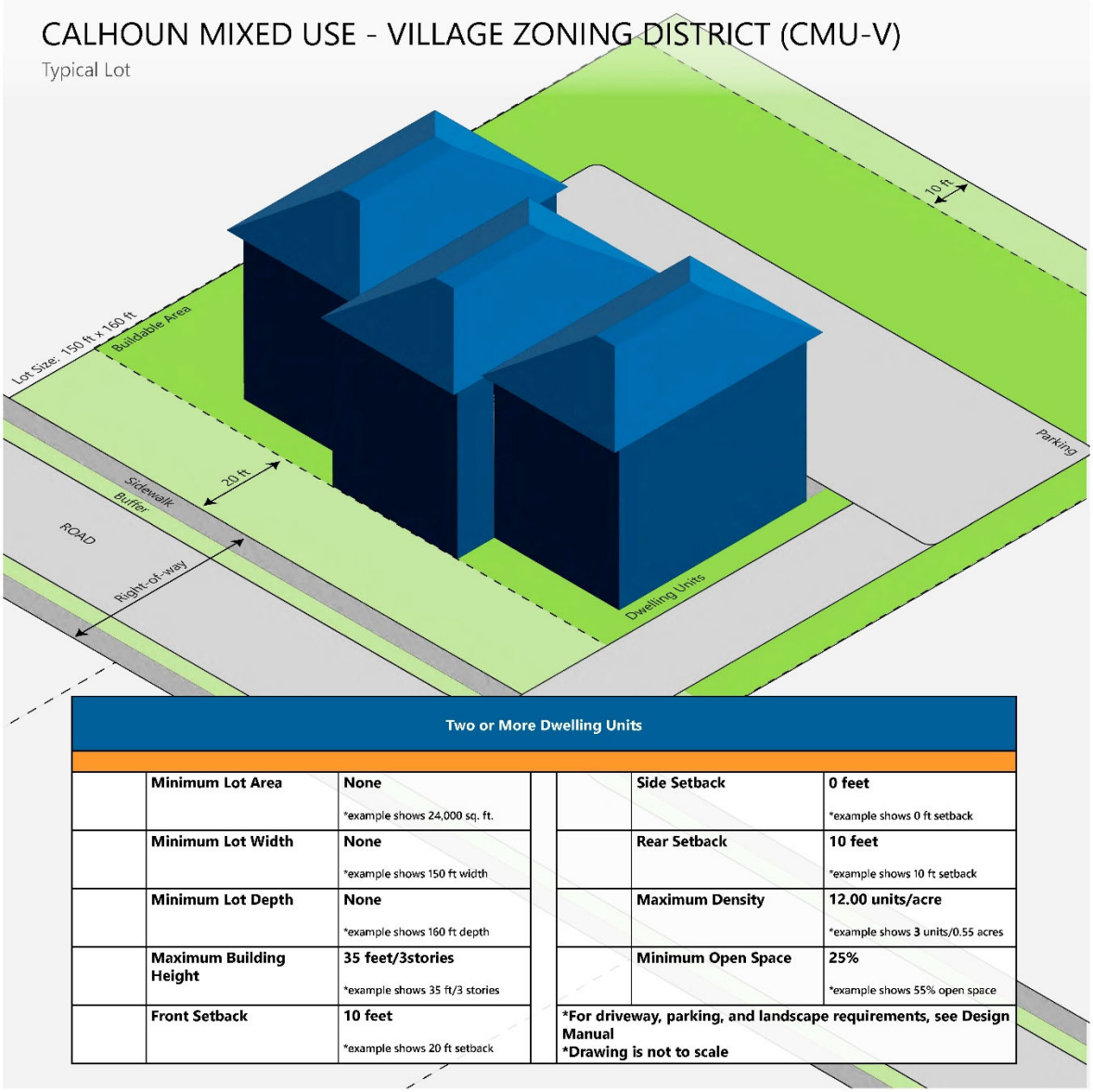
FINAL DRAFT

EXHIBIT "A"



Two or More Dwelling Units					
	Minimum Lot Area	**None** *example shows 24,000 sq. ft.		**Side Setback**	**0 feet** *example shows 0 ft setback
	Minimum Lot Width	**None** *example shows 150 ft width		**Rear Setback**	**10 feet** *example shows 10 ft setback
	Minimum Lot Depth	**None** *example shows 160 ft depth		**Maximum Density**	**12.00 units/acre** *example shows 3 units/0.55 acres
	Maximum Building Height	**35 feet/3stories** *example shows 35 ft/3 stories		**Minimum Open Space**	**25%** *example shows 55% open space
	Front Setback	**10 feet** *example shows 20 ft setback	***For driveway, parking, and landscape requirements, see Design Manual** ***Drawing is not to scale**		

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EXHIBIT "A"

Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 16,000 sq. ft.	F	Side Setback	0 feet *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 100 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Floor Area Ratio	0.5 *example shows 0.19 FAR
D	Maximum Building Height	35 feet/3stories *example shows 30 ft/3 stories	I	Minimum Open Space	25% *example shows 36% open space
E	Front Setback	10 feet *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

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

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. Minimum parking requirements are listed below and development standards for parking areas are 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)	
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	4.08.02	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	C	4.05.02	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	4.05.02	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	4.08.01	1 space for every 250 sq. ft. of facility gross floor area.	6244
Clothing and clothing accessories stores	P	4.05.02	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	4.05.02	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	4.08.01	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

FINAL DRAFT

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	4.05.02	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	4.05.02	1 space for every 250 sq. ft. of gross floor area	446
Hospitals	C	4.05.02	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	4.05.02	1 space for every 250 sq. ft. of gross floor area	516
ISPs, search portals, and data processing	P	4.05.02	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	4.08.01	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	4.05.02	1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Office supplies, stationery, and gift stores	P	4.05.02	1 space for every 250 sq. ft. of gross floor area	4532
Other general merchandise stores	P	4.05.02	1 space for every 250 sq. ft. of gross floor area	4529
Other information services	P	4.05.02	1 space for every 250 sq. ft. of gross floor area	519
Other miscellaneous store retailers	P	4.05.02	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	4.05.02	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	4.05.02	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	4.05.02	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	4.08.01	1 space for every 250 sq. ft. of gross floor area	4452
Thrift stores	C	4.08.01 & 4.05.02	1 space for every 250 sq. ft. of gross floor area	453310
Used merchandise stores	C	4.05.02	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	4.05.02	2 spaces per classroom	6111
High schools	P	4.05.02	1 space for every faculty member and employee, plus 1 space for every 6 students	6111
Governmental or quasi-governmental offices and programs	P	4.05.02	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	4.05.02	1 space for every 300 sq. ft. of gross floor area	519120
Post Secondary Education	P	4.05.02	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	4.05.02	1 space for every 250 sq. ft. of gross floor area	624
School, urban/interurban and rural bus transportation system	C	4.05.02	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

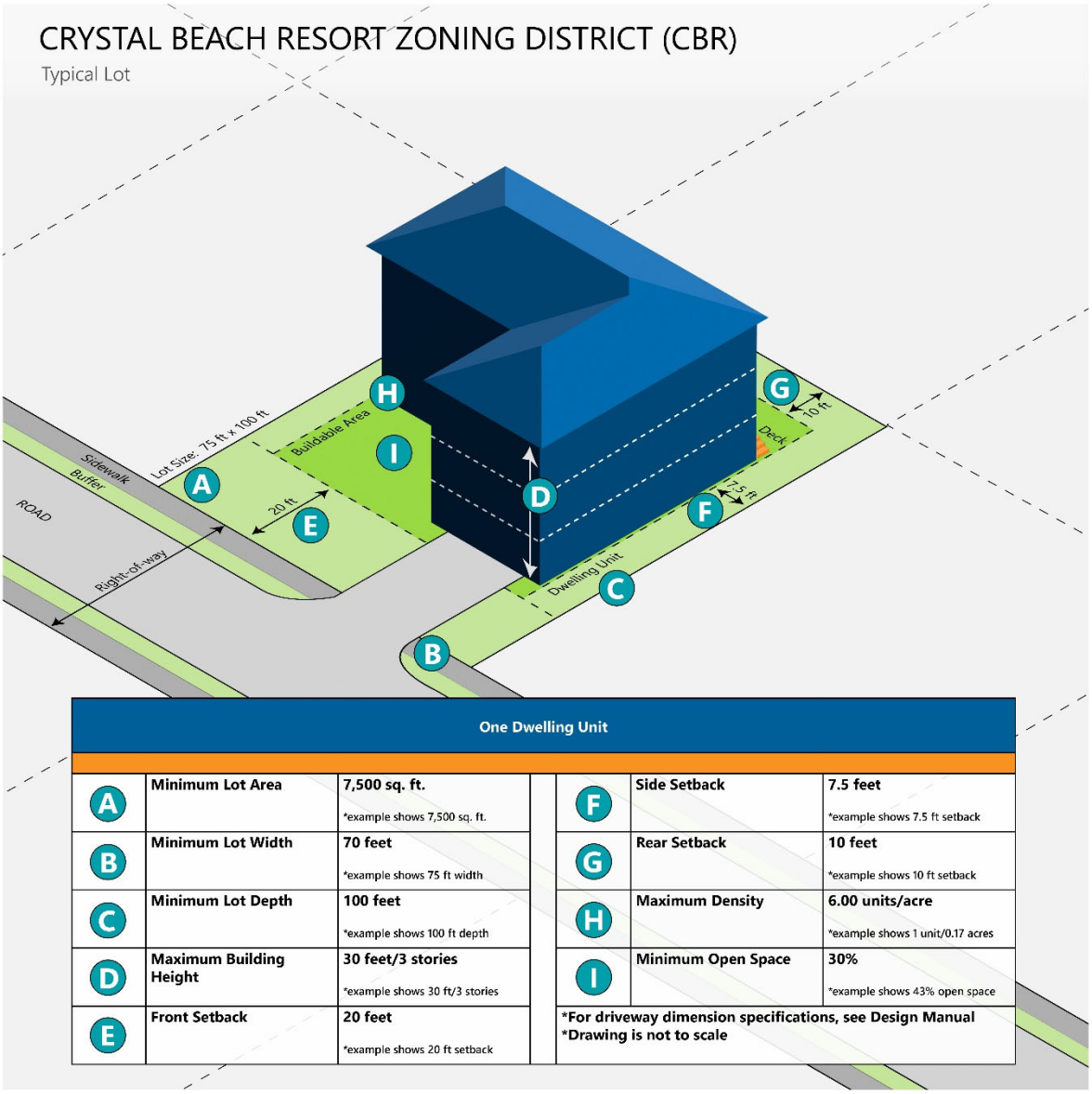
E. Dimensional requirements. The following schedule of dimensional requirements, together with the footnotes is, hereby established.

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"



One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	6.00 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	30 feet/3 stories *example shows 30 ft/3 stories	I	Minimum Open Space	30% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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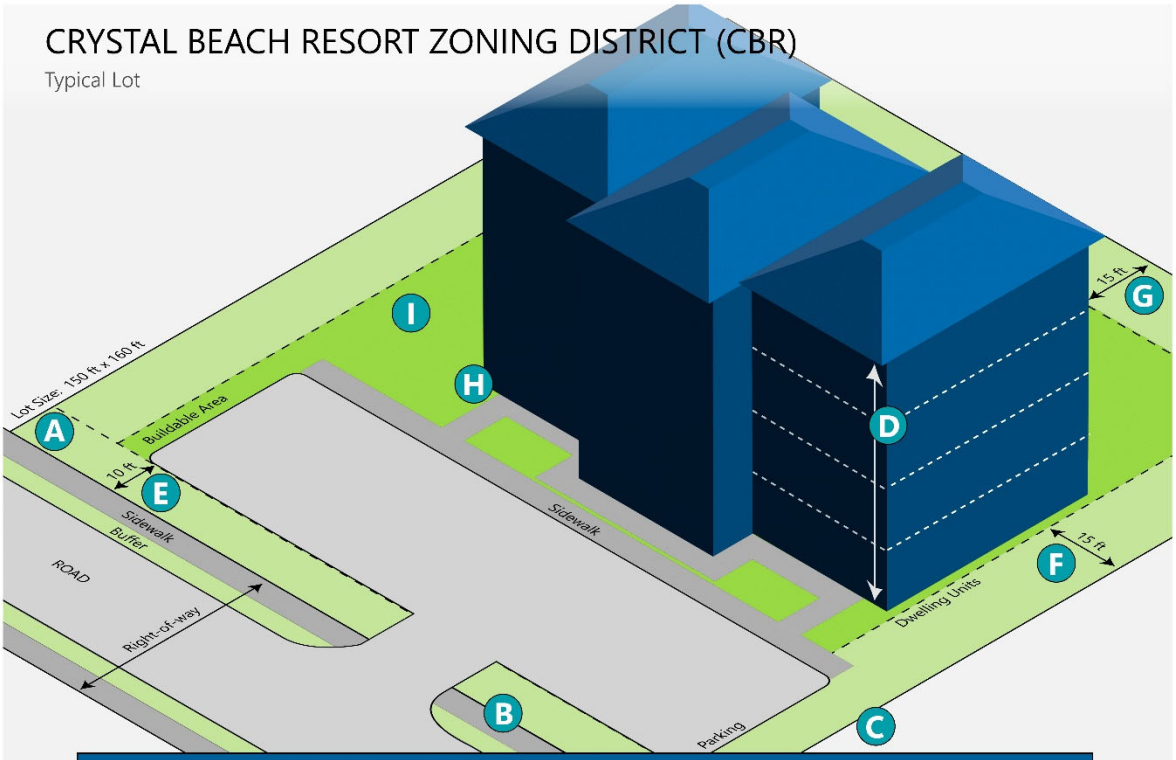
EXHIBIT "A"



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 24,000 sq. ft.	F	Side Setback	See LDC 4.05.05 *example shows 15 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.05 *example shows 15 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Density	12.00 units/acre *example shows 6 units/0.55 acres
D	Maximum Building Height	50 feet/4 stories *example shows 50 ft/4 stories	I	Minimum Open Space	30% *example shows 64% open space
E	Front Setback	10 feet *example shows 10 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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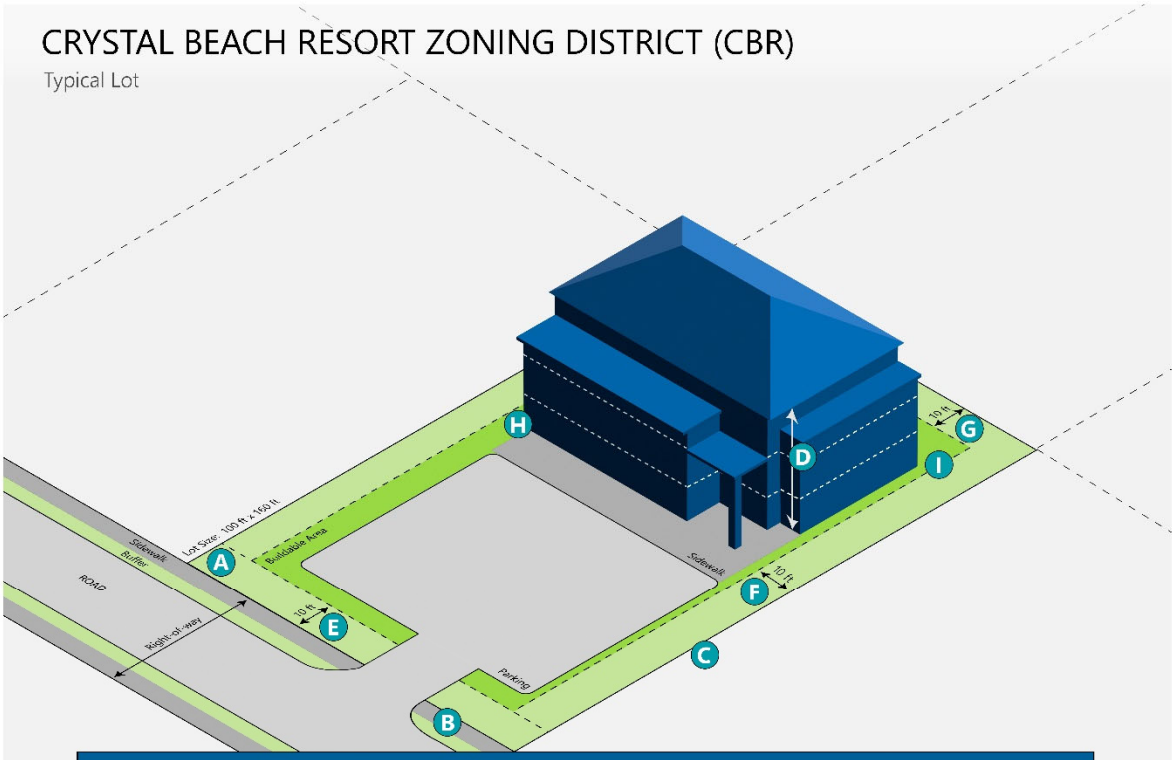
FINAL DRAFT

EXHIBIT "A"



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 16,000 sq. ft.	F	Side Setback	See LDC 4.05.05 *example shows 10 ft setback
B	Minimum Lot Width	None *example shows 100 ft width	G	Rear Setback	See LDC 4.05.05 *example shows 10 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Floor Area Ratio	0.7 *example shows 0.19 FAR
D	Maximum Building Height	50 feet/4 stories *example shows 30 ft/3 stories	I	Minimum Open Space	30% *example shows 40% open space
E	Front Setback	See LDC 4.05.05 *example shows 10 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

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. Minimum parking requirements are listed below and development standards for parking areas are 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				
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 2 bedrooms: 2.25 spaces per dwelling unit plus 10% for visitors 3+ bedrooms: 2.5 spaces per dwelling unit plus 10% for visitors	N/A
Single room occupancy housing	P		1 space per rental room	N/A
Seasonal/Short-Term Residential Uses				
Luxury motor home resort	P	4.08.01	1 space per dwelling unit/pad	
Multi-unit attached dwelling	P		1 space per bedroom (minimum of 2 spaces)	
Single unit detached dwelling	P			
Other Residential Uses				
Community residential home, small (1-6)	C	4.08.01	1 space per 4 beds, plus 1 space for each employee on maximum shift	

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Community residential home, large (7-14)	C	4.08.01	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 parlous	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	4.08.01	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	4.08.01	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%		

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

EXHIBIT "A"

2. Footnote 2: The following setbacks shall apply to developments proposed in the GRMU zoning district:

<table>
<tr><th colspan="4">Front Setbacks</th></tr>
<tr><td rowspan="4">Building Height</td><td rowspan="2">40′ or less for any building or portion thereof</td><td>Properties along HWY 98</td><td>15′ minimum to 25′ maximum</td></tr>
<tr><td>Properties not along HWY 98</td><td>10′ minimum to 20′ maximum</td></tr>
<tr><td rowspan="2">40′ or more for any building or portion thereof</td><td>Properties along HWY 98</td><td>45′ minimum</td></tr>
<tr><td>Properties not along HWY 98</td><td>30′ minimum</td></tr>
<tr><th colspan="4">Side Setbacks</th></tr>
<tr><td rowspan="3">Building Height</td><td colspan="2">35′ or less</td><td>10′</td></tr>
<tr><td colspan="2">35′ to 50′</td><td>15′</td></tr>
<tr><td colspan="2">50′ or more</td><td>15′ + 2′ on each side for each 10′ or fraction thereof exceeding 50′</td></tr>
<tr><th colspan="4">Rear Setbacks</th></tr>
<tr><td rowspan="3">Lots not along the Gulf of Mexico</td><td rowspan="3">Building Height</td><td>35′ or less</td><td>10′</td></tr>
<tr><td>35′ to 50′</td><td>15′</td></tr>
<tr><td>50′ or more</td><td>15′ + 2′ on each side for each 10′ or fraction thereof exceeding 50′</td></tr>
<tr><td colspan="3">Lots fronting the Gulf of Mexico</td><td>Established by DEP</td></tr>
</table>

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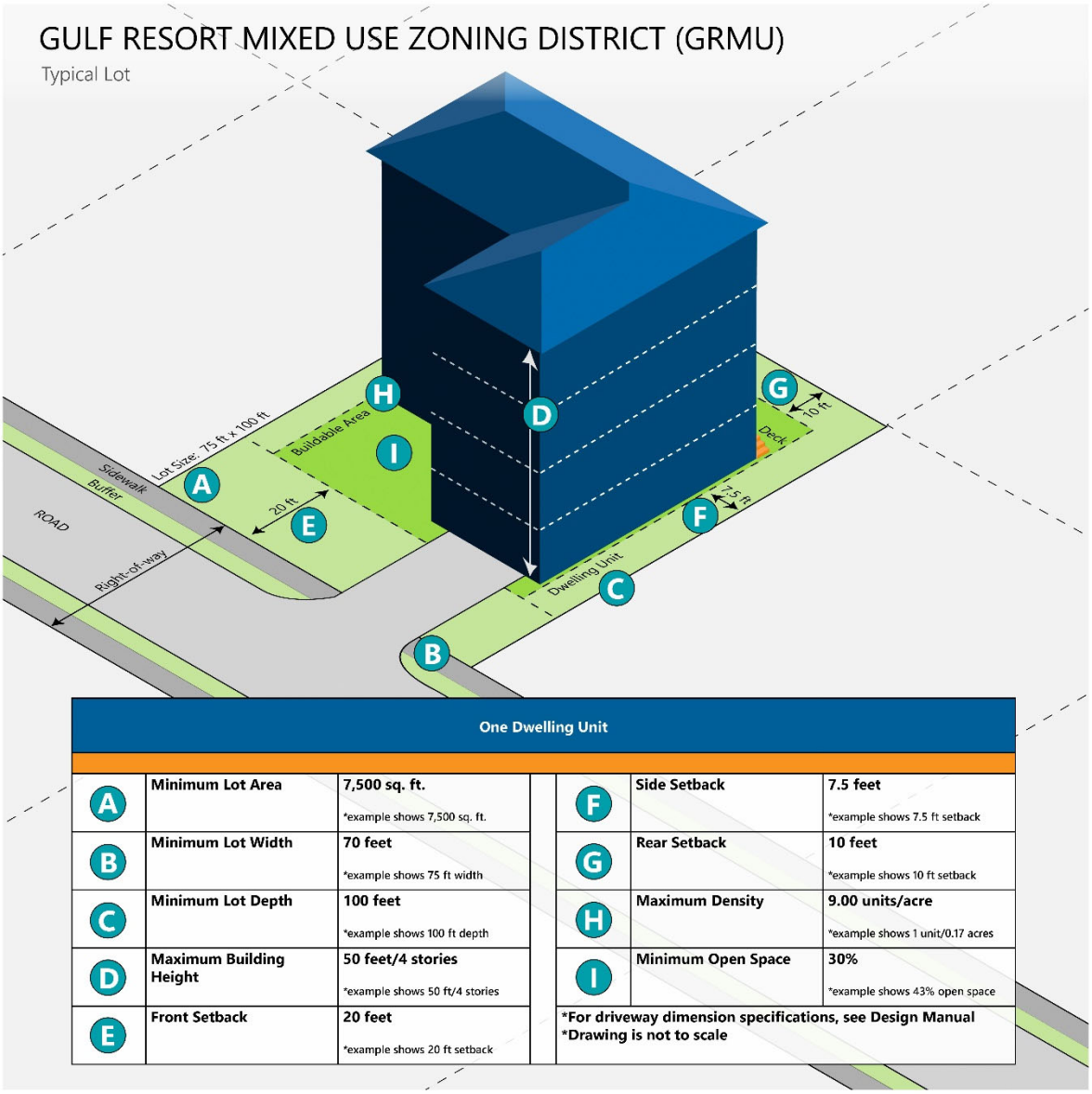
EXHIBIT "A"



One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.00 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	50 feet/4 stories *example shows 50 ft/4 stories	I	Minimum Open Space	30% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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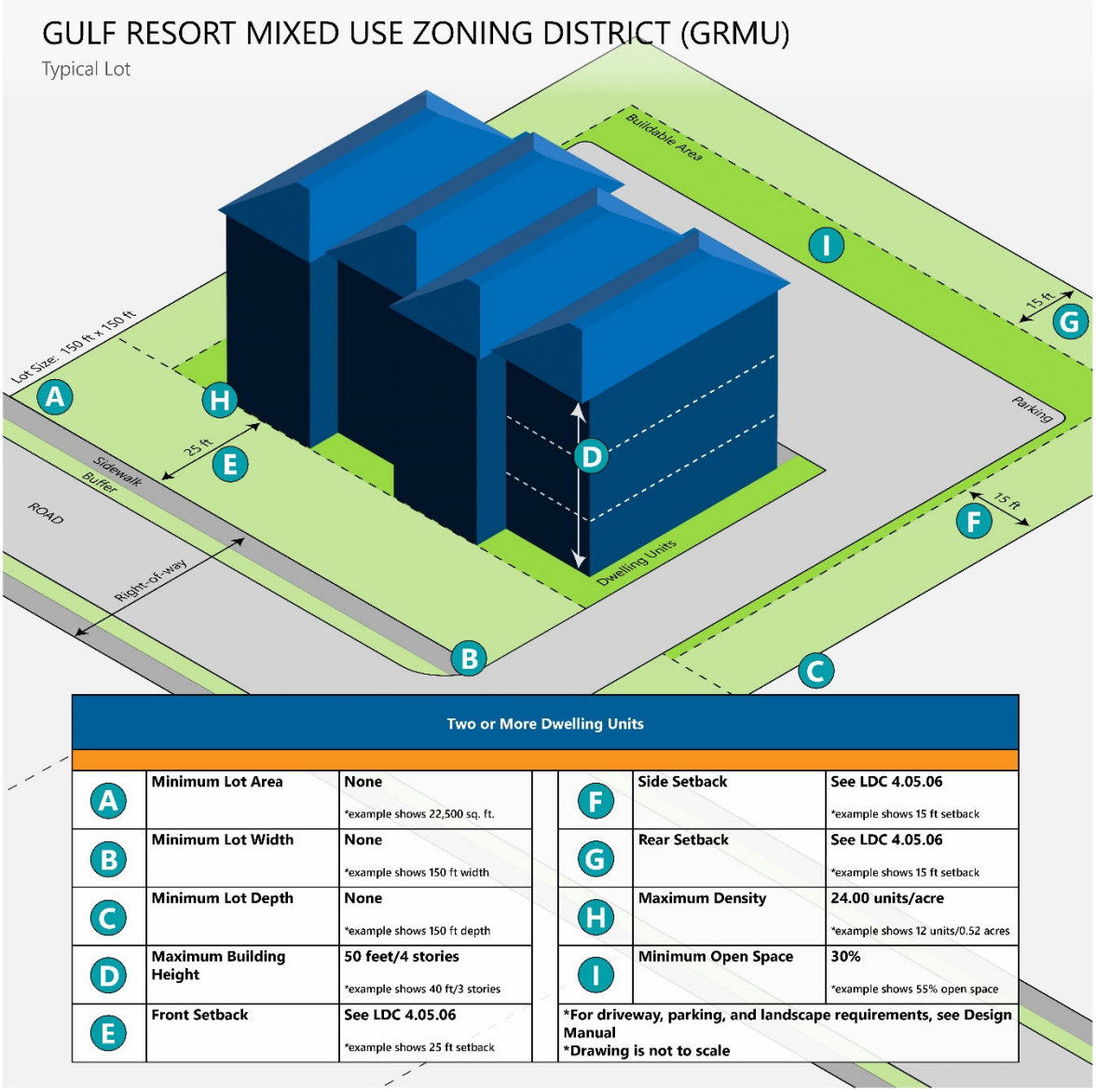
EXHIBIT "A"



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 22,500 sq. ft.	F	Side Setback	See LDC 4.05.06 *example shows 15 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.06 *example shows 15 ft setback
C	Minimum Lot Depth	None *example shows 150 ft depth	H	Maximum Density	24.00 units/acre *example shows 12 units/0.52 acres
D	Maximum Building Height	50 feet/4 stories *example shows 40 ft/3 stories	I	Minimum Open Space	30% *example shows 55% open space
E	Front Setback	See LDC 4.05.06 *example shows 25 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

EXHIBIT "A"

Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.05.06 *example shows 10 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.06 *example shows 10 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	1.3 *example shows 0.27 FAR
D	Maximum Building Height	65 feet/5 stories *example shows 25 ft/2 stories	I	Minimum Open Space	30% *example shows 35% open space
E	Front Setback	See LDC 4.05.06 *example shows 15 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

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. Minimum parking requirements are listed below and development standards for parking areas are 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				
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	
Seasonal/Short-Term Residential Uses				
Single unit detached dwelling	P		1 space per bedroom (minimum of 2 spaces)	
Multi-unit attached dwelling	P			
Other Residential Uses				
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		
Family day care home	C		2 spaces per dwelling unit	
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	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	4.08.01	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
Finance and insurance	P		1 space for every 250 sq. ft. of gross floor area, plus each drive-in teller window shall	52

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
			have a minimum storage lane capacity of 5 motor vehicles	
Fitness and recreational sports centers	P		1 space for every 200 sq. ft. of gross floor area	713940
Florists	P		1 space for every 300 sq. ft. of gross floor area	4531
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 passenger capacity or 1 parking space for every 4 personal watercrafts.	

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
Mobile vending	P	4.08.01	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 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
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				
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	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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1. Footnote 1: Minimum lot size shall meet density allowances.

EXHIBIT "A"

2. 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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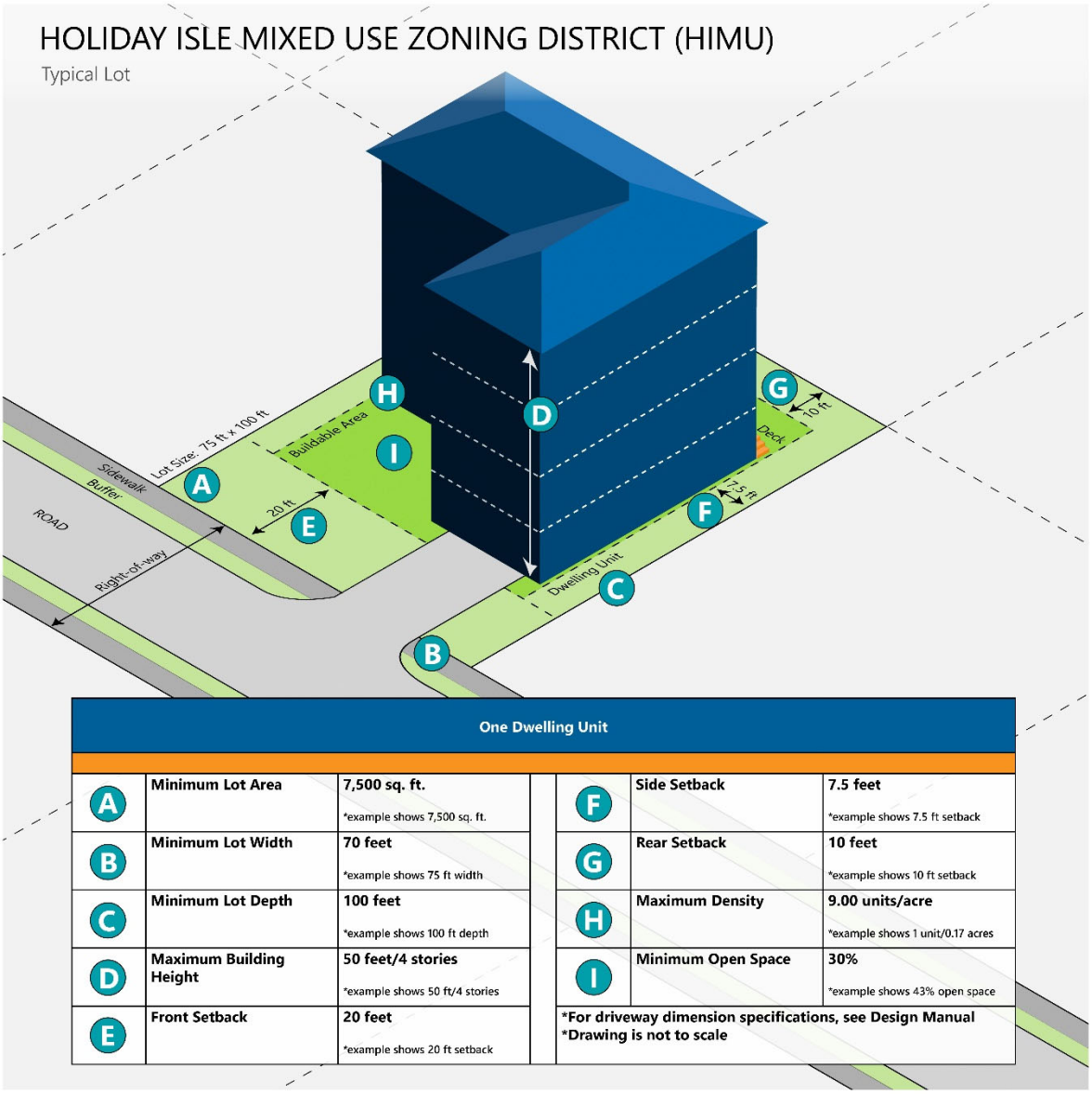
EXHIBIT "A"



One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.00 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	50 feet/4 stories *example shows 50 ft/4 stories	I	Minimum Open Space	30% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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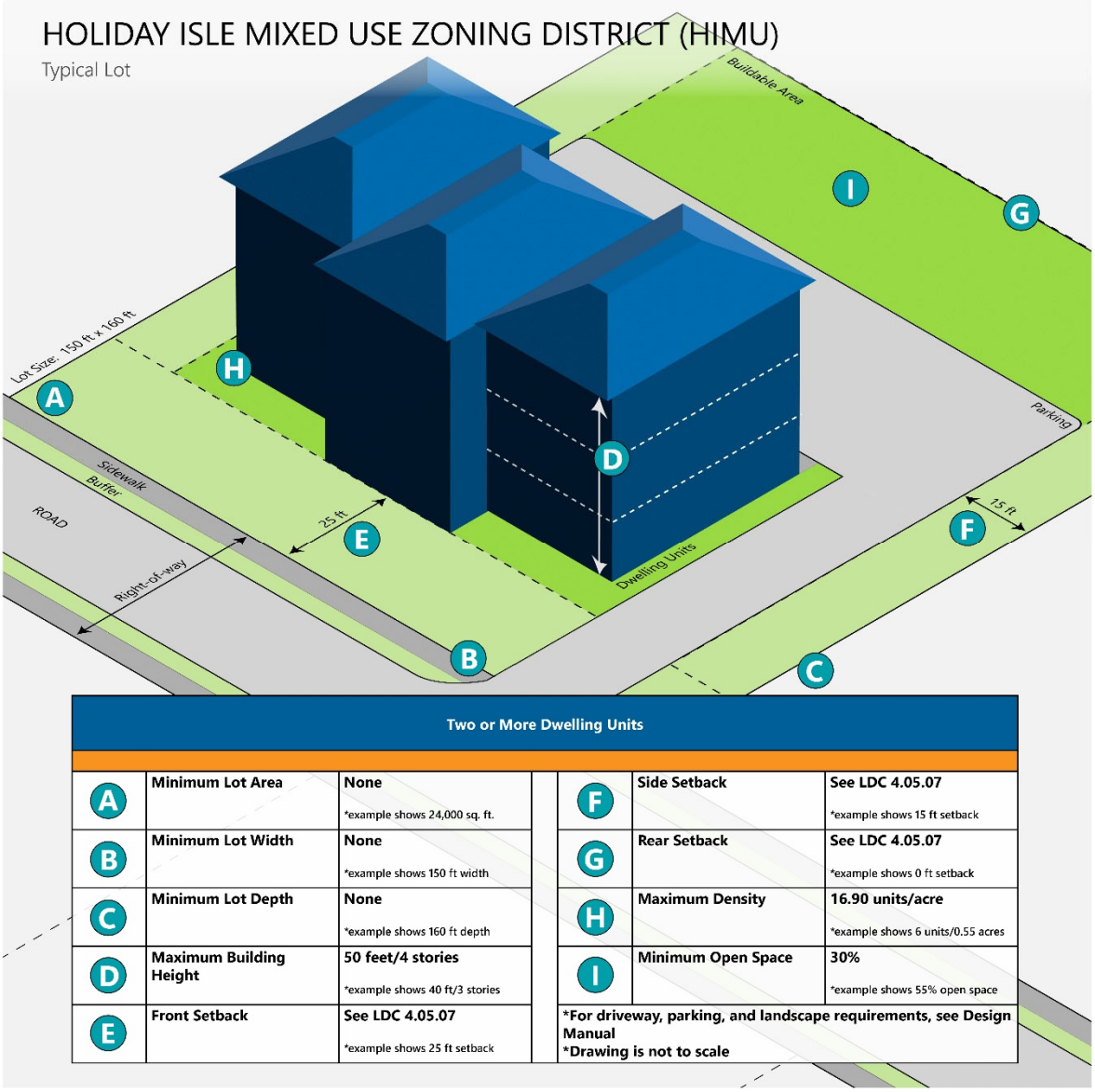
EXHIBIT "A"



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 24,000 sq. ft.	F	Side Setback	See LDC 4.05.07 *example shows 15 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.07 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Density	16.90 units/acre *example shows 6 units/0.55 acres
D	Maximum Building Height	50 feet/4 stories *example shows 40 ft/3 stories	I	Minimum Open Space	30% *example shows 55% open space
E	Front Setback	See LDC 4.05.07 *example shows 25 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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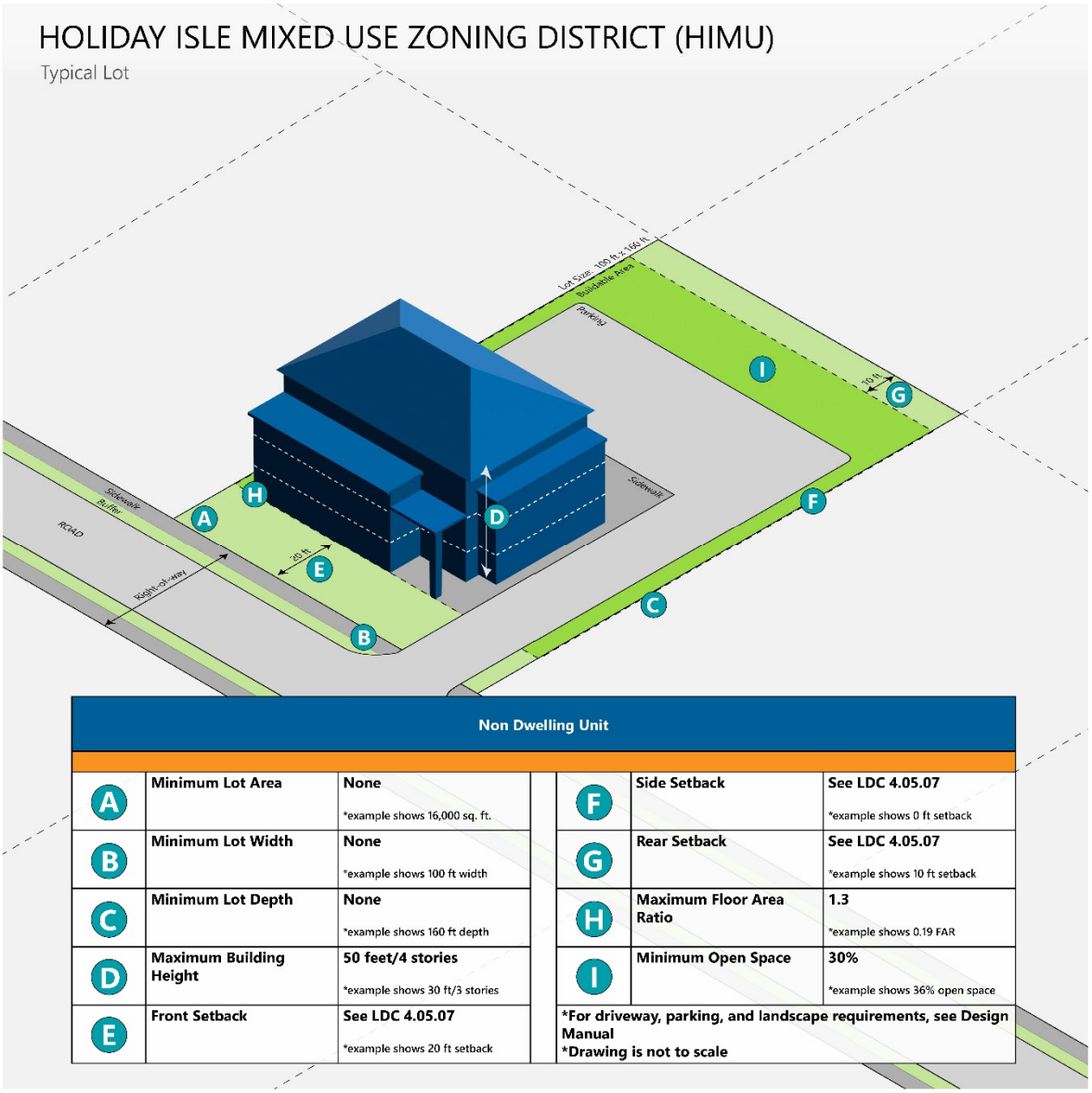
EXHIBIT "A"



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 16,000 sq. ft.	F	Side Setback	See LDC 4.05.07 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 100 ft width	G	Rear Setback	See LDC 4.05.07 *example shows 10 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Floor Area Ratio	1.3 *example shows 0.19 FAR
D	Maximum Building Height	50 feet/4 stories *example shows 30 ft/3 stories	I	Minimum Open Space	30% *example shows 36% open space
E	Front Setback	See LDC 4.05.07 *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

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. Minimum parking requirements are listed below and development standards for parking areas are 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				
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	
Seasonal/Short-Term Residential Uses				
Single unit detached dwelling	C		1 space per bedroom (minimum of 2 spaces)	
Multi-unit detached dwelling	P			
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	
Community residential home, large (7-14)	C	4.08.02		
Family day care home	C		2 spaces per dwelling unit	

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	4.08.01	4 spaces for every service bay plus 1 space per employee on maximum shift	8111
Automotive repair and maintenance (minor repair)	P	4.08.01	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
Boat and motorcycle repair	P	4.08.01	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
Child day care services	P	4.08.01	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	4.08.01	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	4.08.01	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	4.08.01	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	4.08.01	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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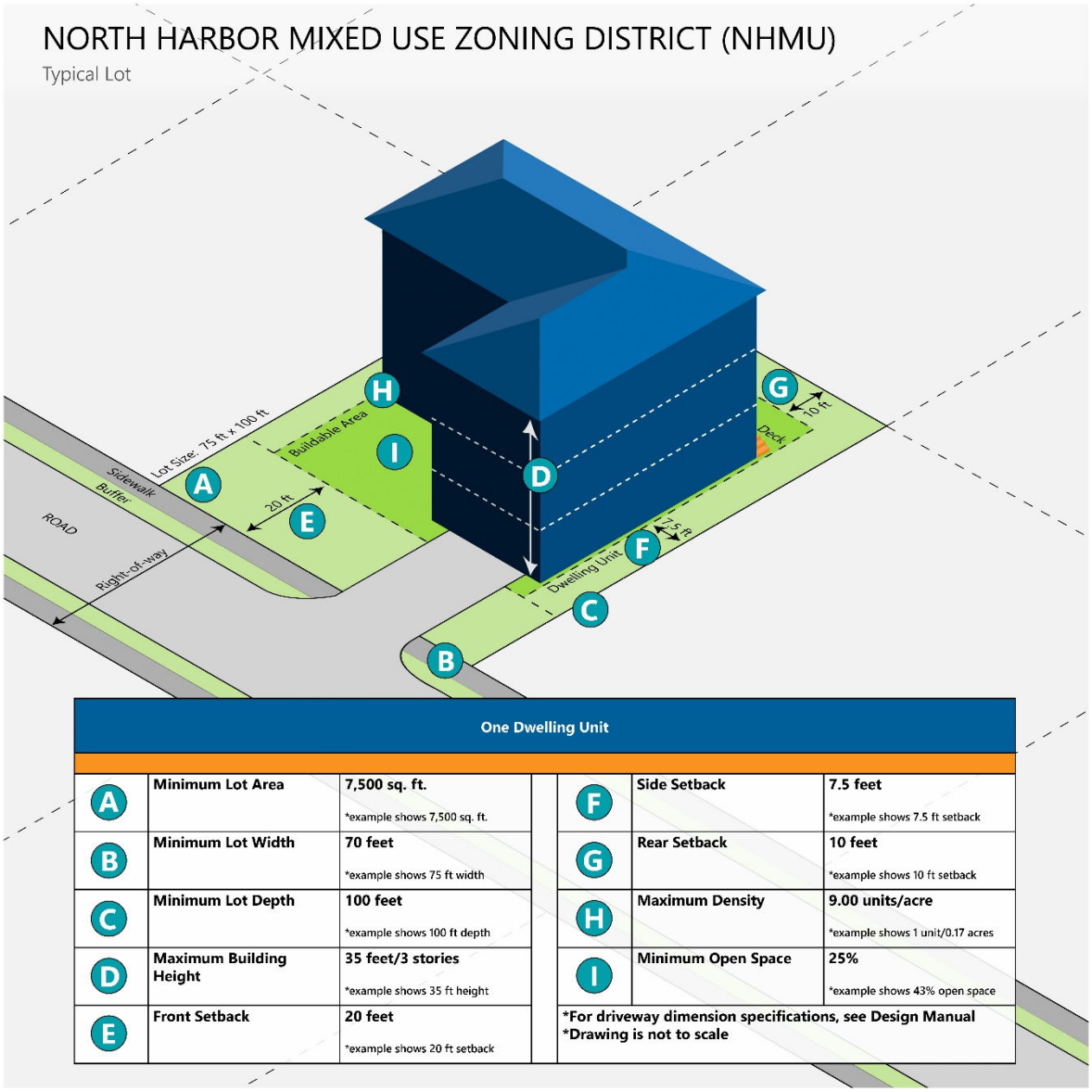
EXHIBIT "A"



One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.00 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft height	I	Minimum Open Space	25% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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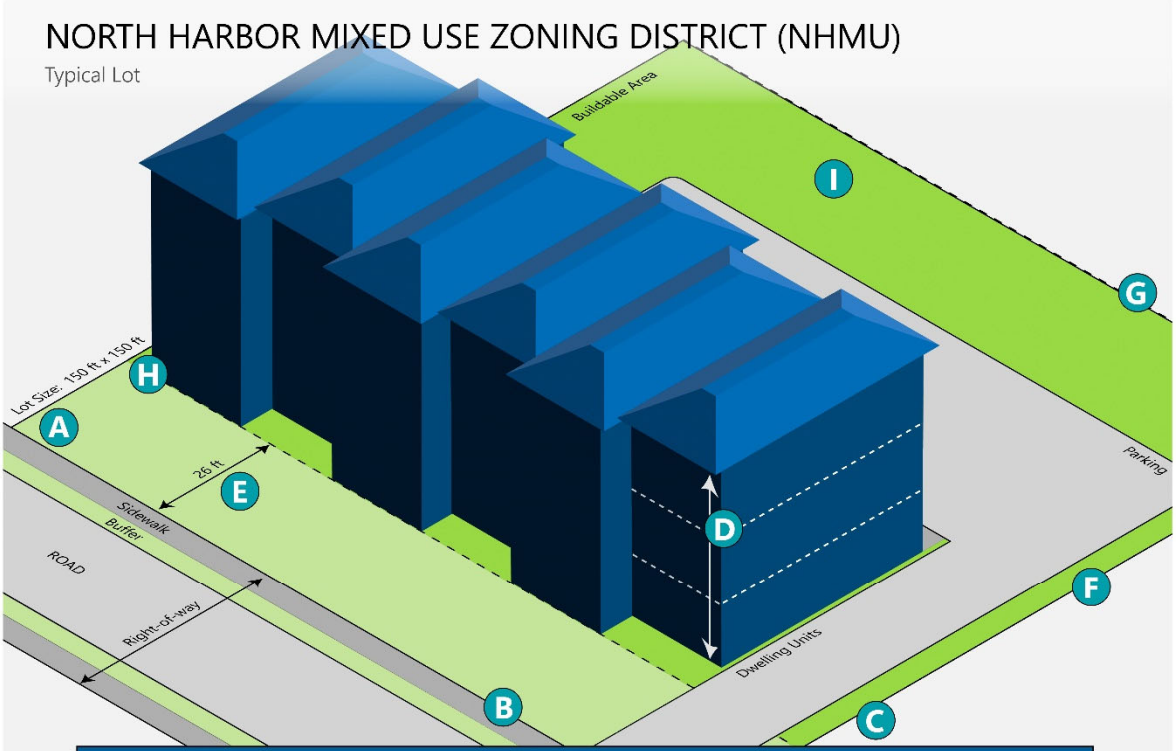
EXHIBIT "A"



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 22,500 sq. ft.	F	Side Setback	See LDC 4.05.08 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.08 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 150 ft depth	H	Maximum Density	24.00 units/acre *example shows 12 units/0.52 acres
D	Maximum Building Height	50 feet/4 stories *example shows 40 ft/3 stories	I	Minimum Open Space	25% *example shows 47% open space
E	Front Setback	See LDC 4.05.08 *example shows 26 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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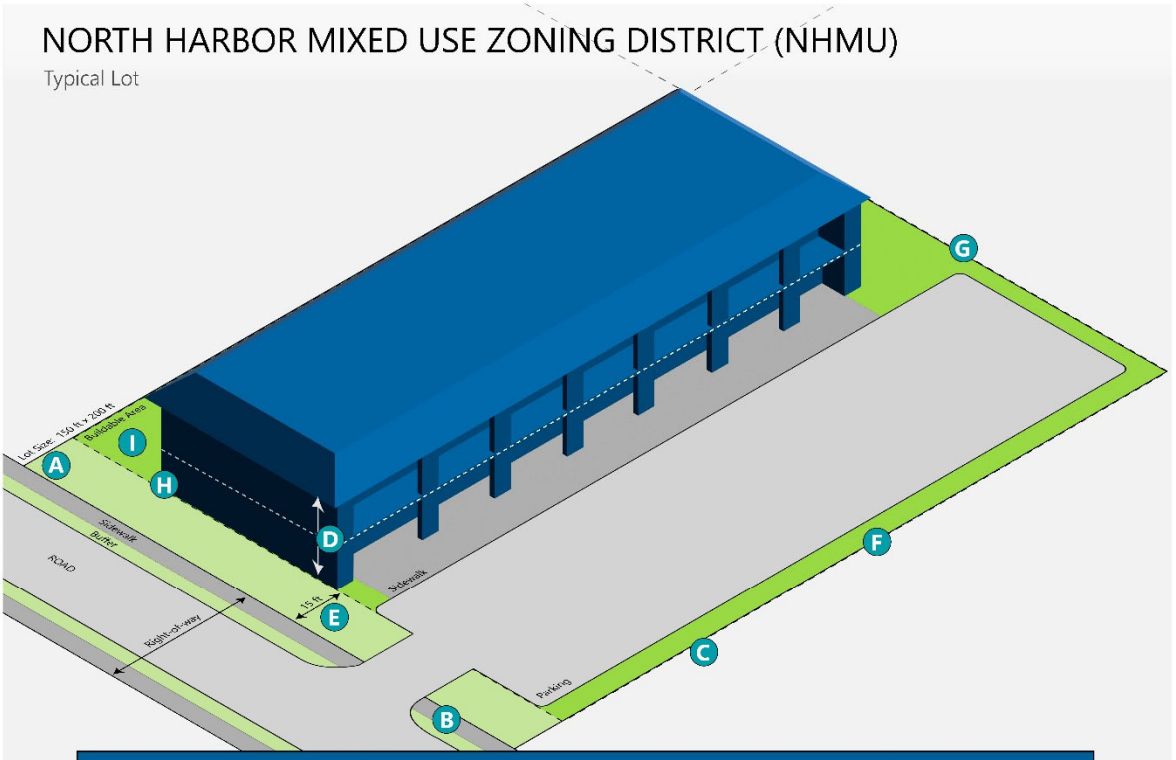
FINAL DRAFT

EXHIBIT "A"



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.05.08 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.08 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	1.5 *example shows 0.27 FAR
D	Maximum Building Height	75 feet/6 stories *example shows 25 ft/2 stories	I	Minimum Open Space	30% *example shows 31% open space
E	Front Setback	See LDC 4.05.08 *example shows 15 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

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. Minimum parking requirements are listed below and development standards for parking areas are 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 spaces per dwelling unit	
Accessory dwelling	C	4.08.03	1 space per dwelling unit	
Guest house	C	4.08.03		
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	
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	
Community residential home, large (7-14)	P	4.08.02		
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

FINAL DRAFT

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	4.08.01	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

FINAL DRAFT

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	4.08.01	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"

1. Footnote 1: Minimum lot size shall meet density allowances.
2. 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.

One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.00 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	35 feet/3 stories *example shows 35 ft/3 stories	I	Minimum Open Space	25% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 24,000 sq. ft.	F	Side Setback	See LDC 4.05.11 *example shows 20 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.11 *example shows 25 ft setback
C	Minimum Lot Depth	None *example shows 160 ft depth	H	Maximum Density	12.00 units/acre *example shows 6 units/0.55 acres
D	Maximum Building Height	50 feet/4 stories *example shows 50 ft/4 stories	I	Minimum Open Space	25% *example shows 64% open space
E	Front Setback	See LDC 4.05.11 *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.03.06 *example shows 15 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.03.06 *example shows 20 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	0.5 *example shows 0.26 FAR
D	Maximum Building Height	35 feet/3 stories *example shows 30 ft/3 stories	I	Minimum Open Space	25% *example shows 32% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

EXHIBIT "A"

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. Minimum parking requirements are listed below and development standards for parking areas are 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				
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	
Seasonal/Short-Term Residential Uses				
Single unit detached dwelling	C		1 space per bedroom (minimum of 2 spaces)	

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Multi-unit attached dwelling	P			
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	
Community residential home, large (7-14)	C	4.08.02		
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	4.08.01	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	4.08.01	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	4.08.01	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	4.08.01	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

FINAL DRAFT

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	4.08.01	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	
	Side	7½'	Footnote 2	
	Rear	10'	Footnote 2	
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

1. Footnote 1: Minimum lot size shall meet density allowances.
2. Footnote 2: 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.~~

3. 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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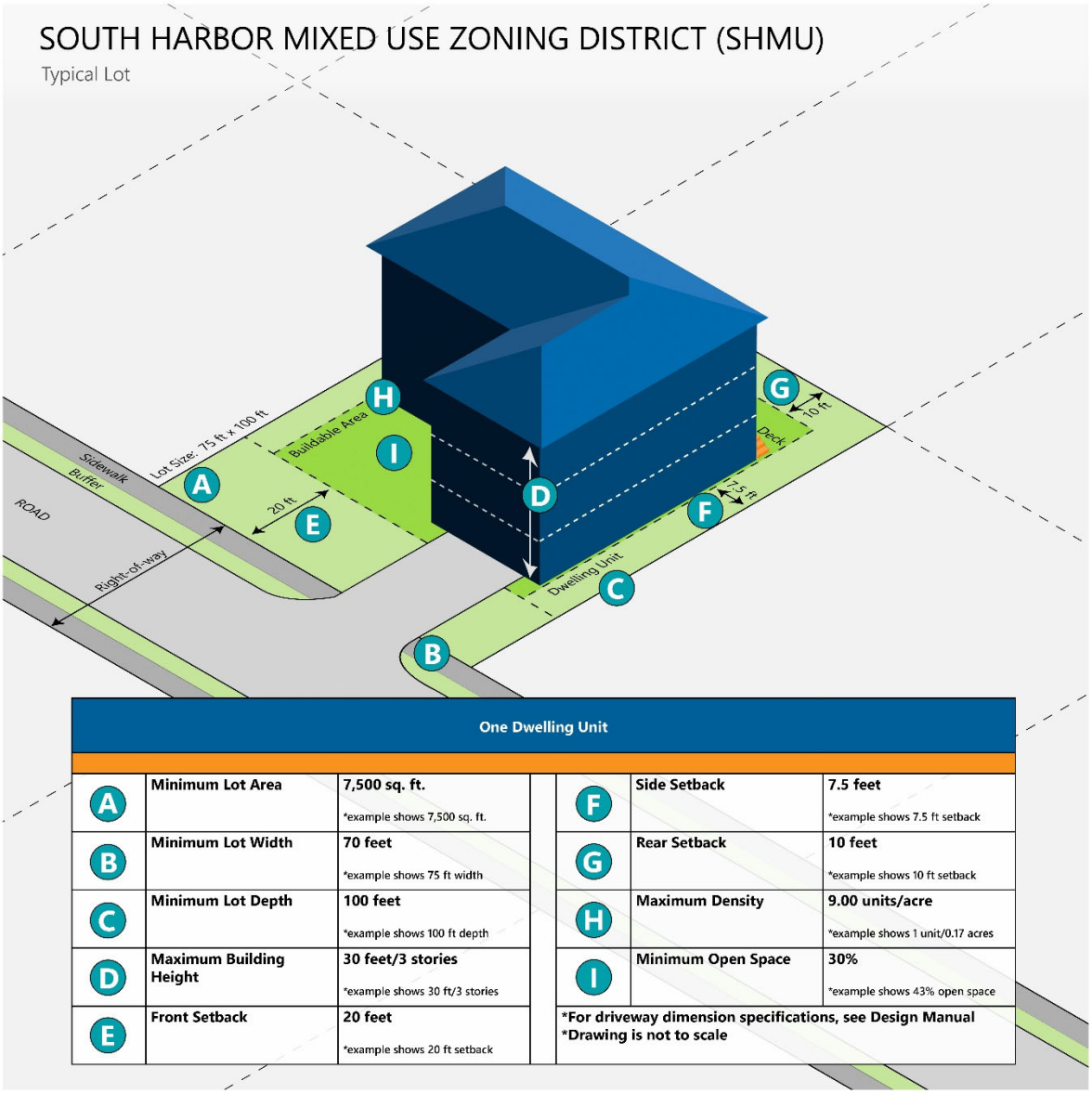
EXHIBIT "A"



One Dwelling Unit					
A	Minimum Lot Area	7,500 sq. ft. *example shows 7,500 sq. ft.	F	Side Setback	7.5 feet *example shows 7.5 ft setback
B	Minimum Lot Width	70 feet *example shows 75 ft width	G	Rear Setback	10 feet *example shows 10 ft setback
C	Minimum Lot Depth	100 feet *example shows 100 ft depth	H	Maximum Density	9.00 units/acre *example shows 1 unit/0.17 acres
D	Maximum Building Height	30 feet/3 stories *example shows 30 ft/3 stories	I	Minimum Open Space	30% *example shows 43% open space
E	Front Setback	20 feet *example shows 20 ft setback	*For driveway dimension specifications, see Design Manual *Drawing is not to scale		

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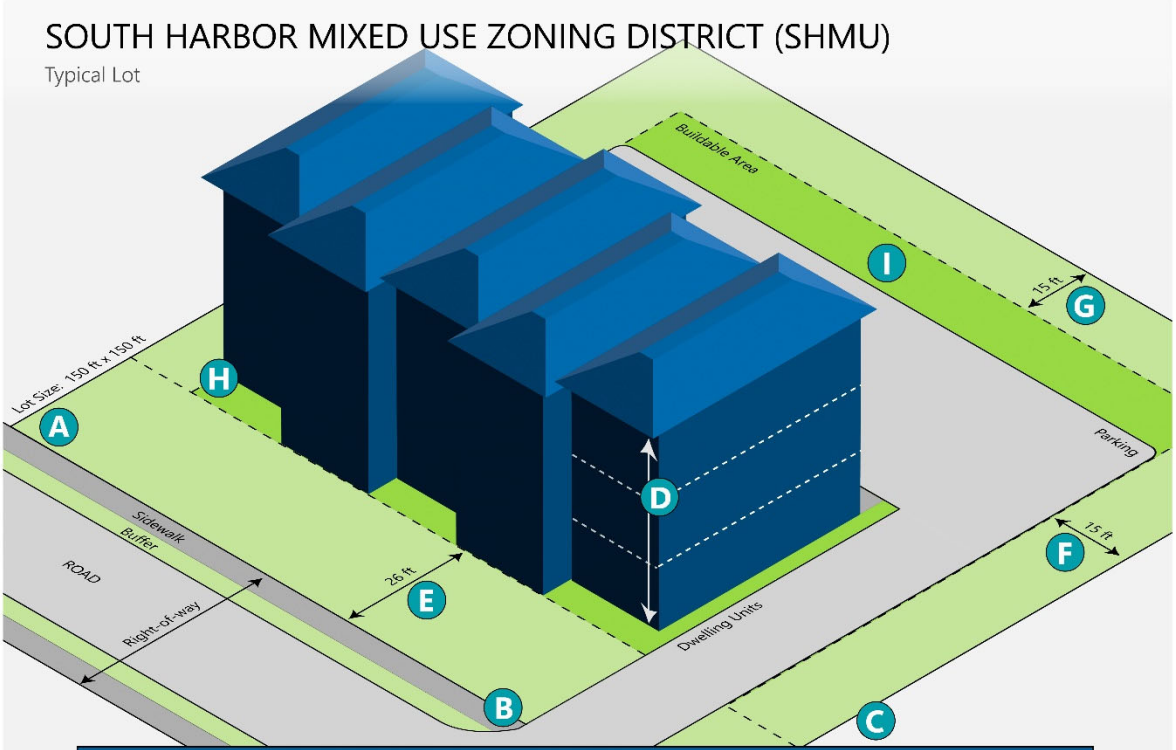

Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 22,500 sq. ft.	F	Side Setback	See LDC 4.05.12 *example shows 15 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.12 *example shows 15 ft setback
C	Minimum Lot Depth	None *example shows 150 ft depth	H	Maximum Density	24.00 units/acre *example shows 12 units/0.52 acres
D	Maximum Building Height	50 feet/4 stories *example shows 40 ft/3 stories	I	Minimum Open Space	30% *example shows 47% open space
E	Front Setback	See LDC 4.05.12 *example shows 26 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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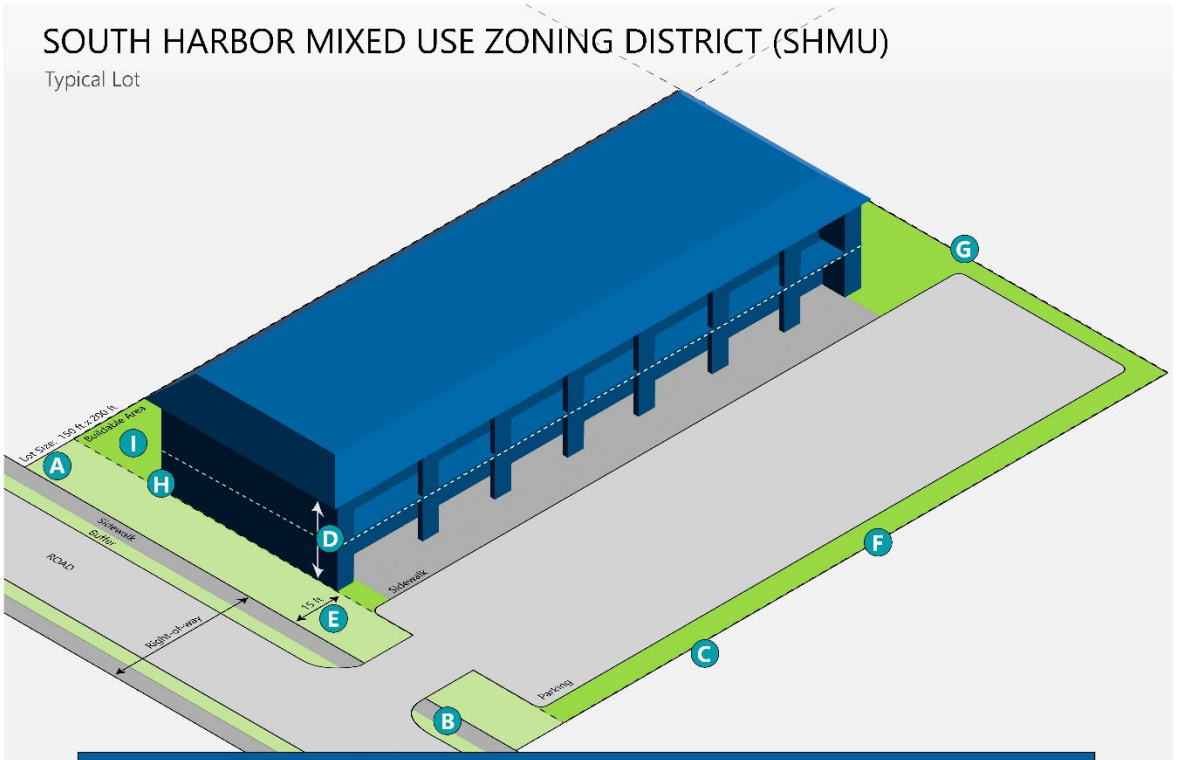
FINAL DRAFT

EXHIBIT "A"



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.05.12 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.12 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	1.5 *example shows 0.27 FAR
D	Maximum Building Height	75 feet/6 stories *example shows 25 ft/2 stories	I	Minimum Open Space	30% *example shows 30% open space
E	Front Setback	See LDC 4.05.12 *example shows 15 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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EXHIBIT "A"

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. Minimum parking requirements are listed below and development standards for parking areas are 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		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	
Seasonal/Short-Term Residential Uses				

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
Multi-unit attached dwelling	P		1 space per bedroom (minimum of 2 spaces)	
Other Residential Uses				
Community residential home, small (1-6)	P	4.08.02	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.	722410
Broadcasting, except internet	P		1 space for every 300 sq. ft. of gross floor area	515
Business, computer, and management training	P		1 space for every 300 sq. ft. of gross floor area	6114

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	4.08.01	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
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

FINAL DRAFT

EXHIBIT "A"

USE	PERMITTED (P)/ CONDITIONAL (C)	ADDITIONAL DESIGN CRITERIA	REQUIRED VEHICLE PARKING	NAICS CODE
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	4.08.01	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
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	4.08.01	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

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
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
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

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
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	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
Thrift stores	C	4.08.01	1 space for every 250 sq. ft. of gross floor area	453310
Thrift stores, large	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	P		1 space for every 250 sq. ft. of gross floor area	541940
Wireless telecommunications carriers (except satellite)	P	4.08.01	See Section 4.08.01.R.12.h	5172
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation systems	P		1 space for each employee on maximum shift	4851, 4852
INDUSTRIAL USES				

EXHIBIT "A"

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

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

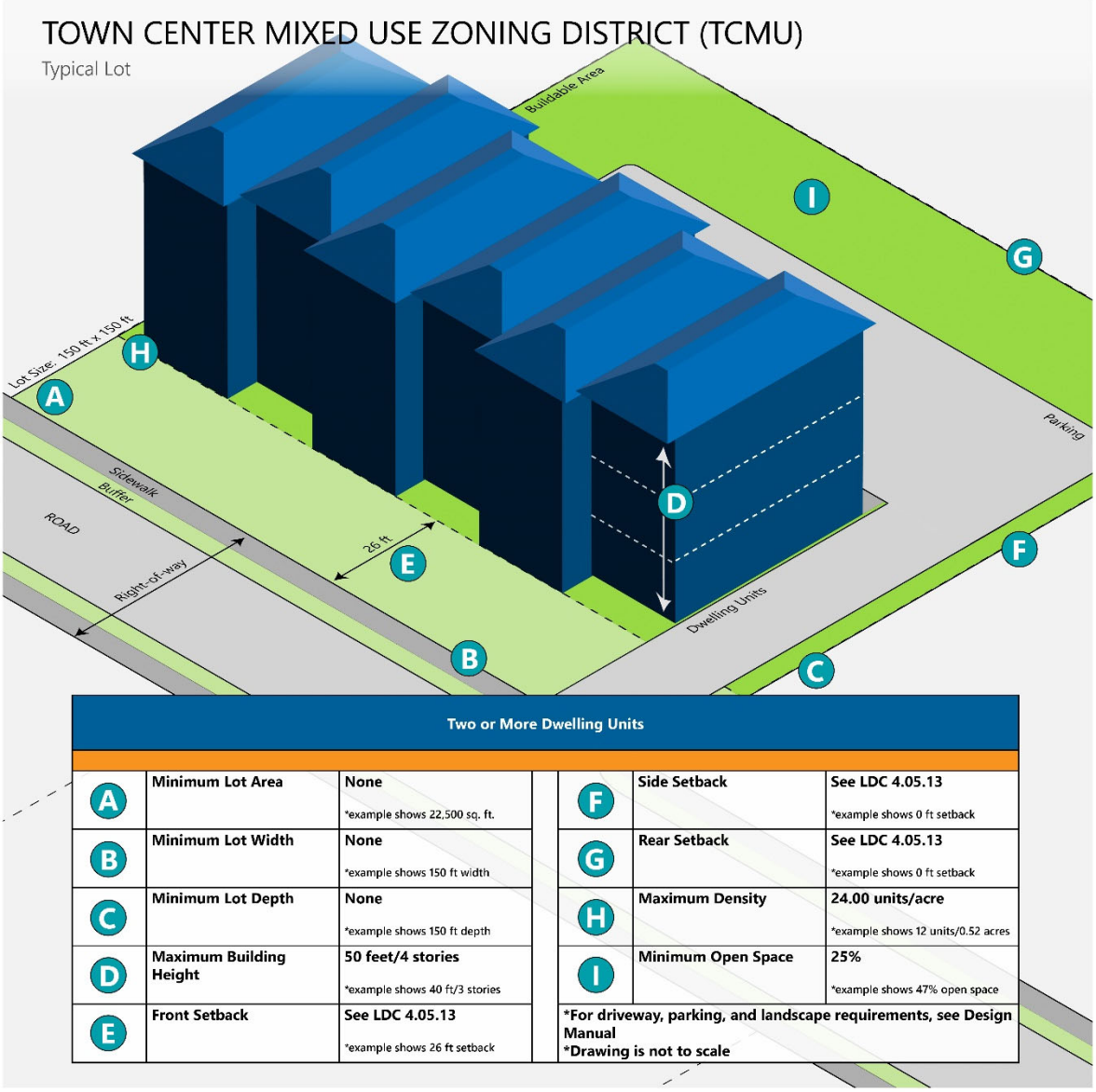
Town Center Mixed Use (TCMU)				
Dwelling Units		1	2+	Non
Minimum Lot Area (square feet)		5,000	None	None
Minimum Lot Size	Width	50′	None	None
	Depth	100′	None	None
Maximum Building Height / Stories		35′/3 stories	50′/4 stories	75′/6 stories
Setbacks	Front	20′	Footnote 1 & 2	
	Side	5′		
	Rear	10′		
Maximum 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

1. 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).
2. 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′		
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.

EXHIBIT "A"



Two or More Dwelling Units					
A	Minimum Lot Area	None *example shows 22,500 sq. ft.	F	Side Setback	See LDC 4.05.13 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.13 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 150 ft depth	H	Maximum Density	24.00 units/acre *example shows 12 units/0.52 acres
D	Maximum Building Height	50 feet/4 stories *example shows 40 ft/3 stories	I	Minimum Open Space	25% *example shows 47% open space
E	Front Setback	See LDC 4.05.13 *example shows 26 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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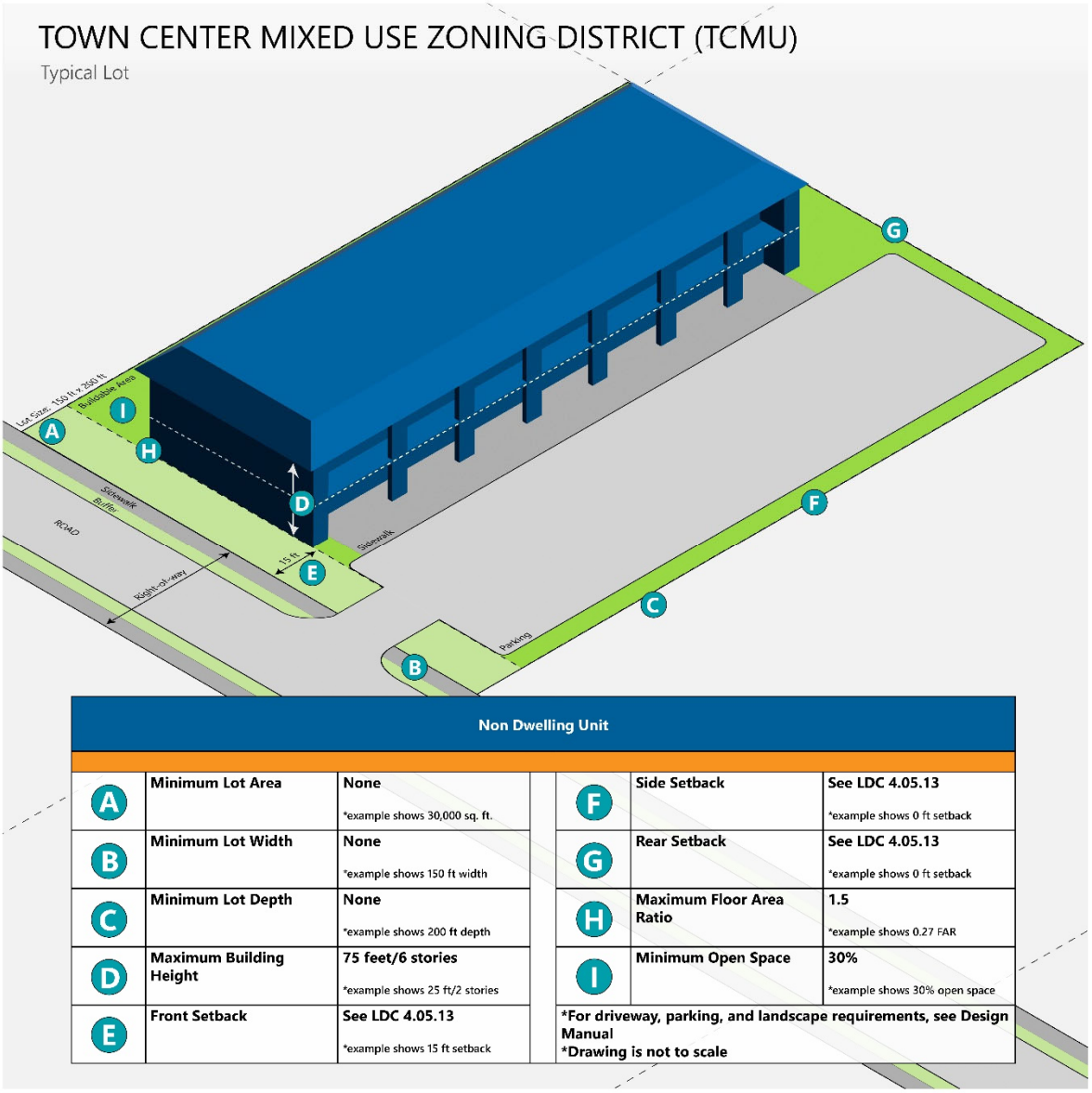
FINAL DRAFT

EXHIBIT "A"



Non Dwelling Unit					
A	Minimum Lot Area	None *example shows 30,000 sq. ft.	F	Side Setback	See LDC 4.05.13 *example shows 0 ft setback
B	Minimum Lot Width	None *example shows 150 ft width	G	Rear Setback	See LDC 4.05.13 *example shows 0 ft setback
C	Minimum Lot Depth	None *example shows 200 ft depth	H	Maximum Floor Area Ratio	1.5 *example shows 0.27 FAR
D	Maximum Building Height	75 feet/6 stories *example shows 25 ft/2 stories	I	Minimum Open Space	30% *example shows 30% open space
E	Front Setback	See LDC 4.05.13 *example shows 15 ft setback	*For driveway, parking, and landscape requirements, see Design Manual *Drawing is not to scale		

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FINAL DRAFT

EXHIBIT "A"

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, Airport of the Comprehensive Plan.

B. The Airport zoning district is comprised of land that encompasses the Destin Executive Airport (DTS).

C. Minimum parking requirements are listed below and development standards for parking areas are 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				
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
Advanced air mobility facilities	C		1 space per employee on maximum shift, plus 1 space per 250 square feet of passenger terminal area. If expecting to generate more than 50 passenger trips per day, or more than 10 aircraft operations per day, then a parking demand study shall be required.	488
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

FINAL DRAFT

EXHIBIT "A"

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

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 is a minimum of 15 feet.

F. Airport and aircraft zoning regulations.
1. Compatible land uses.
    a. 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.
    a. 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:
                (a) 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.
        2. 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.
    b. Horizontal zone.
        1. 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:
            (i) 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.

c. Conical zone.

1. The area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet. Height limitations for structures in the conical zone are 150 feet above the airport height at the inner boundary with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport height at the outer boundary.

d. Approach zone.

1. 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.

(i) The inner edge of the approach zone is the same width as the primary zone, and it expands uniformly to a width of:

(a) 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.

(ii) The approach surface extends for a horizontal distance of:

(a) Destin-Executive Airport-Runway 14 and 32; 10,000 feet for all non-precision instrument runways other than utility.

(iii) 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.

(iv) 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:

(a) 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.

e. Transitional zone.

1. 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.

f. Other areas.

1. In addition to the height limitations imposed in Section 3 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.
   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. 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 and 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.

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 furthermost 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.

EXHIBIT "A"

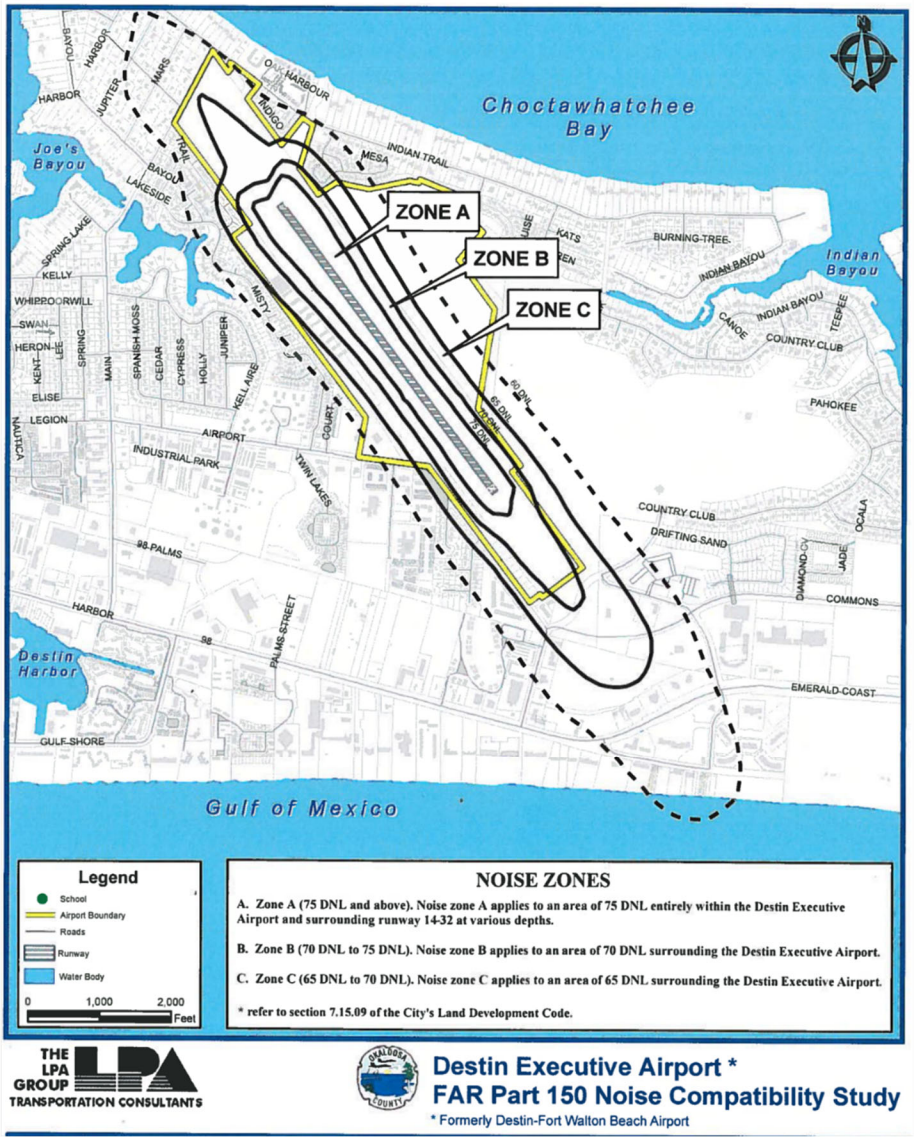

Figure 4.06-1 Destin Executive Airport/City of Destin Nose Zone Map

J. Determination of Noise Zone Boundaries. In determining the location of noise zone boundaries on the map, 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. Application of sound level requirements for existing structures
   1. 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. When additions, alterations, and/or repairs within any three-year period exceed fifty percent (50%) 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. Alterations and/or repairs which are nonstructural and do not exceed fifty percent (50%) of the assessed value of an existing building or structure may be made with the same materials of which the building or structure is constructed.
   4. No more than fifty percent (50%) of the roof of any building or structure shall be replaced in any three-year period, unless the new roof conforms to the requirements of this Article.
   5. Buildings in existence at the time of the passage of this Code.C

M. Notification of potential noise impact.
   1. Noise zone A
      a. No residential development shall be allowed within noise zone A.
   2. Noise zones B and C
      a. Constructive knowledge shall be made available to all purchasers of residential property as provided for in F.S. § 475.25 and Public Law 96-163 (49 USC 2101). Public notice through the use of maps depicting noise-impacted areas shall be available at the City Manager's or his designee's office and a listing of all residential property within noise-impacted areas shall be made available from the public records of the County annotating all residential property within noise zones B and C. A listing of all residential property within noise zones B and C will be compiled by the county tax assessor from public records. It shall be updated at least once each year and this listing will be used by title companies, real estate agencies, the planning commission, and individuals to determine the notice required to be given to prospective purchasers of residential property. A disclosure statement at appendix 6 shall be completed for the sale of all residential property located in noise zones B and C. This statement shall be filed with the property deed.

N. Sound Level Requirements (SLR) for structures:
   1. Approval of methods of construction:
      a. 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.
      b. The building inspector may require 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

EXHIBIT "A"

1. 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.
2. 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						
	Land Use Noise Zones			Noise Zones Located in Overflight Areas		
Activities and/or Land Uses	**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 Attached duplexes	NA	SSA SLR-30	SLR-25	NA	NA	SSA SLR-25
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:						
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

Table 4.06-1 SLR Requirements						
	Land Use Noise Zones			Noise Zones Located in Overflight Areas		
Activities and/or Land Uses	**A 75 DNL**	**B 70—75 DNL**	**C 65—70 DNL**	**A 75 DNL**	**B 70—75 DNL**	**C 65—70 DNL**
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 has been issued.
2. No such permit shall be issued unlessthe requirements contained above are indicated by plans and specifications for the building or structure.

Table 4.06-2: Octave Band Spectrum	
Octave Frequency Band (Hz)	**Sound Absorption Floor Area**
63	0.30
125	0.50
250	0.75
500 and higher	1.0

3. Design information.
4. For calculations undertaken for purposes of meeting the requirements above, the building inspector may use the assumed outside spectrum shown in Table 4.06-2. 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: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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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. Minimum parking requirements are listed below and development standards for parking areas are in Section 6.03.08 of this code.

EXHIBIT "A"

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	4.08.01	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	4.08.01	Parking shall be provided for all employees not transported in the mobile vendor vehicle at the rate of: • One space for one employee on shift • Two spaces for two—three employees on shift • Four spaces for four—six employees on shift	
Nursing care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6231
Other residential care facilities	P		1 space for every 4 beds, plus one space per staff person working the largest shift	6239
Other schools and instruction	P		1 space for every 300 sq. ft. of gross floor area	6116
Parking lots and garages (public and private)	P		N/A	812930

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
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	713940
Tennis, handball, and racquetball facilities			2 spaces for every court, plus required parking for additional uses on-site	713940
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	51921
Post-secondary educational institutions	P		5 spaces for every faculty member and employee, plus 1 space for every 3 students	6112, 6113, 6115, 6116, 6117
Postal service	P		1 space for every 250 sq. ft. of gross floor area, plus 1 space for each employee	491
Social assistance	P		1 space for every 250 sq. ft. of gross floor area	624
Urban/Interurban and rural, and school bus transportation system	P		1 space for each employee on maximum shift	4851, 4854, 4852
RECREATIONAL USES				
Museums, historical sites	P		1 space per 250 sq. ft. of gross floor area	712110
Parks	P		Minimum 1 handicap parking space per park	712190
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.

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 stories
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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SECTION 4.06.03 CONSERVATION (CON)

A. The Conservation zoning district implements Future Land Use Element Policy 1-2.8.1 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. Minimum parking requirements are listed below and development standards for parking areas are in Section 6.03.08 of this code.
D. Uses not listed as permitted (P) or conditional (C) are prohibited uses.

EXHIBIT "A"

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.

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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SECTION 4.06.04 RECREATION (REC)

H. The Recreation zoning district implements future land use element Policy 1-2.7.2 of the Comprehensive Plan.

I. The Recreation zoning district intends to apply only to publicly owned property and facilities, with the intent of promoting natural resource enhancement and open spaces around buildings.

J. Minimum parking requirements are listed below and development standards for parking areas are in Section 6.03.08 of this code.

K. Uses not listed as permitted (P) or conditional (C) are prohibited uses.

EXHIBIT "A"

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	713990
Mobile vending	C	4.08.01	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	
Tennis, handball, and racquetball facilities	P		2 spaces for every court, plus required parking for additional uses on-site	712190
Water transportation	C		Water taxi main terminal: 1 space for every 4 seats or 4 occupants based on maximum number of seats or occupancy. Marine terminal: 1 space for every 1,000 sq. ft. of gross floor area	483
INSTITUTIONAL USES				
Urban/Interurban and rural bus transportation system	P		1 space for each employee on maximum shift	4851, 4852
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
Parks	P		Minimum 1 handicap parking space per park	712190

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

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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SECTION 4.07 OVERLAY DISTRICTS

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

A. The Crystal Beach Neighborhood-Traditional Development District overlay recognizes the lot dimensions and configurations of the 1937 Crystal Beach Subdivision Plat (Okaloosa County Plat Book 1, Page 17) as conforming lots within the CBN zoning district and portions of the CBR zoning district.

B. The Crystal Beach Neighborhood-Traditional Development District overlay allows the restoration of the original lots configured as fifty feet (50') in width by one-hundred fifty feet (150') in depth, as shown in the 1937 Crystal Beach Subdivision Plat.

C. Dimensional requirements:

CBN-TDD Overlay		
Dwelling Units		**1**
Minimum Lot Area (square feet)		7,500
Minimum Lot Size	Width	50'
	Depth	150'
Maximum Building Height / Stories		30'/3 stories
Setbacks	Front	20'
	Side	7½'
	Rear	10'
Maximum Density (units per acre)		6.00
Maximum Floor Area Ratio		N/A
Minimum Open Space (%)		30%

SECTION 4.07.02 HARBOR DISTRICT (HD)

A. The Harbor District overlay implements Future Land Use Element Policies 1-2.4.3(3), ,1-2.4.3(4), and Objective 1-3.4 of the Comprehensive Plan.

B. The Harbor District overlay encompasses all land that is zoned SHMU and NHMU.

C. The Destin Harbor is a vital part of Destin's history as a world-class fishing village and festive marketplace and will continue to play an important role in Destin's future.

D. The Harbor District overlay intends to encourage:

1. Development and redevelopment that is architecturally compatible with existing and previously existing development in the Destin Harbor area, as well as in the neighboring areas north of U.S. Highway 98.
2. The reduction of nonconformities in the district by allowing historic residential structures to be used for commercial purposes consistent with a world-class fishing village and a festive marketplace, such as:
   a. Restaurants or bars
   b. Bed and breakfasts
   c. Uses that encourage tourist commercial development

E. The Harbor District achieves its intent by preserving waterfront views and water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.

F. Much of the harbor area's historic significance is derived from the harbor's role in Destin's formation as a world-class fishing village.

G. In addition to ensuring architectural styles are compatible with the area's heritage, the Harbor District overlay is intended to preserve the harbor area's historic sense of place.

H. This overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Harbor area, a world-class fishing village and festive marketplace.

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

A. The Town Center Mixed Use - Central Business District overlay district restricts certain types of residential and commercial uses that are incompatible with the adjoining residential area.
   1. The Town Center Mixed Use - Central Business District overlay is intended to apply to properties that are directly accessible from Main Street and located:
      a. North of 98 Palms Blvd intersection
      b. South of Legion Drive/Airport Road

B. The TCMU-CBD zoning overlay district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent multi-family attached residential dwelling units; retail; service; restaurant; office; and similar commercial uses.

C. The TCMU-CBD zoning overlay district shall not allow:
   1. Permanent or seasonal single-family detached residential dwelling units.
   2. Seasonal multi-family attached residential dwelling units.
   3. Commercial hotels, motels, or bed and breakfast establishments.

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

A. The Zerbe-Calhoun Historic District Overlay encompasses all land that is located in the area depicted on the City of Destin Zoning Map as the Zerbe-Calhoun Historic District overlay. This area is a vital part of Destin's history and will continue to play an important role in Destin's future. The Zerbe and Calhoun areas border the North and South Harbor Mixed Use (NHMU and SHMU) areas and provide a transition between the North and South Harbor Mixed Use areas, U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north.

B. The Zerbe-Calhoun Historic District overlay intends to:
   1. Encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Zerbe-Calhoun area, as well as in the neighboring areas.
   2. Ensure a smooth transition from the Historic Harbor area and its significance, derived from the harbor's historic role in Destin's formation as a world-class fishing village.
   3. Preserve the area's historic sense of place by supporting development and redevelopment that is visually compatible with the heritage of the Zerbe-Calhoun area.
   4. Preserve structures and sites of historic and recreational significance, inclusive of the Destin Community Center, Destin History and Fishing Museum, 1934 Post Office, Primrose boat, existing parks, and historic cemeteries.

C. The following properties, owned by the City of Destin, are deemed structures and sites significant to the history of Destin, and additionally shall be considered collectively as the "Zerbe-Calhoun Historic Park", deemed devoted to active or passive recreation, and shall be subject to all provisions of the City Charter related to city parks:
   1. Destin Memorial Cemetery located at 120 Sibert Avenue
   2. Destin Memorial Cemetery located at 111 Stahlman Avenue and 122 Sibert Avenue
   3. Clement Taylor Park located at 131 Calhoun Avenue
   4. Capt. Leonard Destin Park located at 101 Calhoun Avenue
   5. Destin Library located at 150 Sibert Avenue

6. Destin History & Fishing Museum located at 108 Stahlman Avenue
7. Destin Community Center located at 101 Stahlman Avenue

D. The following may not occur upon any structure or property within the Zerbe-Calhoun Historic Park without a super-majority vote of the City Council:
   1. Change of use to any structure, portion of a structure, real property, or portion of real property
   2. Alteration of any real property boundary
   3. Relocation of any structure
   4. Modification of building footprints

SECTION 4.07.05 WELLHEAD PROTECTION ZONES

A. Florida's ground water resource is the primary source of drinking water in the state, supplying over ninety percent (90%) of all public water supply. The intent of wellhead protection is to protect potable water wells, as defined in Rule 62-521, F.A.C., from contamination, and to prevent the need for their replacement or restoration due to contamination.
B. Wellhead protection zone: All land within a five-hundred-foot (500') radius of a protected wellhead.
C. The following land uses are prohibited within a wellhead protection zone:
   1. Landfills
   2. Facilities for the bulk storage, handling, or processing of materials on the Florida Substance List
   3. Activities that require storage, use, handling, production, or transportation of restricted substances: agricultural chemicals, petroleum products, hazardous/toxic wastes, industrial chemicals, medical wastes, and the like
   4. Feedlots or other concentrated animal facilities
   5. Wastewater treatment plants, percolation ponds, and similar facilities
   6. Mines
   7. Excavation of waterways or drainage facilities which intersect the water table.
   8. Any use in conflict with Rule 62-521, F.A.C.
D. Any approved use within a wellhead protection zone shall adhere to all applicable regulations of Rule 62-521, F.A.C.

SECTION 4.08 SUPPLEMENTAL DESIGN AND DIMENSIONAL STANDARDS

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

SECTION 4.08.01 NON-RESIDENTIAL DESIGN STANDARDS FOR SPECIFIC USES

A. Alcoholic beverage dispensing. The purpose of this section is to regulate where businesses principally engaged in the dispensing of alcoholic beverages by the drink for consumption on the premises can be located in the city. The phrase "principally engaged" shall mean a business that derives more than fifty percent (50%) of its gross revenue from the sale or dispensing of alcohol.
   1. Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is not permitted to be located within five hundred feet (500') from a:
      a. Church, similar place of worship
      b. School or preschool
      c. Cemetery

2. Minimum separation is measured from the nearest point of the property line of the uses listed above to the front door of the building containing the liquor license.
    a. An applicant must provide a survey prepared, signed, dated, and sealed by a professional surveyor registered in the State of Florida, showing the distance measured as described above.
3. Exceptions:
    1. Any business located in either the NHMU or SHMU zoning districts.
    2. Any business located at an address where a liquor license was issued by the state to engage in such business either on or before the effective date of this ordinance.
    3. Any business licensed by the state to engage in such business before the uses listed in paragraph A.1 of this section was established at the location in question.

B. Ambulatory health care services provided free of charge may be approved as conditional uses in the INST zoning district if such services conform to the following minimum requirements:
1. Services shall be provided for "no fee" to the patient and said provider shall not recover any insurance, federal or state subsidies including Medicaid or Medicare monies.
2. Renewal of conditional use: If an application for conditional use for ambulatory health care services is approved, the approval is only good for one year and an application for renewal to the Board of Adjustment must be submitted at least two months prior to the expiration date (date of last Board of Adjustment final order approval). There shall be no fee collected for the renewal application. However, the applicant shall pay for the advertising cost.
3. Nontransferable: Approval of the conditional use for ambulatory health care services provided may not be transferred from one property to another. Additionally, the use shall not be moved or relocated from the approved location on the subject property where it is initially approved without first obtaining approval for the location change from the Board of Adjustment.
4. Hours of operation: The hours of operation shall be limited to Monday through Saturday from 8:00 a.m. to 8:00 p.m.
5. Parking: All employees/volunteers/patients and anyone else associated with the operation of the ambulatory health care services shall park on the subject property. No off-site parking shall be allowed, and no parking shall take place within any public or private right-of-way.
6. Services area: All areas used to provide ambulatory health care services, including the waiting area, shall be located entirely within an enclosed, heated and cooled building and shall not exceed 2,000 square feet.
7. Services provided: All ambulatory health care services provided on the subject property shall be by appointment only. No walk-in/same day or urgent care clinics are permitted.
8. Buffers/fencing: A landscape buffer shall be provided between the subject property and any residential development. Said landscape buffer shall be a minimum of five feet in width and shall be planted with materials in accordance with Article 6 of this code for buffers, trees, and shrubs. Additionally, a solid wood fence, six feet in height, shall be erected on the property line where residential uses are located directly adjacent to the subject property where ambulatory health care services provided free of charge are located.

C. Building material supply stores are required to provide a solid fence of at least six feet and no higher than eight feet around all outdoor storage areas.

D. Childcare services, where allowed, shall be required to have all play areas enclosed on all four sides to a height of at least four feet.

E. Electric distribution substations and electric transmission substations
   1. All electric distribution substations and electric transmission substations shall conform to the following requirements:
      a. The development of any new electric distribution or transmission substation must conform to the following requirements.
      b. Setbacks:
         1. Minimum setback from the property line to any permanent equipment structure:
            (i) One-hundred feet (100') from any lot line where the adjoining lot is zoned for residential use.
            (ii) Fifty feet (50') from any lot line where the adjoining lot is zoned for any non-residential use.
            (iii) The setback requirement along all public or private rights-of-way shall be based on the zoning of the property on the opposite side of the right-of-way as if there were no intervening right-of-way.
         2. The setback requirement of this subsection applies to all buildings and structures, including but not limited to transformers, breakers, buses, switch houses, relays, switches, regulators, and capacitors.
         3. The setback requirements do not apply to poles and pole anchoring devices.
      c. Buffers, landscaping, and screening:
         1. Buffer:
            (i) A ten-foot (10') buffer shall be provided around the entire perimeter of the property.
            (ii) The buffer shall consist of landscaping meeting the minimum standard as listed in paragraph 2 below.
         2. Landscaping:
            (i) In addition to the requirements of Article 6 of this code for trees and shrubs, the following regulations shall apply to electric distribution or transmission substations:
               (a) One (1) tree shall be provided for each twenty-five linear feet (25') of such landscaped buffer or fractional part thereof.
               (b) One (1) shrub shall be provided for each five feet (5') on average and be three feet (3') tall at the time of planting.
               (c) Grass, ground cover or other landscape material, excluding paving or gravel, shall be planted in addition to the required trees and shrubs.
               (d) Existing native vegetation may be incorporated into buffer zones and credited toward the minimum standard as listed above.
            (ii) The landscaping requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.
         3. Screening:
            (i) A minimum of eight-foot-tall decorative masonry, sound absorbing, non-reflective wall shall be erected within ten feet (10') of the entire perimeter of the property.

(ii) All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall.

(iii) The perimeter wall requirement may be reduced or waived, if the City Manager or designee determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.

d. Terminating structures and utility poles located on the electric distribution or transmission substation site shall be no higher than necessary to meet safety standards or clearance requirements of the National Electrical Safety Code, and federal or state government agencies.

e. Outdoor lighting must meet all the requirements of the outdoor lighting standards per this Code.

F. Utility distribution and conveyance elements

1. In cases where utility equipment is proposed within fifty (50) feet of a residential zoning district, or use, and includes mechanical components that may produce noise, such as generators and HVAC condensers, an equipment enclosure is required and shall be designed to minimize adverse noise impacts on adjacent properties, including properties separated by a local roadway. The sound attenuation measures must be sufficient to ensure that noise generated by the equipment does not exceed the following as measured at the property line of the affected residential property:
   a. 55 dBA during daytime hours (7:00 a.m. to 10:00 p.m.), and
   b. 50 dBA during nighttime hours (10:00 p.m. to 7:00 a.m.)
2. Outdoor mechanical equipment subject to this section shall utilize one or more of the following methods, as appropriate:
   a. Acoustical enclosures designed for the specific equipment.
   b. Solid masonry, concrete, or composite sound walls.
   c. Acoustically rated fencing systems.
   d. Dense evergreen landscaping used in conjunction with a solid barrier (landscaping alone shall not satisfy this requirement).
   e. Manufacturer-installed sound blankets, silencers, mufflers, or low-noise equipment packages.
   f. Building placement or architectural screening that effectively blocks the line of sight between the equipment and adjacent sensitive receptors.
   g. Any other professionally engineered sound attenuation method demonstrated to provide equivalent or superior noise reduction.

G. General warehousing and storage

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

H. Hotels, motels or other commercial transient living accommodations

1. All hotels, motels, or other commercial transient living accommodations shall provide a consolidated pet relief area to the following standards:
   a. Fifty (50) units or less
      1. Minimum of one-hundred square feet (100 sq.ft.) for up to fifty (50) units
   b. Fifty-one units or more

1. Twenty-five square feet (25 sq.ft.) shall be added for every fifty (50) units or fraction thereof.

2. These regulations do not apply to bed & breakfast establishments or short-term rentals.

I. Indoor shooting ranges

1. The firing range area must be designed with a mean sound transmission class of STC-50 (45 if field tested when tested in accordance with ASTM E 492).

J. Luxury motor home resorts. Luxury motor home resorts shall conform to the following requirements:

1. Luxury motor home resorts shall conform to the special design criteria requirements listed below, except in cases where the City Council determines the public health, safety and welfare is adequately protected and expressly approved as part of a conditional use per Article 2 of this code. City Council may impose other appropriate conditions upon a development in lieu of, or in addition to, those expressly set forth in this section as applicable.
2. Type of allowed motor homes: Only Class A and C motor homes, which are at least twenty-six feet (26') in length, are allowed, except that other recreational vehicles, including Class B, fifth wheels, and other recreational trailers are permitted provided they are in good working order, remain mobile, and are not tied down, skirted, or attached.
3. Minimum parcel size: Ten (10) acres.
4. Minimum size of motor home lot: If subdivided, no lot shall be less than 30 feet in width. If not subdivided, no motor home lot shall be less than 30 feet in width. This criteria shall not be waived by the City Council.
5. Size of motor home pads:
   a. All motor home pads shall be designed to accommodate motor homes of not less than thirty-five feet (35') feet in length;
   b. Twenty-five percent (25%) percent of all pads shall be designed to accommodate motor homes of not less than forty feet (40') feet in length.
6. Material used to construct motor home pads: All motor home pads shall be constructed of concrete.
7. Motor home lot occupancy limitations: Motor home lot occupancy shall be limited to one (1) Class A or C motor home. No trailers, tents, conversion vans, or fifth wheel vehicles shall be permitted on pad sites or within the resort development. No pad may be occupied continuously by the same motor home or occupant for longer than 180 days.
8. Density: To calculate density, one motor home lot shall equal one dwelling unit. This criteria shall not be waived by the City Council.
9. Minimum setback from perimeter of parcel to motor home pad:
   a. Thirty-five feet (35') next to residential uses
   b. Twenty-five feet (25') next to all other external uses of the luxury motor home resort development plan
   c. Fifteen feet (15') next to all other uses within the luxury motor home resort development plan.
10. Minimum setback from the property line to any permanent structure: Fifteen feet (15') for structures up to twenty feet (20') feet in height; add one foot (1') of setback for each additional foot in height above twenty feet (20').
11. Buffers: The following buffers are required for luxury motor home resorts:

a. Location of perimeter buffering: Perimeter buffering is required adjacent to and within one-hundred feet (100') of residential uses outside of the luxury motor home resort development plan.
b. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet (6') in height shall be erected adjacent to residential uses located outside of the luxury motor home resort development plan.
c. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of twelve feet (12') at time of certificate of occupancy covering a depth of not less than twenty feet (20') inward from the perimeter wall.
d. Buffers adjacent to non-residential uses: Minimum of ten feet (10') wide landscaped buffers planted with materials in accordance with Article 6, Section 6.08.01 of this code.

12. Landscaping: In addition to required buffer landscaping, there shall be a minimum of one (1) tree or two (2) palms in lieu of one (1) tree, and ten (10) shrubs meeting the minimum standards per Article 6, for each motor home lot and for each 500 sq. ft. of permanent structure of a height of ten feet (10') or greater. Palms shall constitute not more than fifty percent (50%) of the total number of required trees.
13. Parking:
    a. There shall be a minimum of one automobile parking space per motorhome pads/lots and one additional parking space per ten motor home pads/lots.
    b. Parking spaces shall be concrete or paver-block.
    c. A centralized area located not closer than one hundred feet (100') from any residential use may be provided to park boats and trailers.
    d. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.
14. Noise: Motor homes shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within fifty feet (50') of residential areas unless there is a declared emergency. Otherwise, all provisions of Chapter 14, Article 2 of the Code of Ordinances, shall apply.
15. Noise mitigation: A professional in noise mitigation analysis shall certify to the City at time of development order application that the areas of operation of permitted motor homes will not exceed 75 dB as measured from any off-site residential property line. Upon completion of the development, the said professional will certify that the project was built in accordance with approved plans.
16. Amenity area: Not less than ten percent of the area of the parcel managed as a luxury motor home resort shall be dedicated as an amenity area.
17. Full-time on-site management: On-site live-in management is required and shall be available 24 hours a day, seven days a week.
18. The following minimum infrastructure improvements shall be provided: Paved access not less than 20 feet wide to every motor home lot; streetlights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50-amp service.
19. Deed restrictions: Deed restrictions shall be equal to or more restrictive than provisions of this ordinance.

20. Additional criteria. In order to protect the public health, safety and welfare, the City Council may impose additional criteria, conditions, or restrictions on luxury motor home resorts in zoning districts where such uses are approved as a conditional use.

K. Manufacturing
   1. All manufacturing businesses shall conduct all operations entirely within a building.

L. Medical marijuana dispensaries
   1. Location
      a. Medical marijuana dispensaries shall not be located:
         1. On any Industrial (IN) zoned parcel within the Town Center CRA
         2. Within 330 feet south of the southern right-of-way boundary of Airport Road
         3. Within 330 feet east of the eastern right-of-way boundary of Main Street.
      b. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way or Airport Road or Main Street to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located.
   2. Cultivating or processing medical marijuana shall be prohibited within the city.

M. Mobile Vendors
   1. A mobile vendor must comply with the following location criteria, whichever is applicable:
      a. Public property:
         1. Mobile vending is prohibited on public property unless approved as part of a City approved special event permit is approved by the City and issued to the event organizer.
         2. A mobile vendor operating during an approved special event on public property shall comply with the following requirements:
            (i) A mobile vendor shall not occupy more than 420 sq. ft. of space in total, to include:
               (a) The mobile vending vehicle
               (b) Trash receptacle
               (c) Any covering, if applicable
            (ii) A mobile vending vehicle shall not exceed ten feet (10') in width by 40 feet (40') in length.
               (a) The maximum height of a mobile vendor shall not exceed 15 feet, including any covering, such as its canopy, umbrella and excluding venting equipment.
            (iii) More than one mobile vendor may be located on a site provided these requirements are met individually.
      b. Private property:
         1. A mobile vendor may operate on private property, provided the vendor adheres to the following regulations:
            (i) The mobile vendor vehicle and the property on which it is located shall meet all applicable ADA requirements.
            (ii) Location:
               (a) A mobile vendor may be located within off-street parking spaces in private parking facilities.
               (b) A mobile shall not be located within required parking space for existing uses on the property.

(c) The mobile vendor shall not obstruct or impede vehicle or pedestrian access, circulation, egress, or otherwise create a hazard.

(d) Vendors shall not hinder or impede the use of any phone kiosk, mailbox, parking meter, fire alarm, fire hydrant, or traffic control device.

(iii) Density:

(a) A maximum of five mobile vendors on any parcel

(b) The property on which the mobile vendor proposes to locate shall contain a minimum size of one-half acre.

(c) No more than one mobile vendor per one-half acre shall be permitted.

(d) In the SHMU and CMU zoning districts, no more than one mobile vendor per 100 feet of water frontage shall be allowed, not to exceed five (5) vendors.

(iv) Parking: See use table of the applicable zoning district.

(v) Restrooms:

(a) All mobile vendors shall be required to have access to permitted commercial restroom facilities within 300 feet of the mobile vendor on the same parcel, and a sign should be displayed directing customers to its location.

c. Maintenance and waste disposal:

1. All operations and equipment of the mobile vendor must be clean, and well maintained, with no visible rust, flat tires or other evidence of deferred maintenance.
2. The property at which the mobile vendor is located must also be clean and orderly at all times.
3. The mobile vendor must provide a trash receptacle for use by its patrons.
4. Trash receptacles must be emptied and removed when the mobile vendor is not located on the property, including but not limited to overnight, if applicable.
5. Mobile vendors are prohibited from permitting waste to be deposited upon the ground, sidewalk, streets, public waste receptacles, or private dumpsters (without permission of the private property owner).

d. All setbacks and separation requirements shall be in accordance with existing zoning and building requirements of the zoning district in which the mobile vendor is located.

e. Display and signage:

1. Merchandise shall not

(i) Be displayed upon the sidewalk or right-of-way

(ii) Intrude upon the accessible area around the mobile vendor vehicle

(iii) Otherwise impedes parking or access to structures within the site

2. The amount of signage on the mobile vendor vehicle is not regulated but signs must be mounted flat against the vehicle and cannot project from the vehicles.
3. No merchandise or signage of any sort may be placed upon the Harbor Boardwalk.
4. Mobile vendors shall not utilize moving objects, excessive noise, or lighting systems to bring attention to their products or services.

f. Prohibitions:

1. A mobile vendor shall not solicit or conduct business with anybody who is in any motor vehicle(s).

(i) Exception: Vendors may conduct business or serve patrons with disabilities in parked vehicles.

2. No mobile vendor vehicle or equipment shall be left unattended, except for mobile vendors located with the SHMU and CMU zoning districts during non-business hours.

g. Mobile vendors connected to public potable water and/or sewer, or which utilize liquid propane or natural gas for cooking shall be required to apply for approvals and inspections from the Destin Fire Control District, local water provider, and the City of Destin, as appropriate.

N. Outdoor storage and display

1. Outdoor storage and display of materials, equipment, and merchandise shall meet the following performance standards:

a. Outdoor storage shall be screened from view from the right-of-way and adjacent properties by an opaque wall, fence or landscaping of sufficient maturity, density, and height to screen such areas from view.

b. Outdoor displays of merchandise customarily used outdoors such as pools, spas, lawn furniture, concrete fixtures and other similar items shall be limited to one of any one specific design.

O. Motor Vehicle Repair Facilities and Service Centers:

a. A motor vehicle awaiting repairs must be parked in a legal parking space that is not required for any other use on site and may not be parked outside of a screened storage area for longer than three (3) consecutive days. Vehicles that require storage longer than three (3) days shall be kept within a screened storage area, which must be on the same property as the motor vehicle repair facilitiy or emotor vehicle service center that will be performing the repair of said motor vehicle. Screened storage areas must be designated for such use on a site plan approved by the City. Storage is prohibited in areas designated for landscaping, open swales or open retention areas used for stormwater management purposes.No motor vehicle shall be stored onsite for a period exceeding 30 consecutive days.b. No storage of any parts or waste material is permitted outside of such buildings. Additionally, all major operations (e.g., replacing body panels, pulling engines out, welding, painting, transmission work, oil change and lube, etc.) must be conducted entirely within a building. Quick fix repairs such as fixing a flat tire, windshield wiper replacement, air filter replacement, adding oil or antifreeze to the engine, changing out a battery, etc. are allowed outside of a building.

P. Motor Vehicle, Boat, Recreational Vehicle, and Mobile Home Sales: No storage or display of merchandise or new or used motor vehicles, boats, recreational vehicles, mobile homes, and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be in areas designated for landscaping or open swales or open retention areas used for stormwater management purposes.

O. Parking structures

1. Parking structures shall be designed either interior to the block surrounded by non-residential uses located on the ground level of the exterior and residential or non-residential uses on the second and higher levels of the buildings or shall provide non-residential uses on the ground level that attract pedestrian activity with the structured parking spaces located below ground level, above ground level, or on the interior of the ground level.

2. Where a parking structure has one or more walls facing the public right-of-way, the facade(s) of parking structures shall be designed to complement the existing character of surrounding buildings.
3. Design the facade of the floors above the ground floor to complement the architectural features of the surrounding buildings. Windows, trellis work, planter boxes, or other architectural features may be used to minimize the visual impact of parking structures. Alternatively, non-residential or residential uses may be provided along the wall facing the public right-of-way. Additional methods of screening from those indicated here may be approved by the City Manager or designee.
4. Minimize the visual and functional impact of the parking garage entrance by subordinating the garage entrance to the pedestrian entrance in terms of prominence on the street, location, and design emphasis.
5. Shall meet the applicable requirements of this Code concerning non-residential building siting.

P. Pay-to-park facilities
1. This section applies to all paid parking facilities, including but not limited to all parking structures and parking lots.
2. Payment collection location:
   a. Pay-to-park facilities shall require patrons to pay for parking either:
      1. After the vehicle is parked in a designated parking spot; or
      2. Upon exiting the parking facility, when the vehicle is in the exit lane of the parking facility.
   b. Payment collection points shall not be located or permitted at the entrance to the parking facility, or within any ingress accessway or drive area into the parking facility.
3. The entrance or exit lane(s) of a pay-to-park facility may not be obstructed such that congestion of vehicles spills over onto any city, state or federal highway, road, or street.

Q. Pawn Shop
1. Location:
   a. Such stores shall not be located within five-hundred feet (500') of any other pawn shop, thrift store, or used merchandise store, as measured from the closest exterior wall of one establishment to the closest exterior wall of another such establishment.
   b. In cases where an establishment occupies a multi-unit building, the distance separation criteria shall be measured from the wall of the unit in question.
2. Parking:
   a. A pawn shop shall not be deemed a retail sales establishment except for the purpose of determining off-street parking and other site requirements.
3. Outside storage:
   a. Outside storage, display, and sales are prohibited.

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

b. The measurement of the minimum separation distance shall be a line perpendicular to the right-of-way of Airport Road or Main Street to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.

S. Tattoo parlors
   1. No tattoo parlor may be located within 1,500 feet of any other such business.
      a. Measured from the closest exterior wall of one establishment to the closest exterior wall of another such establishment
      b. In cases where an establishment occupies a multi-unit building, the distance separation criteria shall be measured from the wall of the unit in question.
   2. Any salon that provides permanent makeup as a service and is not affiliated with or collocated with a tattoo parlor, is not limited by this distancing requirement.
      a. A salon providing permanent makeup services shall be considered as "Personal and Laundry Service" use per NAICS code 812 or as amended.
         1. To be considered "Personal and Laundry Service" this use shall not be collocated with a tattoo parlor.
         2. Permanent makeup shall be an ancillary use to a salon or other similar entity and may not exist as a standalone use.
      b. Permanent makeup shall not include any work or services below the neckline of any individual, nor shall it include anything that can reasonably be assumed or considered a tattoo.

T. Telecommunication towers, antennas, and facilities; Commercial
   1. The purpose and intent of this section is to provide a uniform and comprehensive set of standards for the development, installation and/or replacement of commercial telecommunication towers, antennas and related facilities. The regulations contained herein are designed to protect and promote public health, safety, community welfare and the aesthetic quality of the city, while at the same time not unduly restricting the development of needed telecommunication facilities and encouraging managed development of telecommunication infrastructure.
   2. Commercial telecommunication towers and accessory facilities include but are not limited to:
      a. VHF and UHF television
      b. FM radio
      c. Two-way radio
      d. Common carriers
      e. Cellular telephone
      f. Fixed-point microwave
   3. The regulations in this Section apply to the:
      a. Construction of new telecommunication towers
      b. Addition of antennas to existing telecommunication towers
      c. Alternative tower structures
      d. Creation of alternative towers
      e. Use of temporary telecommunication towers or facilities.

4. No new telecommunication tower shall be permitted unless the applicant demonstrates that no existing tower or alternative tower structure, regardless of whether it is located within the city, can accommodate the applicant's proposed antenna.
    1. All evidence submitted shall be prepared by appropriately licensed professionals or qualified industry experts. Evidence submitted to demonstrate that no existing tower or alternative tower structure can accommodate the proposed antenna shall consist of one or more of the following:
        (i) That no existing towers or approved, or suitable alternative structures are located within the geographic antenna placement area required to meet the applicant's engineering requirements.
        (ii) That existing towers or alternative tower structures within the search radius, or combinations thereof, cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed Florida professional engineer.
        (iii) The planned equipment would exceed the structural capacity of the existing or approved tower or alternative tower structures, as documented by a qualified and licensed Florida professional engineer, and the existing or approved tower, or alternative tower structure cannot be reinforced, modified or replaced to accommodate planned or equivalent equipment at a reasonable cost.
        (iv) That the applicant's proposed antenna(s) would cause electromagnetic interference with the antennas on the existing towers or alternative tower structures, or the antennas on the existing towers or alternative tower structures would cause interference with the applicant's proposed antenna and the interference cannot be prevented at a reasonable cost.
        (v) That the cost or contractual provisions required by the tower owner to use an existing tower or structure or to adapt an existing tower or alternative tower structure for shared use are unreasonable.
        (vi) That other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved alternative tower structure.
5. No new commercial telecommunications tower facility shall be installed, erected, or constructed until a development order has been issued pursuant to Article 2 of this code and/or a building permit has been issued.
6. Any proposed expansion or replacement of an existing tower must comply with the current standards pertaining to new telecommunications towers.
7. <u>All applications proposing a new tower shall submit with the application a letter of "no objection" from the Eglin Air Force Base installation commander or their designee, and no determination on the application shall be made sooner than 30 days after receipt of such submittal by the Air Force.</u>
8. Additional antennas shall be allowed in any zoning district if located on an existing tower or alternative tower structure and shall not be considered an expansion to an existing tower or alternative tower structure.
9. Prior to the issuance of a building permit, the addition of an antenna to an existing tower or alternative tower structure shall require certification from a professional engineer that the

design capacity of the tower or alternative tower structure will safely accommodate the additional antenna.

10. Alternative towers. Rooftop, water tower, and other alternative tower mounted antennas and TV dish antennas:
    a. Shall not exceed the height of 20 feet above the roofline of the structure serving as an alternative tower.
    b. Free standing roof mounted antennas greater than eight feet in height as measured from the roof surface on which they are installed, shall be set back from the outer edge of the roof of the structure, a distance equal to or greater than 15 feet from any portion of the rooftop edge:
        1. Antennas may be side mounted to an alternative tower structure.
        2. Antennas shall be the same color as the predominant color of the exterior of the top of the structure unless otherwise required by law to be a different color or finish.
        3. Where technically feasible, microwave antennas shall be constructed of open mesh design rather than solid material.
        4. Where possible, the design elements of the structure (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the antenna.
11. Temporary telecommunications facilities
    a. A building permit is required for temporary telecommunications facilities.
        1. Temporary telecommunications facilities may be located within a zoning district in which telecommunications towers are an approved use.
            (i) Temporary telecommunications facilities permits are valid for up to one year from the issuance of the permit when a permanent facility is rendered unusable by storms or other unusual circumstances.
    b. Permits for temporary telecommunications facilities to be used in conjunction with special events may be issued for a period not to exceed 180 days.
    c. Siting standards for commercial telecommunications towers. In addition to the criteria cited above, proposed commercial communications towers must meet the following:
        1. This section applies to specified commercial telecommunications towers that support any antennas designed to receive or transmit electromagnetic energy, such as but not limited to telephone, television, radio or microwave transmissions, or towers of similar construction designed to serve other functions.
        2. A commercial telecommunications tower in excess of one hundred feet (100') above natural grade shall not be approved unless the applicant demonstrates that no existing or approved tower or alternative tower structure of equal or greater height within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment.
            (i) Towers owned by or leased to any government are exempt.
        3. All guy anchors, outdoor equipment, accessory buildings, and accessory structures erected for use in connection with commercial telecommunications towers shall:
            (i) Meet the minimum setback requirements established for the district in which they are located.
            (ii) Be visually screened to a height of, at a minimum, eight (8) feet by trees, shrubs, solid walls, or fences.

(iii) All towers and communications facilities not requiring FAA painting or markings shall at a minimum have an exterior finish which is galvanized or painted dull blue, gray or black, and

(a) Shall be of camouflage design standards to include, but not limited to,

1. architecturally screened roof,
2. roof mounted antennas,
3. antennas integrated into architectural elements,
4. telecommunications towers designed to blend into the surrounding environment or to look other than a tower, such as light poles, power poles and trees.

4. The commercial telecommunications tower and/or TV dish antenna shall not unreasonably interfere with the view of or from any public park or scenic vista.
5. The height, mass, and guywire supports of the commercial telecommunications tower cannot exceed that which is essential for its intended use and public safety, and which is allowed under the provisions of Section 4.06.01 Airport zoning district.
6. Applicants submitting an application for a tower exceeding one hundred feet (100') shall obtain:
   (i) A determination of "No Hazard to Aviation" status from the FAA (based on proposed height and/or electromagnetic interference).
   (ii) A letter from the Eglin Air Force Base installation commander stating there is no hazard to the mission of the base or various commands of the base.
7. Maximum tower height shall be no greater than 200 feet in height.
8. A security fence around the tower base, or along the perimeter of the site shall be provided.

12. Compliance with federal regulations
   a. It is the intent of this subsection (c) to comply with the Telecommunications Act of 1996, Section 704, codified at 47 U.S.C. Section 332 (c)(7) which precludes the city from prohibiting or having the effect of prohibiting the provision of personal wireless services.
   b. It is not the intent of this section to allow the applicant to select a new site in a lower priority allowable zoning district without having first exhausted the possibility of locating an existing site,or a new site, in the higher priority allowable zoning districts.
   c. Telecommunications facilities shall be an allowable use subject to a hierarchy of eligibility within the following prioritized zoning districts:
      1. In any zoning district, if located on city owned rights-of-way or city owned property as approved by the City Council and leased or franchised to the applicant.
         (i) Except towers or macrocell communication facilities shall not be allowed within any right-of-way.
      2. An IN zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of an existing site available under Section 4.08.01.U.9.
      3. A CG zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 4.08.01.U.9 or IN zoning.

4. A CTS zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 4.08.01.U.9, IN zoning or CG zoning.
5. A TCMU zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 4.08.01.U.9, IN zoning, CG zoning or CTS zoning.
6. Other zoning districts only as may be necessary to avoid the preclusion of wireless telecommunications service within the City of Destin as consistent with the requirements of 42 U.S.C. 332(c)(7), or Section 365.172(12), Florida statutes.

d. The unavailability, unsuitability, or inappropriateness of the higher priority zoning districts in which telecommunications towers are an allowable use shall be demonstrated by submitting a report developed and prepared by appropriate licensed professionals or qualified industry experts, and shall include the following:
   1. Lack of availability
      (i) Do not have sufficient space to allow applicant's antenna and related equipment to function effectively; or
      (ii) Are not available for lease under a reasonable and customary leasing agreement, at a fair market value, as demonstrated by a commercial real estate appraisal from a MAI certified appraiser.
   2. Technical issues including the following:
      (i) Are not of sufficient height, or would not otherwise meet the applicant's engineering requirements; or
      (ii) Do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or
      (iii) Would result in electromagnetic interference with or by the antenna.
   3. A greater visual impact on surrounding properties than the proposed alternative site; or
   4. Would be less implementing of the goals, objectives, intent, priorities, preferences, or purposes of the City's comprehensive plan, LDC, or this section, than the proposed alternative site.

13. Standards of approval for all telecommunication facilities. The following standards shall apply to approval of all telecommunication facilities.
   a. The applicant shall demonstrate, using the latest technological evidence, why the antenna or tower must be placed in a proposed location in order to serve its necessary function in the company's grid system.
      1. A drawing depicting other locations and areas within the city where the antenna would function properly within the company's grid system. The area shall be considered the allowable zone.
   b. All towers shall be designed to accommodate the co-location of other telecommunication antennas as follows:
      1. For towers up to 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least two providers; and
      2. For towers greater than 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least three providers.

c. The applicant shall demonstrate that the telecommunication tower is no higher than necessary to function satisfactorily and to accommodate the co-location requirement.
d. Telecommunication towers shall be monopole construction unless it is demonstrated that another type of tower is required for safety purposes.
e. All telecommunication towers shall be fitted with anti-climbing devices as approved by the manufacturers.
f. If the installation and/or the operation of any telecommunication facility is determined by the City Building Official, to be inherently dangerous, or a demonstrable health hazard, the facility shall be declared to be a nuisance and all operation thereof shall cease.
    1. The telecommunication provider and/or owner of the facility shall be provided with a thirty (30) calendar day opportunity to cure, during which operation of the facility may continue, unless there is imminent danger of the structure collapsing.
    2. This provision shall be applicable to telecommunication facilities located in the City prior to adoption of this LDC.
g. Buffers, landscaping, and screening:
    1. Buffer:
        (i) A ten-foot (10') buffer shall be provided around the entire perimeter of the property.
        (ii) The buffer shall consist of landscaping meeting the following minimum standard as listed in paragraph 2 below.
    2. Landscaping:
        (i) In addition to the requirements of Article 6 of this code for trees and shrubs, the following regulations shall apply to all telecommunications towers:
            (a) One (1) tree shall be provided for each twenty-five linear feet (25') of such landscaped buffer or fractional part thereof.
            (b) One (1) shrub shall be provided for each five feet (5') on average and be three feet (3') tall at the time of planting.
            (c) Grass, ground cover or other landscape material, excluding paving or gravel, shall be planted in addition to the required trees and shrubs.
            (d) Existing native vegetation may be incorporated into buffer zones and credited toward the minimum standard as listed above.
        (ii) The Landscaping requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures onsite provide the same or greater sufficient opacity and depth buffering as required by this section.
    3. Screening:
        (i) A minimum of eight-foot-tall decorative masonry, sound absorbing, non-reflective wall shall be erected within 15 feet of the entire perimeter of the property.
        (ii) All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall.
        (iii) The perimeter wall requirement may be reduced or waived, if the City Manager or designee, determines the existing landscaping, topography or existing structures

onsite provide the same or greater sufficient opacity and depth buffering as required by this section.

h. Parking:
   1. If the site is not fully automated, the number of required parking spaces shall equal the number of employees working on the largest shift.

14. The following provisions shall apply to the design, construction and installation of all telecommunication towers and antennas:
   a. The design of all telecommunication equipment buildings, towers, and related structures shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and building environment.
   b. For antennas installed on an alternative tower structure, the antenna and supporting electrical and mechanical ground equipment shall be of a neutral color so as to make the antenna and related equipment visually unobtrusive.
   c. Telecommunication towers shall not be artificially lit, unless required by the FAA or other applicable authority. If outdoor lighting is required, the City shall review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
   d. No signage or other identifying markings of a commercial nature shall be permitted upon any telecommunication tower, alternative tower structure or antenna within the city, except as required by any applicable law or regulation.
   e. Applications for sites zoned CG, CTS, or TCMU shall demonstrate the tower or antenna is the least visually impacting, as measured by the following factors:
      1. Type of tower, with monopoles being given preference and narrow lattice being given preference over wide lattice or guyed towers;
      2. Type of antenna, with narrow profile antenna arrays being given preference near residential districts and districts highly visible from rights-of-way;
      3. Nature of uses on the site, with preference being given to the use of sites which are already developed with non-single-family dwellings, and which are currently visually impacted by tall structures, utility facilities, light poles, or other impacts.
      4. Nature of uses on adjacent and nearby properties, with preference being given to sites adjacent to non-residential uses and sites not near parks, recreational areas, historical areas, and redevelopment areas;
      5. The view of the tower from nearby arterial and collector roads, with preferences being given to sites where much of the tower is obscured from the view of drivers on the roads or is located outside of a normal line of vision (approximately 30 degrees left and right of straight ahead); unless the tower, alternative tower, or antenna is approved by the City Council for location within the city owned right-of-way; or
      6. On-site and surrounding tree coverage and foliage, with preference being given to sites which can provide heavy vegetative screening of a tower.
   f. Applications for sites zoned CG, CTS, or TCMU shall demonstrate that by locating the tower or antenna on the higher priority site, that site would prohibit or have the effect of preventing the applicant from providing complete service coverage within the boundaries of the City of Destin.

g. The owner of property used as a telecommunication facility shall maintain such property and all structures in good condition and free of trash, outdoor storage, weeds and other debris.

15. Setbacks and separation
    a. The following setbacks and separation requirements shall apply to all new telecommunication towers and facilities except for alternative towers:
        1. Towers shall be setback a distance equal to total height of the tower to include all antennas to any public right-of-way or property line of the lot or parcel containing the tower.
            (i) The Board of Adjustment may reduce this setback upon a showing that the collapse zone is less than this distance, however, in no event can the setback be less than one-half (½) the height of the tower.
            (ii) The City Council may allow towers or antennas to be located within the city owned right-of-way.
    b. Telecommunication equipment (antennae, utility boxes, other essential structures buildings) shall meet the setback requirements of the zoning district in which it is located.
    c. Antennas which are mounted on alternative tower structures must meet the minimum setback requirements for the district in which the structure is located.
16. Pre-existing towers or communications facilities
    a. Any previously permitted tower or antennas issued prior to the effective date of this LDC shall not be required to meet the provisions of this LDC.
    b. Replacement, modifications, expansions, or changes to existing towers or communications facilities must comply with all current LDC regulations.

U. Thrift stores
1. All thrift stores less than 15,000 square feet shall have a minimum separation of five-hundred feet (500') from other thrift stores, pawn shops, or other used merchandise retailers.
2. All thrift stores 15,000 square feet or more shall have a minimum separation of one-thousand feet (1,000') from other thrift stores, pawn shops, or other used merchandise retailers.
3. In cases where an establishment occupies a multi-unit building, the distance separation criteria shall be measured from the wall of the unit in question.

SECTION 4.08.02 RESIDENTIAL DESIGN STANDARDS FOR SPECIFIC USES

A. Accessory dwelling units (ADUs)
1. Maximum square footage
    a. The maximum gross floor area of an accessory dwelling unit shall be 50% of the primary dwelling or 1,000 sq. ft., whichever is less. Gross floor area of a non-heated or cooled garage is not included in the square footage calculation of an ADU if located above a garage or other accessory structure.
    b. In no case may an accessory dwelling be larger than the primary dwelling on the property in question.
2. Appearance
    a. Accessory dwellings shall match the architectural design of the primary dwelling located on the subject property.
3. Location and dimensional limitations

a. All accessory dwellings shall meet the setback requirements of the zoning district in which they are located.
b. ADUs shall adhere to all dimensional limitations of the zoning district it is located within.

4. Internal design
   a. All accessory dwellings may have 220-volt power or gas service to cooking appliances.
5. Renting an ADU
   a. In the LDR district, if an accessory dwelling is rented:
      1. The subject property must have enough available density to allowdfor an additional dwelling unit.
      2. The property owner shall live on premises either in the primary or accessory dwelling.
      3. A deed restriction, per paragraph 6 below, shall be recorded. In addition, the deed restriction shall also include language that prohibits the rental of either dwelling on the property unless either is occupied by the property owner.
      4. In no case shall both primary and accessory dwelling units be rented separately.
   b. In all other districts that allow ADUs, the ADU may be rented separately from the primary dwelling, if the subject property has enough available density to for an additional dwelling unit.
6. Deed restriction
   a. Prior to this issuance of a building permit for the accessory dwelling, the owner of the property shall sign an affidavit, which shall be recorded in the official records of Okaloosa County, Florida, which states that they understand that the accessory dwelling cannot be sold separately from the primary dwelling unless it meets the requirements of the Comprehensive Plan and Land Development Code, and the property is subdivided through the appropriate process with the City.

B. Community residential homes
1. Community residential home, large:
   a. Location:
      1. Community residential homes shall not be located within a radius of 500 feet of the following zoning districts:
         (i) Bay Estates (BE)
         (ii) Low Density Residential (LDR)
         (iii) Low Density Residential-Holiday Isle (LDR-HI)
      2. A community residential home shall not be located within a radius of 1,000 feet of another existing or permitted large community residential home or small community residential home.
         (i) All distance requirements herein shall be measured from the nearest point of the existing home or area of residential zoning to the nearest point of the proposed home.
2. Community residential home, small:
   a. Small community residential homes are a noncommercial, residential use, and shall be allowed in all zoning districts which allow single-family detached or multi-family dwellings, provided that:
      1. Such homes shall not be located within a radius of 1,000 feet of another existing or permitted large community residential home or small community residential home as

measured from the nearest point of the existing or permitted home to the proposed home.

C. Customary yard accessory
   1. A movable object no more than eight feet (8') in height that is displayed or intends to add character or is utilized for recreation, whether active or passive, and which does not require a building permit may be allowed within the building setbacks of a residential property.
      a. The City Manager or their designee may require a customary yard accessory to follow the setback limitations per the underlying zoning district, if deemed a hazard or as having a potential negative impact on surrounding properties or the public realm.

D. Guest houses
   1. Only one guest house is permitted per lot or parcel, where allowed.
   2. Maximum size
      a. The maximum gross floor area of the guest house shall be 50% of the primary dwelling or 1,000 sq. ft., whichever is less. Gross floor area of a non-heated or cooled garage is not included in the square footage calculation of a guest house if located above a garage or other accessory structure.
      b. In no case may a guest house be larger than the primary dwelling on the property in question.
   3. A guest house is prohibited from being rented or sold separately from the primary dwelling unit.
   4. Internal design
      a. Guest houses shall not include 220-volt power or gas service to any cooking appliances.
   5. Deed restriction
      a. Prior to the issuance of a building permit for a guest house the owner must record a covenant with the Clerk of the Circuit Court of Okaloosa County. A certified recorded copy of said covenant shall be submitted to the City prior to the issuance of the building permit for a guest house. The covenant shall be in a form that has been approved by the City Attorney and/or Land Use Attorney and shall at a minimum contain the following:
         1. The owner hereby covenants not to separately rent or sell the guest house, nor to cause to be installed in said guest house any provision for 220-volt power or gas service to any cooking appliance.
         2. Owner hereby acknowledges this covenant to be in favor of the City of Destin, and consents to the City's enforcement of same in a court of competent jurisdiction by way of specific performance including, without limitation, for the invalidation of any rental agreement, purchase and sale agreement, or sale consummated in violation hereof.
         3. This covenant shall run with the land and shall be binding upon all successors, heirs and assigns so long as the guest house exists on the property.

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

F. Mobile/manufactured housing
   1. Standards for sitting mobile/manufactured housing units in residential areas.

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

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

SECTION 4.08.03 ACCESSORY STRUCTURES

A. Accessory or storage structures
1. General provisions for all accessory structures
a. Any number of different accessory structures may be located on a parcel, provided that the following requirements are met:
b. There shall be a permitted principal structure and use on the parcel.
1. Boat docks may be permitted prior to construction of the principal structure when there is a permit for the principal structure that has been issued.
c. The use and accessory structure shall be in full compliance with all standards and requirements of this Code.
d. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in this Code.
e. Setbacks and buffers
1. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.
2. Accessory structures shall not be in a required buffer, landscape area, or minimum building setback area.
f. All accessory and storage structures shall be included in all calculations of impervious surface and stormwater runoff.
g. Storage and other buildings regulated by this section shall not be permitted between the principal structure and the right-of-way, and shall not encroach into any required building setback.
1. Exception:

(i) An accessory structure may be located between the right-of-way and the front of the principal structure if:

(a) The accessory structure is setback from the right-of-way a distance equal to or greater than the width of the lot frontage of the property upon which the building is located.

(b) The accessory structure is visually screened from the right-of-way.

h. Accessory structures shall be shown on any concept development plan with full supporting documentation.

i. Vehicles, including manufactured housing and mobile homes, shall not be used as storage buildings, utility buildings or other such uses.

j. Non-residential accessory structures

1. Accessory buildings used for commercial or industrial storage of hazardous, incendiary, noxious or pernicious materials shall be located a minimum of 100 feet from any property line.

B. Satellite dish antennas

1. The satellite dish antenna shall be considered a structure requiring a building permit to be issued prior to installation. After installation, the antenna shall be maintained in compliance with all applicable building and electrical codes.
   a. Satellite dishes under four feet (4') in diameter and installed by a satellite entertainment provider or contractor for residential purposes are exempt from permit requirements.
2. The satellite dish antenna installation and any part thereof shall maintain vertical and horizontal clearances from any electrical lines and shall conform to the National Electrical Code.
3. The satellite dish antenna installation shall meet all Federal Communications Commission (FCC) and manufacturer specifications, rules, and requirements.
4. The satellite dish antenna shall be of a nonreflective surface material and shall be made, to the maximum extent possible, to conform and blend into the surrounding area and structures.
5. The satellite dish antenna shall contain no advertising or signage of any type.
6. The installer of any satellite dish antenna, prior to installation, shall submit detailed blueprints/drawings of the proposed satellite dish antenna installation and foundation which shall be certified by the manufacturer or a professional engineer.
7. The satellite dish antenna installation shall be permitted to be placed inside and rear areas of the main dwelling or commercial structure only and must meet setback requirements.
8. The following standards are for installation:
   a. A satellite dish antenna shall be considered an accessory structure to the main dwelling structure and shall not constitute the principal use of the property.
   b. The satellite dish antenna installed pursuant to this subsection shall not be used for any commercial purposes. It shall only provide service to the main dwelling structure.
   c. Satellite dish antenna installations shall be limited to one installation per residential lot.
   d. The maximum size of the satellite dish antenna, whether ground- or pole-mounted, shall be limited to 12 feet in diameter.
   e. The satellite dish antenna installation shall be mounted at a fixed point and shall not be portable.

9. Nonconforming antenna. Any satellite dish antenna lawfully installed prior to the enactment of this Code shall be allowed to remain until such time as it is replaced or moved. At the time of replacement or relocation, the provisions of this Code shall be met.

C. Swimming pools

1. No swimming pool, as defined in the Florida Building Code (FBC), shall be constructed, or altered within the city, unless a building permit is approved and issued from the Community Development Department.
2. Location
   a. No part of a pool or pool structure may be located within any required buffer.
3. Fencing
   a. Any person who owns, possesses, manages, operates, maintains or controls any real property where any swimming pool is situated shall erect a fence in accordance with the Florida Building Code (FBC).

~~ARTICLE 7 LAND USE, TYPE, DENSITY, INTENSITY, ZONING AND REGULATORY CONTROLS~~

~~7.00.00. General.~~

~~7.00.01. This article implements the goals, objectives and policies set forth in the comprehensive plan relating to land use in the City of Destin. Provisions set forth as to type of land use, density and intensity permitted are correlated with the districts shown on the future land use map.~~

7.00.02. *Definitions.*

Brewery is an establishment that is primarily a functioning facility, where beer is produced for wider distribution, with a production volume of greater than 3,000 barrels of beer per year. A brewery may include accessory uses such as tours of the brewery and retail sales.

Brew pub is an establishment that sells the majority of its product on-site in combination with food services. At a brewpub, the beer/liquor is primarily brewed/distilled for sale inside the restaurant or bar or any eating establishment in which alcoholic beverages are served and none of the beer/liquor may be sold to a distributor. Any product leaving the premises must be in a sealed, unopened can or container.

Distillery/craft distillery is a licensed distillery that produces 75,000 or fewer gallons per calendar year of distilled spirits on its premises and has notified the division in writing of its decision to qualify as a craft distillery. A distillery is a manufacturer of distilled spirits.

Microbrewery is an establishment that is primarily a functioning facility, where beer is produced for wider distribution, with a maximum production of 3,000 barrels of beer per year. A microbrewery may include accessory uses such as tours of the microbrewery and retail sales.

(Ord. No. 21-09-LC, § 3, 6-7-21)

7.01.00. Mitigation of development activity impacts.

7.01.01. *Purpose.* The purpose of this section is to mitigate the impacts of development activity of a particular nonresidential or multifamily residential development site on surrounding properties. This section regulates and therefore reduces potential undesirable impacts such as noise, vibration, air quality, and aesthetics.

7.01.02. *Development activity mitigation standards.* Prior to commencement of construction for all nonresidential or multifamily residential development sites, the following regulations shall be met:

A. The owner or owners' representative shall install construction site screening, in accordance with the regulations stated in Code of Ordinances, Chapter 6, Buildings and Building Regulations, Article III, Construction Site Screening, along all property lines.

B. A sign, meeting the following requirements, shall be posted on the property:

1. The sign must be prominently placed on the development site and shall not be located further than five feet from the adjacent right-of-way. The required content of the sign shall be legible as viewed from the adjacent right-of-way;
2. Such sign shall be not larger than 18 inches by 24 inches and not smaller than 16 inches by ten inches in size;
3. The sign must clearly indicate the name, and 24 hours a day, seven days a week emergency contact phone number of the responsible party for said development site; and
4. The sign must be continuously on the property of the development site and shall be removed from said property within five working days after the issuance of Certificate of Completion or Certificate of Occupancy (whichever applies).

C. A dust control plan, which is prepared, signed, dated and sealed by a professional engineer registered in the State of Florida, must be submitted to the City for review and approval. Said dust control plan must meet the requirements stated in Section 11.10.03 of this Code. After the City has approved the dust control plan, said plan shall remain in effect on the property until a

Certificate of Completion or Certificate of Occupancy (whichever applies) has been issued for the project.

D. A vibration impact mitigation plan, which is prepared, signed, dated and sealed by a professional engineer registered in the State of Florida, must be submitted to the City for review and approval. Said vibration impact mitigation plan must meet the requirements stated in Section 7.02.03 of this Code. After the City has approved the vibration impact mitigation plan, said plan shall remain in effect on the property until a Certificate of Completion or Certificate of Occupancy (whichever applies) has been issued for the project.

E. A construction vehicle parking mitigation plan must be submitted to the City for review and approval. Said construction vehicle parking mitigation plan must indicate the location on the property where all motorized construction vehicles will be parked at the end of the work day. All motorized construction vehicles shall be located as far away from adjoining residential dwellings as possible.

(Ord. No. 08-21-LC, § 4, 12-15-08)

7.02.00. Mitigation of vibration impacts.

7.02.01. *Purpose*. The purpose of this section is to mitigate vibration impact of development activity of a particular site on surrounding properties. This section requires construction activity planning and methods to prevent vibratory levels from causing structural damage and to minimize vibratory levels annoyance.

7.02.02. *Applicability*. The provisions of this section shall apply to nonresidential or multifamily residential development sites where development activity is capable of generating unacceptable levels of vibrations.

7.02.03. *Vibration impact mitigation plan.* Prior to the commencement of construction for all nonresidential or multifamily residential development sites, the Contractor shall provide to the City for review and approval a written vibration impact mitigation plan.

A. *Vibration impact mitigation requirements.* The vibration impact mitigation plan shall include, but not be limited to, a description of the control processes that the Contractor will implement in order to address the following:

1. How to ensure that any activity included but not limited to pile driving, earthwork compaction, concrete and asphalt breaking will not transmit vibrations to sensitive receptor structures at or above the Federal Transit Administration (FTA) approximate vibration damage threshold of 95 Vibration Decibels (VdB).
2. How to minimize the impact on surrounding areas for any activity exceeding the approximate FTA vibration annoyance threshold of 80 VdB.

(Ord. No. 08-21-LC, § 5, 12-15-08)

7.03.00. Reserved.

Editor's note(s)—Ord. No. 05-13-LC, § 7, adopted Aug. 22, 2005, repealed § 7.03.00, which pertained to application of density/intensity bonuses. See also the Code Comparative Table.

7.04.00. Redevelopment.

7.04.01. The city shall continue to promote a north shore urban design plan which calls for unified redevelopment of the north shore of Destin Harbor (policy 7.A.3.1). Any such project to redevelop or renew the north shore or any blighted or underutilized areas shall be considered for density and intensity bonuses in accordance with article 7.02.08.

7.05.00. Protection and preservation of archeological and historic resources.

7.05.01. The Florida Department of State, Division of Historic Resources has identified six sites within Destin of historic significance. These are described by table 4-2 of the foundation documents. Such sites have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. They reflect the prehistoric occupation and historical development of the nation, state and local community. Their protection and preservation, therefore, is essential. Any time a proposed development may impact a historic or archeological site within the city, the following subsections of this section shall apply (policy 7.A.5.6).

7.05.02. Historic structures shall be exempted from the provisions of the Standard Building Code, if any modification, repair or restoration activity would jeopardize their historical integrity.

7.05.03. Land alteration or development of land where such would contribute to the destruction of historic resources shall be prohibited.

7.05.04. A project classified as a development of regional impact (DRI) shall contain a description of historical or archaeological sites within the proposed development and suggested mitigation measures for such resources if present. DRIs shall be submitted to the Compliance and Review Section in the Florida Department of State's Bureau of Historic Preservation.

7.05.05. An archaeological and historic review summary shall be submitted to the city with applications seeking approvals or permits for the following activities: parking lots, grading, earth moving, excavation and fill, drainage, and utilities placement; permits for coastal zone dredge and fill activity and dock construction; permits for tree removal; park and recreation area construction; and subdivision and planned unit developments; site and development plan reviews and comprehensive plan amendments.

7.06.00. Land development regulations.

7.06.01. This Code adopts by reference the following chapters of the City of Destin Code of Ordinances which contain land development regulations consistent with the comprehensive plan:

A. General Provisions, chapter 1.
B. Boats, Harbor, and Waterways, chapter 5.

7.06.02. Chapters of the codified ordinances cited in section 7.06.01 contain certain pertinent land development regulations adopted pursuant to recommendations of the Northwest Florida Coast Resource Management Plan.

7.06.03. Where there is conflict between this Code and the cited ordinances in section 7.06.01, this Code shall take precedence.

(Ord. No. 04-12-LC, § 5, 5-3-04; Ord. No. 04-24-LC, § 3, 9-8-04)

7.07.00. Land Development Code, implementation.

7.07.01. Implementation of the comprehensive plan requires the establishment of minimum regulatory criteria to achieve the following results:

A. Regulation of the subdivision of land;
B. Insure the compatibility of adjacent land uses depicted on the future land use maps;
C. Provide for open space;
D. Protect potable water wellfields and sources;
E. Regulation of areas subject to seasonal or periodic flooding;
F. Provide for drainage and stormwater management;
G. Regulation of signage;
H. Implementation of concurrency management; and
I. Insure adequate, safe and convenient on-site traffic flow and parking.

Criteria applicable under the above subject areas are addressed under articles of this Code corresponding with the relevant and applicable chapters of the comprehensive plan. For example, minimum criteria for the protection of potable water wellfields and sources are found under article 10, Infrastructure. Adequate, safe and convenient traffic flow and parking is found in article 8, Traffic Circulation.

Future land use is discussed in chapter 7 of the comprehensive plan, therefore, this article implements minimum criteria applicable to the first three subject areas listed above (regulation of the subdivision of land; insure compatibility of adjacent land uses; provide for open space).

7.08.00. Regulation of the subdivision of land.

7.08.01. *Purpose*. Purpose and intent of subdivision regulation is to assure that the future growth, development and redevelopment in the city conform to certain minimum criteria. Standards provided under this Code are designed to protect the general health, safety, and welfare of the city and its citizens; to ensure the beneficial impacts of growth and guard against the negative impacts of growth, and to protect neighboring properties as well as the general public from potential adverse impacts from a proposed use.

7.08.02. *General design standards.* (See also article 8, section 8.03.00.)

A. Developers shall make every effort to conform to the natural topography and features of the tract, and in establishing the size, area and shape of blocks and lots. The developer should also take steps to ensure the preservation of the land. Minimum lot area, width and depths are specified in the section 7.12.02.
B. Private streets, as a principal means of access to individually owned lots in subdivisions that are required to comply with the provisions of this article, shall be prohibited unless the developer establishes a homeowners' association complying with state statutes. This requirement does not apply to the provision of roadways within shopping centers, industrial districts, apartment projects or townhouse projects, and other developments under single ownership. In such cases, the owner or homeowners' association shall be responsible for construction, maintenance and control of such roadways. Private streets are required to be constructed in accordance with applicable standards. Nothing herein shall be construed to require the expansion of right-of-way for private streets installed as of March 3, 1986, which meet minimum pavement width, roadway base, surface course, and material specifications and construction standards of the city. The city shall

not, however, accept a private street by dedication as a public street which fails to meet the minimum right-of-way standard of the city.

C. Residential blocks shall not be more than 1,500 feet in length. Where block length exceeds 800 feet, consideration will be given to the installation of a pedestrian crosswalk.

1. Blocks shall have sufficient width to provide for two tiers of lots except when prevented by unique topographic or natural conditions.
2. Lot area, width and depth shall conform to the requirements of section 7.12.02.

7.08.03. *Drainage.*

A. *Generally.* A complete drainage plan shall be submitted by the developer and approved by the city engineer. These plans shall show sufficient documentation to demonstrate the capability of the drainage system to collect, control, and dispose of storm runoff. The drainage system will include all catchbasins, manholes, inlets, headwalls, street grades, bridges, pipes, settling basins, greenbelted open space, etc., to include stormwater calculations used in the design and other significant details deemed necessary by the city engineer. The drainage system shall be based upon the facilities necessary to dispose of runoff according to the recurrence frequencies listed below. Rainfall data shall be obtained from the state department of transportation's rainfall curves.

1. Bridges and bridge culverts (on major streets/roads), 50 years.
2. Bridges and bridge culverts (on collector streets/roads), 25 years.
3. Retention basins, 25 years.
4. All other facilities, ten years.

B. *Open channels and outfall ditches.* Design will be provided so channels and ditches will not overflow their banks; where flow velocities exceed two feet per second, ditch pavement or other permanent protection against scour shall be provided. All ditches not protected with a permanent material will be dressed and seeded to provide an erosion resistant embankment.

C. *Easements.* Easements will be provided for the drainage of stormwater; easements for drainage will be no less than 15 feet in width except for open channels and ditches where a width of 15 feet plus the top width of the ditch will be provided with such 15 feet to lie wholly along one side of the ditch.

D. *Material specifications and construction standards.* All material and construction shall conform to the state department of transportation's Standard Specifications for Road and Bridge Construction.

7.08.04. *Utilities.* The developer is required to place all utilities underground.

7.08.05. *Sewer.*

A. Subdivisions developed in the vicinity of operating collector systems shall connect into that system if sewage capacity exists. The developer must provide necessary collection lines, lift stations, etc., to provide sanitary collection service to each home located in the subdivision.

1. Where sewer lines or treatment capacity are not accessible to the subdivision, approval shall be obtained from the health department and other concerned agencies to provide individual septic tanks for each lot.
2. Developers may install a collection system and an approved sewerage treatment facility. Such facility shall be designed to tie in with a central system upon the construction of a central facility.
3. Septic tanks are prohibited in coastal high-hazard areas (policy 11.A.6.2).
4. Sewer lines within the city right-of-way or within easements must be inspected and approved by Destin Water Users, Inc.

7.08.06. *Water.*

A. Subdivisions developed in the vicinity of operating water systems shall connect into that system if capacity is adequate.

1. Where operating water systems are not accessible, approval shall be obtained from the Northwest Florida Water Management District and other concerned agencies for individual wells for each lot.
2. Developers may install a community water system upon the approval of the Northwest Florida Water Management District, or other concerned agencies.
3. Water lines within the city right-of-way or within easements must be inspected and approved by Destin Water Users, Inc.

7.08.07. *Utility easements (objective 7.A.9; policy 7.A.9.1).*

A. An easement for utilities, if required, shall be made available at no expense to the city and shall be at least 15 feet in width. Easements of greater width may be required for the extension of water or sewer lines, or other utilities.
B. Where utility facilities such as sewer lift stations are required for a service area greater than the subdivision subject to development, the city may acquire land from the developer under negotiated terms approved by the City Council.

7.08.08. *Exceptions.* The following exceptions to compliance with the requirements of the subdivision regulation provisions shall be strictly construed, and should any requirement for the granting of the exception be held illegal or invalid, then the exception shall be null and void in its entirety and compliance will be required with the remaining provisions of the subdivision regulations.

A. *Roads.* In order for any roads which are exempt under this section from provisions of this code to be accepted into the city maintenance system, the road shall be constructed and paved in accordance with the provisions of this section 8.03.00 of this code.
B. *Inheritance.* Any divisions of land directly from inheritance, either by testate or intestate, shall be exempted from the provisions of this section, provided that such division is not accomplished through recorded plats.
C. *Deed of gift.* Any deed of gift for any one parcel of land within a 12-month period given without valuable consideration to any member of the donor's immediate family, and approved by the City Council within 120 days of execution of the deed or other instrument of conveyance, shall be exempted from the provisions of this section. However, any subsequent division shall not be

exempted, except in compliance herewith. The deed or other instrument of conveyance shall contain the following words: "This deed is in accordance with the provisions of subsection 7.08.08(D), Deed of gift, of the Code of Ordinances and the grantee agrees that the parcel of land described herein shall not be deeded or conveyed by other instrument to another party or parties for a period of two years from the date of approval by the City Council."

D. *Campgrounds; mobile home parks; travel trailer parks.* Campgrounds, mobile home parks or travel trailer parks on parcels of land in one ownership providing rental spaces are exempt from the provisions of this section.

7.08.09. *Streetlights.* In all areas outside of the MMTD, the developer shall install streetlights approximately every 300 feet along the road right-of-way. The developer shall pay the additional facilities charges associated with the installation of the streetlights. Prior to release of the mylar, the developer must provide the city with proof that the additional facilities charges have been paid. For all areas inside the MMTD, please refer to section 8.09.03 of this code. Additionally, for developments proposed in close proximity to the shoreline, please refer to Section 7.17.01 of this code.

7.08.10. *General requirements for improvements.* Before any final plat can be approved and before any lot can be sold or any building permit issued in a proposed subdivision, one of the following shall be satisfactorily completed:

A. The developer may secure any necessary permits and install all improvements as shown on the approved construction drawings and certified by the developer's engineer.
B. The developer may post a performance bond accountable to the City Council to cover the full cost of improvements as estimated by the developer's engineer and approved by the city engineer. Such bond shall be released upon satisfactory installation of all improvements.
C. The developer may sell or lease lots on contract and construct buildings provided that he agrees that all monies received from sale, lease, or other transfer shall be placed in escrow or other satisfactory account until such time as improvements are completed and approved by the city engineer. No deeds shall be issued or recorded until such approval has been obtained.
D. The developer may post a letter of credit acceptable to the City Council for an amount necessary to complete all improvements required in the approval plans. Such letter of credit shall be released on satisfactory installation of all improvements.
E. The developer may post with the City Council proof that a development loan has been approved by a recognized and approved lending institution, such development loan to be sufficient to cover the cost of improvements required in the approved plans, and the lender is bound to advance the funds as the work is completed, thereby providing for correction if the developer defaults.

(Ord. No. 231, § III, 1-19-93; Ord. No. 04-13-LC, § 4, 8-2-04; Ord. No. 08-14-LC, § 7, 1-20-09)

7.09.00. Special design criteria.

7.09.01. *Purpose and intent.* The purpose of this section is to establish design criteria to preserve, protect, and enhance the economic vitality and character of the City of Destin. Design criteria include general requirements for development, and establishment of specific overlay and special districts that because of their character or special conditions need design standards and use regulations. These standards and regulations are intended to

promote and protect the desired character of the City, including promoting multimodal transportation opportunities, and that ensure compatibility with surrounding development.

7.09.02. *General compatibility design criteria.*

A. *Purpose and intent.* The purpose of this section is to establish general compatibility design criteria for multi-family and nonresidential development.

B. *Applicability.* This section shall apply to all development located within the MDR-V, MDR-HI, HDR, CBN, CG, CL, CTS, CBR, ROI-GD, ROI-TD, CMU, NHMU, SHMU, HIMU, TCMU, GRMU, IN, A, INST and REC zoning designations. Subsection 13 listed below shall apply to all electric distribution substations and electric transmission substations located in all zoning designations.

1. *Mechanical equipment.* Outdoor mechanical equipment, such as heating, air conditioning, and ventilation systems, must be placed on the roof, in the rear or to the side of the building, or otherwise visually screened. In no case shall mechanical equipment be located between the principal structure and the front property line or any property line facing a right-of-way. All mechanical equipment located on the roof shall not be visible from adjacent properties or rights-of-way from heights equal to or less than the equipment. All mechanical equipment located in the rear or to the side of the building shall be enclosed by opaque fence, wall or hedge a minimum of six feet in height or to the highest point of the equipment, whichever is lower. For air conditioning or other equipment requiring airflow, a lattice screen of at least 50 percent opacity shall be sufficient to meet this requirement.
2. *Outdoor storage and display.* Outdoor storage and display of materials, equipment, and merchandise shall meet the following performance standards:

    a. Outdoor storage shall be screened from view from the right-of-way and adjacent properties by an opaque wall, fence or landscaping of sufficient maturity, density and height to screen such areas from view.
    b. Outdoor display of merchandise customarily used outdoors such as pools, spas, lawn furniture, concrete fixtures and other similar items shall be limited to one of any one specific design.
    c. Inoperable motor vehicles shall be stored within screened areas and must be kept on the same site of motor vehicle repair facilities and motor vehicle service centers that will be performing the repair of said inoperable motor vehicle. No inoperable motor vehicle shall be stored onsite for a period exceeding 60 consecutive days.
    d. No storage or display of merchandise or new or used motor vehicles, boats, recreational vehicles, mobile homes, and other such vehicles shall be permitted outside of approved storage or display areas as designated for such use on the approved site plan. Storage or display areas cannot be located in areas designated for landscaping or open swales or open retention areas used for stormwater management purposes.

3. *Solid waste collection areas.* All non-construction related dumpsters, trashcans, and recycling bins shall be placed in solid waste collection areas or inside a building. The intent of this regulation is to shield all non-construction related dumpsters, trashcans, and recycling bins from the view of adjacent properties. Solid waste collection areas shall be set back a minimum of ten feet from any property line that abuts single-family, duplex, townhouse or multi-family

uses and setback a minimum of five feet from any property line which abuts a non-residential or mixed use. All solid waste collection areas shall be enclosed by a 100 percent opaque fence, wall, or hedge that is a minimum of six feet in height. All enclosures shall have gates that are 100 percent opaque.

4. *Parking, loading or accessway areas.* Areas used or set aside for parking, loading, accessways or service and utility areas shall not be located within ten feet of the property line when such property line abuts single-family, duplex, townhouse or multi-family uses.
5. *Junkyards.* Junkyards, where allowed, shall be located on plots with a minimum of five acres and shall have an eight-foot high wall surrounding the property with gate. All walls and gates shall be 100 percent opaque. There shall be a minimum 20-foot wide landscape buffer around the borders of the property. For every 50 linear feet landscape buffer, a minimum of one tree and 15 shrubs, as specified above, must be planted and a continuous row of evergreen trees, not less than 14 feet in height, spaced in staggered groupings to form a minimum of an 80 percent opaque buffer when planted. There shall be a minimum 30-foot setback from all property lines which shall remain clear of all structures and storage of any junk or storage of materials of any kind.
6. *Child day care services.* Child day care services, where allowed, shall be required to have all play areas enclosed on all four sides to a height of at least four feet.
7. *Repair and maintenance shops.* Repair and maintenance shops, where allowed, shall not store or otherwise maintain any parts or waste material outside of such buildings. Additionally, all major operations (e.g. replacing body panels, pulling engines out, welding, painting, transmission work, oil change and lube, etc.) must be conducted entirely within a building. Quick fix repairs such as fixing a flat tire, windshield wiper replacement, air filter replacement, adding oil or antifreeze to the engine, changing out a battery, etc… are allowed outside of a building.
8. *Building material supply stores.* Building material supply stores, where allowed, are required to provide a solid fence of a least six feet and no higher than eight feet around all outdoor storage areas.
9. *Manufacturing.* Manufacturing business must conduct all operations entirely within a building.
10. *Luxury recreational vehicle (RV) resorts.* Luxury recreational vehicle resorts shall conform to the following special design criteria requirements except in cases where the city council determines the public health, safety and welfare is adequately protected and expressly approved as part of a conditional use per LDC Article 2, Section 2.09. City council may impose other appropriate conditions upon a development in lieu of, or in addition to, those expressly set forth in this section 7.09.02.B.(10), as applicable. Luxury recreational vehicle resorts shall conform to the following requirements unless otherwise expressly approved by the city council as part of a conditional use approval, as applicable:

    a. *Condition of recreational vehicles:* All recreational vehicles are permitted provided they are in good working order, remain mobile, and are not tied down, skirted, or attached.
    b. *Minimum parcel size:* Ten acres. This criteria shall not be waived by the city council.
    c. *Minimum size of recreational vehicle lot:* No lot shall be less than 30 feet in width. This criteria shall not be waived by the city council.

d. *Size of recreational vehicle pads:* All recreational vehicle pads shall be designed to accommodate recreational vehicles of not less than thirty-five feet (35') in length; twenty-five percent (25%) of all pads shall be designed to accommodate recreational vehicles of not less than forty feet (40') in length.

e. *Material used to construct recreational vehicle pads:* All recreational vehicle pads shall be constructed of concrete or pavers, provided however that pavers are not permitted unless they meet AASHTO's H-20 (for roadways and pads) or HS-20 Loading Standards (for fire lanes) as applicable. All materials must remain properly maintained, shall not cause blight, and shall not present a hazard to the public health, safety or welfare.

f. *Recreational vehicle lot occupancy limitations:* No pad may be occupied by the same recreational vehicle or occupant for longer than 120 consecutive days and no longer than 180 total days in any one year.

g. *Intensity:* The maximum development intensity for a luxury recreational vehicle resort shall be calculated using Floor Area Ratio (FAR).

h. *Minimum setback from perimeter of parcel to recreational vehicle pad:* 35 feet next to residential uses; 25 feet next to all other uses.

i. *Minimum setback from the property line to any permanent structure:* Fifteen feet (15') for structures up to twenty feet (20') in height; add one foot of setback for each additional foot in height above twenty feet (20').

j. *Buffers:* The following buffers are required for luxury recreational vehicle resorts:

1. Location of perimeter buffering: Perimeter buffering is required adjacent to and within one hundred feet (100') of residential uses.
2. Perimeter wall: A decorative solid, sound absorbing, non-reflective wall, six feet (6') in height shall be erected adjacent to residential uses.
3. Buffering adjacent to residential uses: Natural area or maintained landscaping of dense plantings comprised of material with a median average height of twelve feet (12') at time of certificate of occupancy covering a depth of not less than 20 feet inward from the perimeter wall.
4. Buffers adjacent to non-residential uses: Minimum of 10 feet wide landscaped buffers planted with materials in accordance with Section 7.09.03.F.1.f.2.c.

k. *Landscaping:* In addition to required buffer landscaping, there shall be a minimum of one tree or (two palms in lieu of one tree) of not less than ten feet (10') in height at time of planting, and ten shrubs, not less than two feet in height at time of planting for each motor home lot and for each 500 square feet of permanent structure of a height of ten feet (10') or greater. Palms shall constitute not more than fifty percent (50%) of the total number of required trees.

l. *Parking:* There shall be a minimum of one automobile parking space per recreational vehicle pad and one additional parking space per every ten recreational vehicle lots. Parking spaces shall be concrete or paver-block. A centralized area located not closer than one hundred feet (100') from any residential use, may be provided to park boats and trailers. No parking of any vehicle on unpaved areas or on access roadways shall be permitted.

m. *Noise:* Recreational vehicles shall not be maneuvered on-site after 10:00 p.m. or before 6:00 a.m. Power generators shall not be operated within fifty feet (50') of residential areas unless there is a declared emergency.

n. *Noise mitigation:* A professional in noise mitigation analysis shall certify to the City at time of development order application that the areas of operation of permitted recreational vehicle will not exceed 75 db as measured from any off-site residential property line. Upon completion of the development, said professional will certify that the project was built in accordance with approved plans.

o. *Amenity area:* Not less than ten percent of the area of the parcel managed as a luxury recreational vehicle resort shall be dedicated as an amenity area.

p. *Full time on site management:* An individual must reside on the camp grounds 24 hours a day, seven days a week, whether as a patron or as an employee, and shall be responsible for daily customer interactions such as but not limited to greeting, selling small camping goods, resolving issues on-site, and other duties as agreed upon to fulfill the needs and requirements of having a full time on-site management for any and all camp or luxury RV grounds.

q. *The following minimum infrastructure improvements shall be provided:* Paved access not less than twenty feet (20') wide to every recreational vehicle lot; street lights; water, sewer, and drainage facilities; cable or wireless communications infrastructure; high speed internet; and electrical connection for each pad not less than 50 amp service.

r. *Deed restrictions:* Deed restrictions shall be equal to or more restrictive that provisions of this ordinance.

s. *Additional criteria:* In order to protect the public health, safety and welfare, the city council may impose additional criteria, conditions, or restrictions on luxury recreational vehicle resorts in zoning districts where such uses are approved as a conditional use.

11. *Ambulatory Health Care Services provided free of charge.* Free of charge ambulatory health care services may be approved as conditional uses in the institutional zoning district if such services conform to the following minimum requirements:

a. *Renewal of conditional use:* If an application for conditional use for ambulatory health care services is approved, the approval is only good for one year and an application for renewal to the Board of Adjustment must be submitted at least two months prior to the expiration date (date of last Board of Adjustment final order approval). There shall be no fee collected for the renewal application. However, the applicant shall pay for the advertising cost.

b. *Nontransferable:* Approval of the conditional use for an ambulatory health care services provided may not be transferred from one property to another. Additionally, the use shall not be moved or relocated from the approved location on the subject property where it is initially approved without first obtaining approval for the location change from the Board of Adjustment.

c. *Hours of operation:* The hours of operation shall be limited to Monday thru Saturday from 8:00 a.m. to 8:00 p.m.

d. *Parking:* All employees/volunteers/patients and anyone else associated with the operation of the ambulatory health care services shall park on the subject property. No off-site parking shall be allowed and no parking shall take place within any public or private right-of-way.

e. *Services area:* All areas used to provide ambulatory health care services, including the waiting area, shall be located entirely within an enclosed, heated and cooled building and shall not exceed 2,000 square feet.

f. *Services provided:* All ambulatory health care services provided on the subject property shall be by appointment only. No walk-in/same day or urgent care clinics are permitted. Said services shall be provided for "no fee" to the patient and said provider shall not recover any insurance, federal or state subsidies including Medicaid or Medicare monies.

g. *Buffers/fencing:* A landscape buffer shall be provided between the subject property and any residential development. Said landscape buffer shall be a minimum of five feet in width and shall be planted with materials in accordance with Section 7.09.03.F.2.c. Additionally, a solid wood fence, six feet in height, shall be erected on the property line where residential uses are located directly adjacent to the subject property where ambulatory health care services provided free of charge are located.

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

13. *Electric distribution substation and electric transmission substation.* All electric distribution substations and electric transmission substations shall conform to the following requirements:

a. Construction of a new electric distribution substation or electric transmission substation. The development of any new electric distribution or transmission substation must conform to the following requirements.

1. *Minimum setback from the property line to any permanent equipment structure:* 100 feet from any lot line where the adjoining lot is zoned for residential use and 50 feet from any lot line where the adjoining lot is zoned for any nonresidential use. The setback requirement along all public or private rights-of-way shall be based on the zoning of the property on the opposite side of the right-of-way as if there were no intervening right-of-way. The setback requirement of this subsection applies to all buildings and structures, including but not limited to transformers, breakers, buses, switch houses, relays, switches, regulators, and capacitors. The setback requirements do not apply to poles and pole anchoring devices.

2. *Landscaping and buffering:* In addition to the requirements of Section 12.04.00, the following regulations shall apply to electric distribution or transmission substations:

a. *Landscaping:* For every ten linear feet of landscape buffer required, one wax myrtle or the effective equivalent and 15 shrubs must be planted in the required buffer area. All wax myrtles or the effective equivalent shall be a minimum of eight feet tall at the time of planting and all shrubs shall be a minimum of 24 inches tall at the time of planting. The maximum mature height of the required landscaping, when it is located under the aerial access points leaving/entering the subject property, cannot exceed 14 feet in height, due to safety concerns with the potential of the landscaping interfering with the distribution or transmission lines. The Landscaping requirement may be reduced or waived, if in the judgment of the City Manager or designee, the same or greater buffering may be achieved by the preservation of existing natural vegetation of sufficient opacity and depth or if conditions such as natural terrain or existing structures provide a satisfactory buffer.

b. *Buffer dimensions:* All buffers must be 15 feet in width around the entire perimeter of the property.

c. *Perimeter wall:* A minimum eight-foot tall decorative masonry, sound absorbing, non-reflective wall shall be erected within 15 feet of the entire perimeter of the property. All access gates shall be decorative and provide the same level of sound absorption as the perimeter wall. The perimeter wall requirement may be reduced or waived, if in the judgment of the City Manager or designee, the same or greater buffering may be achieved by the preservation of existing natural vegetation of sufficient opacity and depth or if conditions such as natural terrain or existing structures provide a satisfactory buffer.

3. *Height of structures:* Terminating structures and utility poles located on the electric distribution or transmission substation site shall be no higher than necessary to meet safety standards or clearance requirements of the National Electrical Safety Code, Gulf Power Company, and federal and state government agencies.

4. *Lighting:* Outdoor lighting must meet all of the requirements of Section 7.17.00, Outdoor Lighting Standards.

(Ord. No. 24-06-LC, § 3, 8-19-24)

7.09.03. Design review requirements.

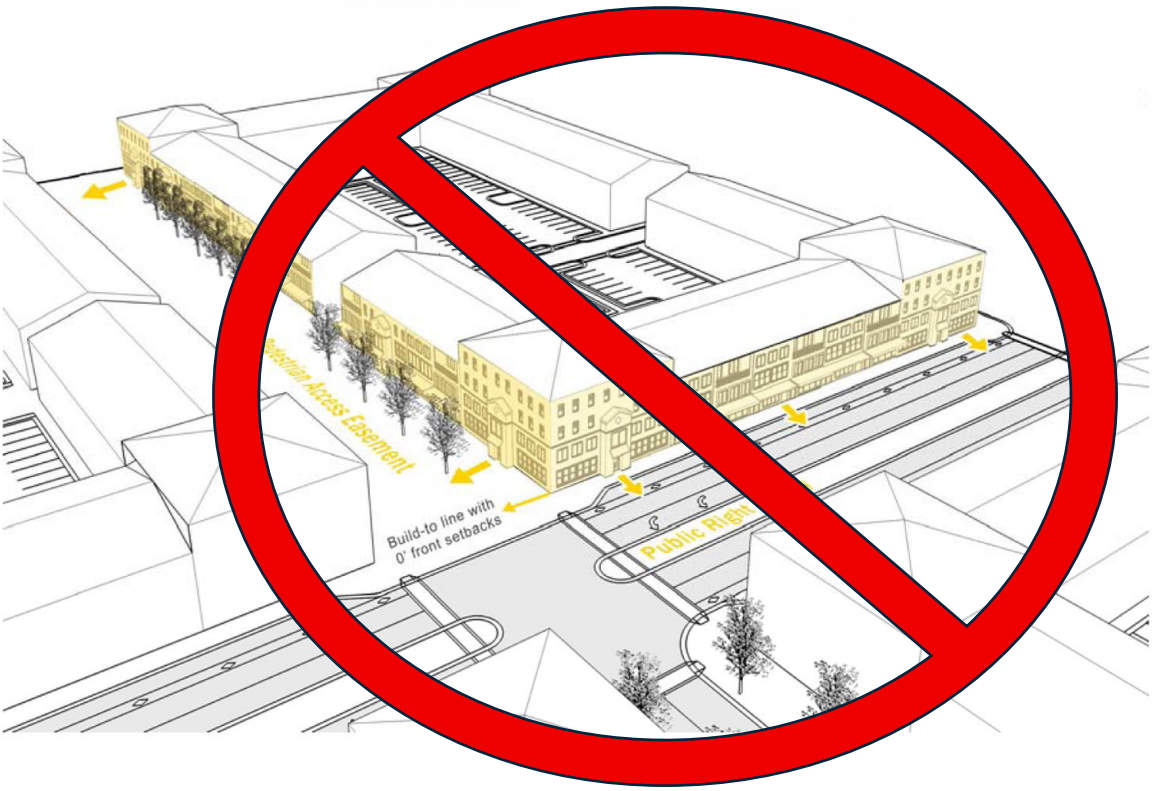
The following design review requirements shall be adhered to when applying for a Major or Minor Development Order or Development Order Amendment:

1. *Design criteria.* All developments shall meet the following design criteria requirements:

a. *Building footprint.* Buildings shall be located and designed so as to maximize the "functional open space" on the site. Such functional open space shall take the form of view corridors, outdoor gardens, walking areas, or areas for the congregation of people for special events. Such areas may be an integral part of building features such as entranceways and pedestrian amenities providing pedestrian access through buildings and throughout the site. Additionally, buildings shall be oriented towards the public street frontage and shall be

~~constructed as close to the adjacent right-of-way as possible in order to improve access from the multimodal transportation network (refer to Figure 7-1: Building Footprint). A continuous facade line shall be used along a block to provide an accessible and attractive streetscape. It is the intent of this section to have building facades along the length of the adjacent rights-of-way and harbor boardwalk, if applicable, except where vehicular or pedestrian accessways are required or needed. In no case however, shall a building or structure be located so as to block the clear visibility triangle for a vehicular accessway from the subject property onto adjacent rights-of-way. Please refer to Section 8.03.06. Clear visibility triangle for more information on this subject.~~

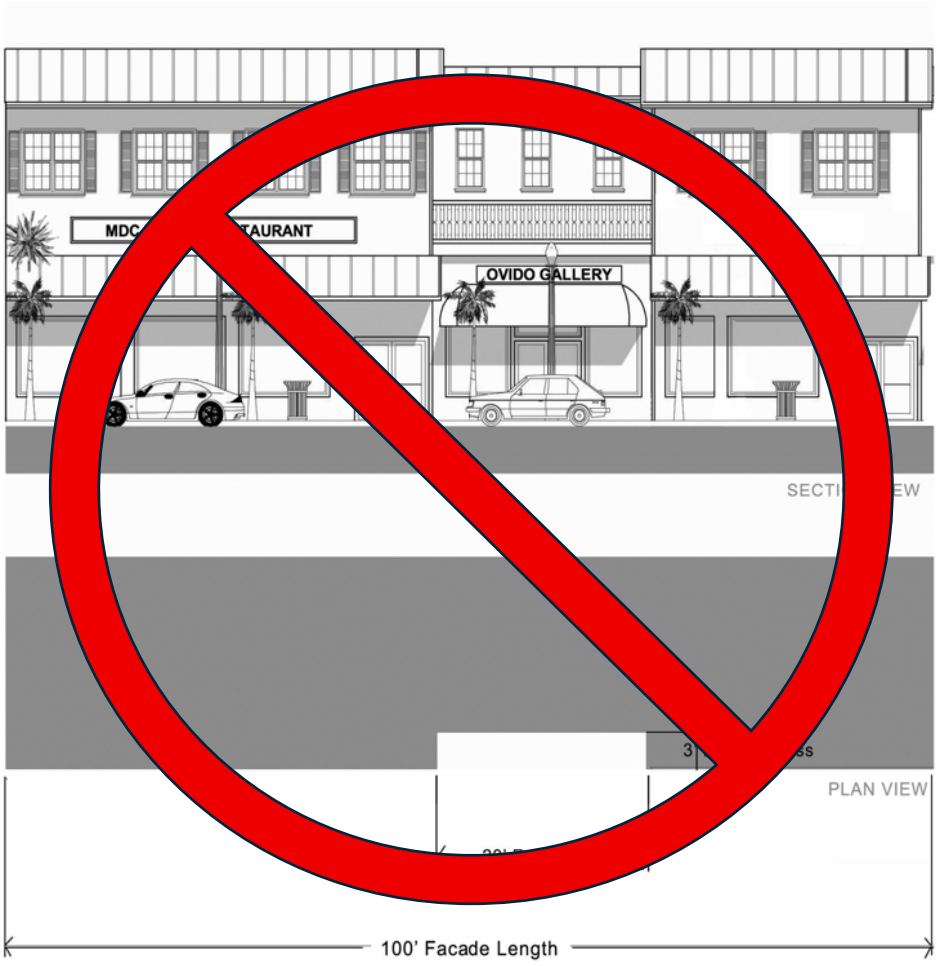
~~FIGURE 7-1: BUILDING FOOTPRINT~~



b. ~~*Building mass, facade, and elevations.* Facades shall be designed to reduce the mass/scale and uniform monolithic appearance of large unadorned walls, while providing visual interest that will be consistent with the community's identity and character through the use of detail and scale and variations in rooflines and fenestration (i.e., character and interrelationships of facade design components including windows, dormers, doors, and roof design). To break up large unadorned walls, features such as windows, entryways, plane projections or recesses, arcades, colonnades, sidewalk displays, public art displays, or other such features that provide visual interest shall be used in the design and construction of facades. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses~~

having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade (refer to Figure 7-1: Building Mass Facade and Elevations). Alternatively, for facades greater than 150 feet in length, measured horizontally, the three percent offset can be achieved by a series of smaller offsets that extend a minimum of 50 percent of the building facade cumulatively. Balcony projections from the building facade cannot represent more than half of the cumulative offset minimum. Note: when calculating wall plane projections and recesses results in a fraction, the fraction of one-half or less may be disregarded and the fraction in excess of one-half must be rounded up. Additionally, said wall plane projects must run vertically until they reach the top of the building. No uninterrupted length of any facade shall exceed 100 horizontal feet.

FIGURE 7-2: BUILDING MASS FACADE AND ELEVATION



c. *Roofline design*: The use of varied rooflines, through the utilization of parapets and/or sloped roofs, is required. The roofline of a building must vary when:

1. Any side of such building is between 75 feet and less than 150 feet in width. For buildings or those portions of a building that have a height between 40 and 100 feet, 25 percent of the building's width, must vary by a minimum of one full floor or mezzanine floor contained within a sloping roof at the roofline for at least 20 percent of that roofline width, and such required minimum height variation must be divided into not less than two offsets or vertical eave separations, each of which must represent not less than 25 percent of the minimum required roof offset. For buildings or those portions of a building that have a height over 100 feet, 25 percent of the building's width, must vary by a minimum of two full floors or one floor and one mezzanine floor contained within a sloping roof at the roofline for at least 20 percent of that roofline width, and such required minimum height variation must be divided into not less than two offsets or vertical eave separations, each of which must represent not less than 25 percent of the minimum required roof offset; or
2. Any side of such building is greater than 150 feet in width. For buildings or those portions of a building that have a height between 40 feet and 100 feet, 50 percent of the building's width, must vary by a minimum of one full floor or mezzanine floor contained within a sloping roof at the roofline for at least 40 percent of that roofline width, and such required minimum height variation must be divided into not less than two offsets or vertical eave separations, each of which must represent not less than 25 percent of the minimum required roof offset. For buildings or those portions of a building that have a height over 100 feet, 50 percent of the building's width, must vary by a minimum of two full floors or one floor and one mezzanine floor contained within a sloping roof at the roofline for at least 40 percent of that roofline width, and such required minimum height variation must be divided into not less than two offsets or vertical eave separations, each of which must represent not less than 25 percent of the minimum required roof offset.

d. *Roofscape design*. Fully pitched roofs are required to cover not less than 60 percent of the roof surface on all buildings. A minimum pitch of 4:12 and a maximum pitch of 12:12 are required for the fully pitched roof above the cornice line. One additional floor of living area and associated mezzanine areas may occur within the fully pitched roof space. Within the remaining 40 percent of the roof surface that is not under fully pitched roofs, single pitched or double pitched mansard style roofs or parapet walls are required. All mechanical equipment (e.g. air conditioning units, chillers units, etc....) located on the roof shall be shielded from offsite view by single pitched or double pitched mansard style roofs, parapet walls or screening devices of a design, color and material that match or complement the design of the balance of the roof or other building components. Single pitched or double itched mansard roofs and parapet walls used for such screening must have a minimum height sufficient enough to conceal the mechanical equipment in question. Mansard style roofs and parapet walls shall not count towards the 60 percent coverage for fully pitched roofs. Non-habitable architectural roof embellishments (e.g. spires, watch towers, crows' nests, cupolas, chimneys, etc....), dormers, or appurtenant structural systems (e.g., machinery rooms, elevator shafts, stairwells, etc.) are permitted. Compliance with the specific pitched roof design requirements of this subsection is not required in the following cases:

1. Where a parking garage occupies the top story of a building, or a portion of the top story of a building.
2. Where a rooftop swimming pool amenity is utilized in a residential or mixed use building in lieu of a ground level pool amenity and where the related development plan provides at least an additional five percent open space above the minimum requirements of subsection (f)2. below.
3. If the parking garage or the pool and related amenities do not utilize the entire roof top level, the remaining areas not utilized shall utilize a pitched roof design.
4. These excepted buildings must still meet the screening criteria for rooftop mechanical equipment provided in this section.

e. *Other architectural features.* Building facades shall be visually varied thru architectural design standards to include but are not limited to:

1. Color change;
2. Texture change;
3. Material module change;
4. An expression of architectural or structural bays through a change in plane no less than 12 inches in width, such as an offset, reveal or projecting rib.

All elements shall repeat at intervals of no more than 30 feet, either horizontally or vertically.

f. *Supplemental setback and buffering requirements from single-family, duplex, or townhome uses.* All development located in the NHMU, HIMU, CG, HDR, and TCMU zoning designations that abut single-family, duplex or townhome uses located in zoning designations different from the previously mentioned designations shall meet the following supplemental setbacks and buffers requirements:

1. *Setbacks*. Any portion of a building that abuts single-family, duplex or townhome uses shall provide a setback from those uses that is the greater of one foot for every foot in height (e.g. 160-foot tall project will have an 160-foot setback).
2. *Buffers*. Minimum supplemental buffers shall be provided by the more intense use or zoning district when abutting single-family, duplex, or townhome uses.

a. Areas used or set aside for parking, loading, accessways, or service and utility areas shall not be located within 20 feet of the property line when such property line abuts single-family, duplex or townhome uses.
b. A minimum of six feet and not higher than eight-foot tall decorative, opaque, masonry wall shall be located within five feet of the property line along the extent of any parking, loading, accessway, or service and utility area located adjacent to a single-family, duplex or townhome use.
c. Supplemental landscaping shall be provided along the property line within the required ten-foot wide landscape buffer. One of the following landscaping designs shall be provided.

i. For every ten linear feet of landscape buffer, a minimum of one tree and 15 shrubs must be planted. The required landscaping may be planted on either side of the

required wall. Trees shall be a minimum of 14 feet in height and have a three and one-half-inch caliper at the time of planting. Shrubs shall be a minimum of 24 inches in height at the time of planting; or

ii. For every 50 linear feet landscape buffer, a minimum of one tree and 15 shrubs, as specified above, must be planted and a continuous row of evergreen trees, not less than 14 feet in height, spaced in staggered groupings to form a minimum of an 80 percent opaque buffer when planted. Trees may be located on either or both sides of any required wall; or

iii. Any combination of the above to achieve effective buffering and good landscape design.

d. Where space allows, berms at a slope of not greater than 3:1 may reduce required tree height by one foot for each two feet of berm height for those trees planted on the top of the berm. All berms must have at least a three-foot wide crest.

2. *Open space.* Development proposed in the CMU, NHMU, SHMU, HDR, HIMU, TCMU, GRMU, CG, and CBR zoning designations shall provide an additional five percent open space in addition to the required minimum of 25 percent for a total of 30 percent. Developments proposed in the NHMU, SHMU, and TCMU zoning designations can reduce the amount of required open space from the required minimum of 30 percent, provided they meet the requirements indicated in section 12.04.03.

3. *Landscaping.* All developments shall meet the following landscaping requirements:

a. *Trees.* All required trees shall be a minimum of 12 feet in height and have a three and one-half-inch caliper at the time of planting. Palm trees cannot comprise more than 40 percent of the total number of all required trees. For those properties lying south of Harbor Boulevard and Emerald Coast Parkway palm trees may comprise up to 80 percent of the total number of all required trees. The number of required trees shall be increased by 20 percent above the minimum requirements for trees set forth in Section 12.04.04.

b. *Shrubs.* All shrubs shall be sized in accordance to the following specifications: one-third shall be a minimum of 36 inches in height at the time of planting; one-third shall be a minimum of 18 inches in height at the time of planting; and one-third shall be ground-cover plantings of a one-gallon size. The number of required shrubs shall be increased by 20 percent above the minimum requirements for shrubs set forth in Section 12.04.04.

c. *Landscaping south of the coastal construction control line (CCCL).* For that portion of a development area that lies between the Gulf of Mexico and southern portion of the proposed building, all landscaping shall only meet the landscaping standards set forth in the permit issued by the Department of Environmental Protection.

4. *Pedestrian amenities.* All developments shall provide gathering/sitting areas that at a minimum include the following decorative pedestrian amenities: benches, waste containers, planters, and pedestrian lighting fixtures. Other types of pedestrian amenities may be incorporated and include: decorative water fountains, sculptures, drinking fountains, phone booths and bicycle racks.

7.09.04. *Design criteria for accessory dwellings.*

A. *Purpose and intent.* The purpose of this section is to establish design criteria in regards to the size, appearance, location and use of accessory dwelling. The intent of this section is to allow the placement of accessory dwellings on lots in accord with the criteria herein. It is further the intent of this section that the accessory dwelling may be rented out separately from the primary dwelling provided that: 1) the subject property's density allows for an additional dwelling unit; and 2) the owner of the subject property occupies the primary dwelling as his/her main residence.

B. *Applicability.* This section shall apply to all accessory dwellings located in BE, MDR-V, MDR-HI, HDR, CBN, ROI-GD, ROI-TD and CBR zoning designations.

C. *Specific design criteria.* Accessory dwellings shall meet the following design criteria:

1. *Size.* The maximum gross floor area of an accessory dwelling shall be 1,200 square feet. In no case may an accessory dwelling be larger than the primary dwelling on the property in question.
2. *Appearance.* Accessory dwellings shall match the architectural design of the primary dwelling located on the subject property.
3. *Location.* All accessory dwellings shall meet the setback requirements of the zoning district in which they are located.
4. *Internal design.* All accessory dwellings are allowed to have 220 volt power or gas service to cooking appliances.

D. *Deed restriction.* Prior to this issuance of a building permit for the accessory dwelling, the owner of the property shall sign an affidavit, which shall be recorded in the official records of Okaloosa County, Florida, which states that they understand that the accessory dwelling cannot be sold separately from the primary dwelling unless it meets the requirements of the Comprehensive Plan and Land Development Code.

(Ord. No. 152.23, §§ 2—5, 10-2-95; Ord. No. 03-06-LC, § 5, 7-7-03; Ord. No. 05-13-LC, §§ 8, 9, 8-22-05; Ord. No. 06-01-LC, §§ 6, 7, 12-18-06; Ord. No. 07-01-LC, § 4, 3-6-07; Ord. No. 07-32-LC, § 7, 5-7-07; Ord. No. 08-22-CC, § 8, 11-3-08; Ord. No. 08-25-LC, § 3, 9-2-08; Ord. No. 08-14-LC, §§ 8, 9, 1-20-09; Ord. No. 10-19-LC, § 3, 11-15-10; Ord. No. 10-05-LC, § 4, 2-6-12; Ord. No. 20-02-LC, § 3, 2-18-20; Ord. No. 23-10-LC, § 3, 8-21-23)

7.10.00. Reserved.

Editor's note(s)—Ord. No. 05-13-LC, § 10, adopted Aug. 22, 2005, repealed § 7.10.00, which pertained to providing for open space. See also the Land Development Code Comparative Table.

7.11.00. Restoration of the Destin Harbor.

7.11.01. Land use also has impact on surface waters and therefore requires the implementation of regulatory controls. The Destin Harbor represents the economic center of the City of Destin and as such requires protection to guard against future degradation. Docks, marinas and boating activity in the harbor tend to increase proportionately with Destin's growing resident and tourist population. Measures to ameliorate the impact of high intensity use of the harbor are essential to protect this valuable resource.

7.11.02. In 1987, a Destin Harbor management plan study was completed. Recommendations and policies contained in this plan pertinent to land use and the permitting process are set forth as follows (policy 7.A.1.1):

A. The direct discharge of sewage from boats in the harbor is prohibited by federal, state and local law.

B. All commercial marinas are subject to annual permitting and inspection by the City of Destin. The following procedures shall be applicable:

1. Persons desiring to construct a new dock or add to, alter, remodel, or reconstruct an existing dock shall apply for and obtain a permit and other authorization from the City prior to construction.
2. Permits for docks, marinas are not transferable without the written consent of the City.
3. The permittee shall be responsible for the condition and repair of permitted docks. Failure to maintain said docks in a safe condition shall constitute grounds for revocation of the permit.

7.12.00. Zoning regulatory controls.

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

7.12.01. *Zoning maps.* The Official Zoning Map is adopted consistent with the City of Destin Comprehensive Plan Future Land Use Element Map as amended from time to time.

A. The following maps are by reference made a part of this Code, including all future amendments, revisions, and updating:

   1. Map entitled "Destin Airport—Noise Level Descriptions" prepared by Barrett-Daffin and Carlan, Inc., and dated July 1982.
   2. Map entitled "Zoning Map" prepared by the City of Destin on August 21, 2006.

7.12.02. *Interpretation of district boundaries.* Where uncertainty exists as to the boundaries of districts as shown on the zoning maps, the following rules shall apply:

A. Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines.
B. Boundaries indicated as approximately following platted lot lines shall be construed as following such lot lines.
C. Boundaries indicated as approximately following city limits shall be construed as following such City limits.
D. Boundaries indicated as following shorelines shall be construed to follow such shorelines and if the shorelines are changed shall be construed as moving with the actual shorelines; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such centerlines.
E. Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
F. Boundaries indicated as parallel to or extensions of features indicated in subsections (A) through (E) of this section shall be so construed. Distances not specifically indicated on the zoning maps shall be determined by the scale of the map.
G. 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 subsections (A) through (F) of this section, the Board of Adjustment shall interpret the district boundaries.
H. Where a district boundary line divides a lot which 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 either portion of the lot not to exceed 50 feet beyond the district line into the remaining portion of the lot.

7.12.03. *Zoning Map Amendments.* Amendments to the Official Zoning Map shall be made in compliance and consistent with the procedures set forth in Section 2.02.00 of this Code and the City of Destin Comprehensive Plan and its Future Land Use Map. Amendments to the district boundaries or other features of the Official Zoning Map shall be recorded upon the Official Zoning Map after the amendment affecting such changes has been adopted by the City Council and has become effective.

7.12.04. *Compliance with Zoning District Regulations.* The regulations set forth in this section within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, except as hereinafter provided:

A. No building, structure, or land shall hereafter be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

B. No building or other structure shall hereafter be erected or altered:

1. To exceed the height or bulk.
2. To accommodate or house a greater number of families.
3. To occupy a greater percentage of lot area.
4. To have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required, or in any manner contrary to the provisions of this article.

C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this article, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

D. No yard or lot existing at the time of passage of this article shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this article shall meet at least the minimum requirements established by this article.

E. All accessory buildings shall meet the minimum yard setback requirements for the district in which they are located.

F. When an accessory building is attached to the principal building by a breezeway, passageway, or similar means, it shall comply with the yard requirements of the principal building to which it is attached.

G. In any district, more than one structure housing a permitted or permissible principal use may be erected on a single lot, provided that yard and other requirements of this article shall be met for each structure as though it were on an individual lot.

H. 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 not intended for human occupancy.

I. Every building hereafter erected or moved shall be on a lot adjacent to a street or easement as specified in the subdivision article, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

J. Fences, walls and hedges may be permitted in any required yard or along the property lines not to exceed eight feet in height.

K. Travel trailers, campers, tents and motor homes shall not be used for living, sleeping or housekeeping purposes when parked or stored on a lot or parcel in any zoning district, unless it is an allowed use in said zoning district and the use has been approved on said lot or parcel of land.

L. Nonhabitable utility structures, such as, but not limited to: power poles; electrical transformers; telephone junction boxes; cable junction boxes; sewer lift stations; etc., may be located in all zoning districts.

M. A guest house shall be prohibited from being rented or sold separately from the primary dwelling unit. Only one guest house is permitted per lot or parcel. The maximum size of the guest house cannot exceed 50 percent of the square footage of the primary dwelling unit or 1,000 square feet, whichever is less. The heated and cooled square footage figure shall be used when determining the size of primary dwelling unit and maximum allowed size of the guest house. Additionally, prior to the issuance of a building permit for a guest house the owner must record a covenant with the Clerk of the Circuit Court of Okaloosa County. A certified recorded copy of said covenant shall be submitted to the City prior to the issuance of the building permit for a guest house. The covenant shall be in a form that has been approved by the City Attorney and/or Land Use Attorney and shall at a minimum contain the following:

1. Owner hereby covenants not to separately rent or sell the guest house, nor to cause to be installed in said guest house any provision for 220 volt power or gas service to any cooking appliance.
2. Owner hereby acknowledges this covenant to be in favor of the City of Destin, and consents to the City's enforcement of same in a court of competent jurisdiction by way of specific performance including, without limitation, for the invalidation of any rental agreement, purchase and sale agreement, or sale consummated in violation hereof.
3. This covenant shall run with the land and shall be binding upon all successors, heirs and assigns.

N. Prohibition on advertising for special events in residential zoning districts. Advertising for special events (including but not limited to weddings or wedding receptions, spring break parties, bachelor parties, family reunions, class reunions, company banquets, company retreats and/or company picnics, or other similar event or celebration) in a residential area and/or residential zoning district is prohibited. Residential zoning districts include Bay Estates (BE); Low Density Residential- Village (LDR-V); Low Density Residential - Holiday Isle (LDR-HI); Low Density Residential - Harbor (LDR-H); Medium Density Residential - Village (MDR-V); Medium Density Residential- Holiday Isle (MDR-HI); High Density Residential (HDR); Crystal Beach Neighborhood (CBN); Residential. Office and Institutional - General Development (ROI -GD); Residential. Office and Institutional — Tourist Development (ROI-TD); Residential, Office and Institutional-Village Residential (ROI-VR); and Residential, Office and Institutional - Crystal Beach Residential (ROI-CBR). Violations are subject to enforcement pursuant to Chapter 14 of the City Code of Ordinances and to enforcement by any other means available to the City at law or in equity.

O. Commercial special events prohibited in residential areas. Commercial special events are prohibited in all residential zoning districts. Residential zoning districts include Bay Estates (BE); Low Density Residential- Village (LDR-V); Low Density Residential - Holiday Isle (LDR-HI); Low Density Residential - Harbor (LDR-H): Medium Density Residential - Village (MDR-V); Medium Density Residential- Holiday Isle (MDR-HI); High Density Residential (HDR); Crystal Beach Neighborhood (CBN); Residential, Office and Institutional - General Development (ROI -GD); Residential, Office and Institutional - Tourist Development (ROI-TD); Residential, Office and Institutional-Village Residential (ROI-VR); and Residential, Office and Institutional - Crystal Beach Residential (ROI-CBR). Violations are subject to enforcement pursuant to Chapter 14 of the City

Code of Ordinances and to enforcement by any other means available to the City at law or in equity.

P. Limit on number of other special events in residential zoning districts. Special events (including but not limited to weddings or wedding receptions, spring break parties, bachelor parties, family reunions, class reunions, company banquets, company retreats and/or company picnics, or other similar events or celebrations) that are not "commercial special events", as defined in this Code, shall be limited to five or fewer in any 12-month period in residential zoning districts. Residential zoning districts include Bay Estates (BE); Low Density Residential- Village (LDR-V): Low Density Residential - Holiday Isle (LDR-HI); Low Density Residential - Harbor (LDR-H); Medium Density Residential - Village (MDR-V); Medium Density Residential- Holiday Isle (MDR-HI); High Density Residential (HDR); Crystal Beach Neighborhood (CBN); Residential, Office and Institutional – General Development (ROI -GD); Residential, Office and Institutional - Tourist Development (ROI-TD); Residential, Office and Institutional-Village Residential (ROI-VR); and Residential, Office and Institutional - Crystal Beach Residential (ROI-CBR). Violations are subject to enforcement pursuant to Chapter 14 of the City Code of Ordinances and to enforcement by any other means available to the City at law or in equity.

Q. Pre-existing contracts. Notwithstanding any other provision of this ordinance, contracts for a commercial special event or other special event (including but not limited to weddings or wedding receptions, spring break parties, bachelor parties, family reunions, class reunions, company banquets, company retreats and/or company picnics, or other similar events or celebrations) that were pre-existing as of the enactment of this Ordinance 18-30-LC. (hereinafter "Pre-existing Contracts") are exempt from the provisions of this ordinance for a period of one year. All bookings made subsequent to the enactment of this ordinance are subject to the provisions of this ordinance.

Any defense under this subsection shall be determined based upon the following information, and upon any additional information supplied by the property owner or otherwise determined by the fact finder:

i. Copy of deposit or payment information evidencing that the agreement was a pre-existing contract.
ii. Copy of e-mail or other communication evidencing a binding pre-existing contract.
iii. Information from the property owner confirming that there was a binding agreement in a time frame to make the agreement as pre-existing contract under this section.

If it is reasonably determined by the City staff, and confirmed by the City's Special Magistrate, that any information supplied to the City of Destin in support of an application for exemption, or in support of a defense based upon pre-existing contract, was intentionally false or fraudulent, the person supplying the false or fraudulent information shall be subject to a fine as set by the City Council by resolution.

7.12.05. *Purpose and intent of zoning districts.* The purpose and intent of establishing zoning districts is to ensure that all development is consistent with the goals, objectives and policies of the Comprehensive Plan, by establishing a series of zoning districts that indicate what uses are allowed and site development regulations that control the use of land in each district. All development within each zoning district shall be consistent with the purposes stated for each district.

The Table 7-1 indicates zoning districts intended to implement each future land use designation set forth in Comprehensive Plan: 2010.

Table 7-1: Implementing Zoning Districts

Future Land Use Designation	Zoning District
Bay Estates (BE)	Bay Estates (BE)
Low Density Residential (LDR)	Low Density Residential - Village (LDR - V)
	Low Density Residential - Holiday Isle (LDR - HI)
	Low Density Residential - Harbor (LDR - H)
Medium Density Residential (MDR)	Medium Density Residential - Village (MDR- V)
	Medium Density Residential - Holiday Isle (MDR - HI)
High Density Residential (HDR)	High Density Residential (HDR)
Crystal Beach Neighborhood (CBN)	Crystal Beach Neighborhood (CBN)
Commercial Limited (CL)	Commercial Limited (CL)
Commercial General (CG)	Commercial General (CG)
Commercial Trades and Services (CTS)	Commercial Trades and Services (CTS)
Residential, Office, and Institutional (ROI)	Residential, Office, and Institutional - General Development (ROI - GD)
	Residential, Office, and Institutional - Tourist Development (ROI - TD)
	Residential, Office, and Institutional - Village Residential (ROI - VR)
	Residential, Office, and Institutional - Crystal Beach Residential (ROI - CBR)
Crystal Beach Resort (CBR)	Crystal Beach Resort (CBR)
Town Center Mixed Use (TCMU)	Town Center Mixed Use (TCMU)
Calhoun Mixed Use (CMU)	Calhoun Mixed Use (CMU)
South Harbor Mixed Use (SHMU)	South Harbor Mixed Use (SHMU)
North Harbor Mixed Use (NHMU)	North Harbor Mixed Use (NHMU)
Gulf Resort Mixed Use (GRMU)	Gulf Resort Mixed Use (GRMU)
Holiday Isle Mixed Use (HIMU)	Holiday Isle Mixed Use (HIMU)
Industrial (IN)	Industrial (IN)
Airport (A)	Airport (A)
Institutional (INST)	Institutional (INST)
Recreation (REC)	Recreation (REC)
Conservation (CON)	Conservation (CON)

7.12.06. *Zoning districts.* The following zoning districts are established for the city, with principal uses and structures, accessory uses and structures, conditional uses and structures all as indicated by the following:

A. *Bay Estates (BE).* The Bay Estates zoning district implements Future Land Use Element Policy 1-2.2.1, Bay Estates of the Comprehensive Plan.

1. Purpose and intent. The Bay Estates zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential estate dwelling units. It is the intent of the BE zoning district to specifically not allow the following uses to be located in the district: permanent multi-family attached

residential dwelling units; seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all nonresidential uses.

2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

B. *Low Density Residential - Village (LDR-V).* The Low Density Residential - Village zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the Village Planning Area.

1. Purpose and intent. The Low Density Residential - Village District shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units. It is the intent of the LDR - V zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached or multi-family attached residential dwelling units; permanent multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

C. *Low Density Residential - Holiday Isle (LDR - HI).* 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.

1. Purpose and intent. The Low Density Residential - Holiday Isle zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the LDR - HI zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

D. *Low Density Residential - Harbor (LDR - H).* The Low Density Residential - Harbor zoning district implements Future Land Use Element Policy 1-2.2.2, Low Density Residential of the Comprehensive Plan within the East Harbor Planning Area.

1. Purpose and intent. The Low Density Residential - HarborzZoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family

detached residential dwelling units. It is the intent of the LDR - H zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

E. *Medium Density Residential - Village (MDR - V).* The Medium Density Residential - Village zoning district implements Future Land Use Element Policy 1-2.2.3, Medium Density Residential of the Comprehensive Plan within the Village, Town Center CRA and Harbor CRA Planning Areas.

1. Purpose and intent. The Medium Density Residential - Village zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached or multi-family attached residential dwelling units. It is the intent of the MDR - V zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

F. *Medium Density Residential - Holiday Isle (MDR - HI).* The Medium Density Residential - Holiday Isle zoning district implements Future Land Use Element Policy 1-2.2.3, Medium Density Residential of the Comprehensive Plan within the Holiday Isle Planning Area.

1. Purpose and intent. The Medium Density Residential - Holiday Isle Apartment 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. It is the intent of the MDR - HI zoning district to specifically not allow the following uses to be located in the district: commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

G. *High Density Residential (HDR).* The High Density Residential zoning district implements Future Land Use Element Policy 1-2.2.4, High Density Residential of the Comprehensive Plan.

1. Purpose and intent. The High Density Residential 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. It is the intent of the HDR zoning district to specifically not allow commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.

2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

H. *Crystal Beach Neighborhood (CBN).* The Crystal Beach Neighborhood zoning district implements Future Land Use Element Policy 1-2.2.5, Crystal Beach Neighborhood of the Comprehensive Plan.

1. Purpose and intent. The Crystal Beach Neighborhood zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached or multi-family attached residential dwelling units. Very limited supportive non-residential uses are allowed and are strictly limited to: places of worship, parks, playgrounds, community buildings and similar public service facilities serving the residents of the area, childcare centers and other ancillary neighborhood commercial uses which are approved as part of a planned unit development (PUD) for the exclusive use of the residents of the PUD. It is the intent of the CBN zoning district to specifically not allow the following uses to be located in the district: commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

I. *Commercial Limited (CL).* The Commercial Limited zoning district implements Future Land Use Element Policy 1-2.3.1, Commercial Limited of the Comprehensive Plan.

1. Purpose and intent. The Commercial Limited zoning district 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. Seasonal and permanent single-family detached residential dwellings and seasonal and permanent multi-family attached residential dwellings are allowed. Small-scale community commercial uses such as medical related facilities, commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations, offices, retail uses and ancillary recreation uses, including golf courses are allowed. Properties zoned CL may accommodate shopping centers with grocery stores, drug store/pharmacy, specialty shops, and similar tenants with no single business entity having more than 60,000 sq. ft. Such sites shall not include trades, warehousing, and large home improvement establishments. The nature and scale of uses allowed on properties designated "CL" shall provide a smooth transition between the more intense "CG" designated properties and adjacent residential development.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.

3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

J. *Commercial General (CG).* The Commercial General zoning district implements Future Land Use Element Policy 1-2.3.2, Commercial General of the Comprehensive Plan.

1. Purpose and intent. The Commercial General zoning district shall apply to areas generally located along Harbor Boulevard/Emerald Coast Parkway and is intended to accommodate the general commercial needs of the permanent and seasonal residents. The general commercial needs of the permanent and seasonal residents are provided generally by the following uses: general retail sales and services; highway oriented sales and services; offices; commercial hotels, motels, bed and breakfast establishments, other commercial transient living accommodations; and seasonal multi-family attached residential dwelling units. It is the intent of the CG zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached uses; permanent multi-family attached residential dwelling units without a commercial component; manufacturing of goods; other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration, major fire hazards or other impacts generally associated with more intensive industrial uses. Long-term/permanent residential uses shall be prohibited within the Commercial General (CG) zoning district, unless such residential developments incorporate a minimum of 45 percent of the development area as "publicly leasable commercial space" (e.g. retail, office, restaurant, etc. ...). The term "publicly leasable commercial space" shall mean: a space that is open to the public to lease and use; not a space or use that is exclusively for the owners or guest of the residential development in question. Additionally, it is the intent of the zoning district to encourage a variety of uses to address general commercial needs, and not to allow the over-proliferation of any particular use(s).
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations. Additionally, a minimum buffer of 35 feet is required when the property is adjacent to residential uses. If the height of the proposed building exceeds 35 feet, the buffer shall equal at least the height of the proposed building. The minimum buffer requirements may be increased in the discretion of the City Council if the use is a conditional use.

K. *Commercial Trades and Services (CTS).* 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.

1. Purpose and intent. The Commercial Trades and Services zoning district is intended to accommodate commercial service uses related to the construction industry, machine and other power equipment, durable goods repair and service, warehousing, boat repair and service, vehicle service and repair, and similar commercial trades and services that are more intense in nature that those uses allowed the CG zoning district but which are less intense in nature than those uses allowed in the IN zoning district. The CTS zoning district is not

intended to accommodate any seasonal or permanent residential uses, commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations, manufacturing of goods or other activities that may generate nuisance impacts, including glare, smoke or other air pollutants, noise, vibration or major fire hazards, or other impacts generally associated with more intensive industrial uses.

2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

L. Reserved.

M. *Residential, Office, and Institutional - Tourist Development (ROI - TD).* The Residential, Office, and Institutional - Tourist Development zoning district implements Future Land Use Element Policy 1-2.4.1, Residential, Office, and Institutional of the Comprehensive Plan.

1. Purpose and intent. The Residential, Office, and Institutional - Tourist Development zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate: business and professional offices; seasonal single-family detached or multi-family attached residential dwelling units; institutional uses; and commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations. General retail sales and services are allowed but must be integrated in a planned unit development designed to support the surrounding residential neighborhoods. ROI-TD zoning district shall only be allowed on subject properties that abut or are located south of Harbor Boulevard/Emerald Coast Parkway as delineated on the zoning map. It is the intent of the ROI - TD zoning district to specifically not allow the following uses to be located in the district: permanent single-family detached or multi-family attached residential dwelling units; and all non-residential uses not previously listed above.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

N. *Residential, Office, and Institutional - Village Residential (ROI - VR).* The Residential, Office, and Institutional - Village Residential zoning district implements Future Land Use Element Policy 1-2.4.1, Residential, Office, and Institutional of the Comprehensive Plan.

1. Purpose and intent. The Residential, Office, and Institutional - Village Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent single-family detached residential dwelling units, with or without limited and supportive commercial uses. It is the intent of the ROI - VR zoning district to specifically not allow the following uses to be located in the district: seasonal single-family detached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.

3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

O. *Residential, Office, and Institutional - Crystal Beach Residential (ROI - CBR).* ROI-CBR implements Future Land Use Element Policy 1-2.4.1, Residential, Office, and Institutional of the Comprehensive Plan.

1. *Purpose and intent.* The Residential, Office, and Institutional - Crystal Beach Residential zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as permanent or seasonal single-family detached residential dwelling units. It is the intent of the ROI-CBR zoning district to specifically not allow the following uses to be located in the district: permanent or seasonal multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, or other commercial transient living accommodations; and all non-residential uses.
2. *Principal, accessory and conditional uses.* Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. *Performance standards.* For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

P. *Crystal Beach Resort (CBR).* The Crystal Beach Resort zoning district implements Future Land Use Element Policy 1-2.4.2, Crystal Beach Resort of the Comprehensive Plan.

1. Purpose and intent. The Crystal Beach Resort zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations; and limited non-residential uses. Limited non-residential uses shall include places of worship, community buildings, public facilities, schools, libraries, post offices, childcare centers, clubhouses, museums, visual and performance arts buildings, neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the Crystal Beach Resort area, offices, medical and dental clinics, laundries and dry cleaning drop off centers, banks, fitness centers, dinner clubs and restaurants. It is the intent of the CBR zoning district to specifically not allow all non-residential uses not previously listed above to be located in the district.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

Q. *Town Center Mixed Use (TCMU).* 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.

1. Purpose and intent. The Town Center Mixed Use zoning district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent multi-family attached residential dwelling units; retail; service; restaurant; office; and similar commercial uses. It is the intent of the TCMU zoning district to specifically not

allow permanent or seasonal single-family residential uses. It is also the intent of the TCMU zoning district to encourage multi-family developments to include appropriate non-residential components in furtherance of the mixed-use nature of the zoning district. All multi-family developments within the TCMU zoning district shall contain a minimum nonresidential square footage of ten percent (10%) of the total square footage per structure or square footage of all structures located in proximity to each other within the site or development; except that for any property that has direct access to, is primarily accessed from, or directly abuts either Harbor Boulevard/U.S. 98, or Main Street, all such multi-family developments shall contain a minimum nonresidential square footage of twenty percent (20%) of the total square footage per structure or square footage of all structures located in proximity to each other within the site or development. Commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations and seasonal multi-family attached residential dwelling units are only allowed on properties that have direct or secondary access to Harbor Boulevard/U.S. Highway 98. It is intended that the TCMU zoning district provide for increased buffering and setbacks from nearby residential and mixed-use developments.

2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

R. *Calhoun Mixed Use (CMU).* The Calhoun Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(2), Calhoun Mixed Use of the Comprehensive Plan.

1. Purpose and intent. The Calhoun Mixed Use zoning district shall apply to the area bound on the north by Clement Taylor Park, on the east by Calhoun Avenue, on the south by the north property line of parcel # 00-2S-22-0630-0000-11A2, and on the west by the Choctawhatchee Bay. The intent of this zoning district is to provide a mixed use transitional area between the higher intense south harbor mixed use zoning district and the lower intense zoning district of residential, office and institutional. This area shall be developed, redeveloped and/or maintained with permanent or seasonal single-family detached or multi-family attached residential dwelling units; commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations; and non-residential uses. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the adjacent "Old Destin" area, offices; water dependent activities, restaurants, and similar uses (refer to table 7-2). 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 square feet.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

S. *South Harbor Mixed Use (SHMU).* The South Harbor Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(3), South Harbor Mixed Use of the Comprehensive Plan.

1. Purpose and intent. The South Harbor Mixed Use zoning district is intended to preserve SHMU area as a world-class fishing village that is open to the public and accommodates a mixed use festive market place. The SHMU zoning district accomplishes these goals by encouraging tourist commercial development designed to preserve waterfront views, preserve water dependent activity, foster a pedestrian-oriented environment, and promote convenient public access to the harbor boardwalk and charter fishing opportunities for the public. It is the intent of the this zoning district 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" (e.g. retail, office, restaurant, etc. ...). However, residential uses shall be permitted within structures constructed prior to 1984 (incorporation of the City of Destin) and shall be exempt from this requirement for 4,500 square feet of "publicly leasable commercial space." The term "publicly leasable commercial space" shall mean: a space that is open to the public to lease and use; not a space or use that is exclusively for the owners or guest of the residential development in question; shall be heated and cooled square footage; and shall not constitute that portion of the harbor boardwalk that is reserved for ingress and egress for public use. The purpose of requiring this minimum publicly leasable commercial space is to foster and encourage access by the public to the development and the harbor boardwalk. Additionally, parcels having frontage on the Harbor shall provide in their development a commercial storefront equal to a minimum of 50% of the width of the property along the harbor front. Such commercial storefront may be distributed between the first three floors of the building facing the harbor and all three floors must be accessible by pedestrians from the Harbor side of the development.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

T. *North Harbor Mixed Use (NHMU).* The North Harbor Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(4), North Harbor Mixed Use of the Comprehensive Plan.

1. Purpose and intent. The North Harbor Mixed Use zoning district is intended to complement the South Harbor festive market place by allowing 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.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

U. *Gulf Resort Mixed Use (GRMU).* The Gulf Resort Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(5), Gulf Resort Mixed Use of the Comprehensive Plan.

1. Purpose and intent. The Gulf Resort Mixed Use zoning district is intended to provide the city with its major mixed use resort destination by providing for the most intensely developed area for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations) and seasonal residential single-family detached and multi-family attached uses. Permanent single-family detached and multi-family attached residential uses; retail; service; restaurant; office; and similar commercial uses are also allowed in this zoning district.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

V. *Holiday Isle Mixed Use (HIMU).* The Holiday Isle Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(6), Holiday Isle Mixed Use of the Comprehensive Plan.

1. Purpose and intent. The Holiday Isle Mixed Use zoning district is intended to provide the city with an intense mixed use resort destination by providing for commercial transient accommodations (commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations); seasonal multi-family attached or single-family detached residential uses; permanent multi-family attached or single-family detached residential uses; retail; service; restaurant; office; and similar commercial uses are allowed in this zoning district.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

W. *Bay Resort Mixed Use (BRMU).* The Bay Resort Mixed Use zoning district implements Future Land Use Element Policy 1-2.4.3(7), Bay Resort Mixed Use of the Comprehensive Plan.

1. Purpose and intent. The Bay Resort Mixed Use zoning district is intended to accommodate a mixture of residential, hotel, office, commercial and recreational uses. The percentage distribution of residential component of the "BRMU" designation shall be a minimum of 75 percent to a maximum of 95 percent of the total area designated as BRMU on the Future Land Use Map. The percentage distribution of nonresidential component of the "BRMU" designation shall be a minimum of five percent to a maximum of 25 percent of the total area designated as BRMU on the Future Land Use Map. The "BRMU" area is that area lying east of the Village and Town Center Planning Areas and North of the Gulf Resort and Crystal Beach Planning Areas. The "BRMU" area is intended to be applied to those properties annexed into the City from Okaloosa County that have a MU-1 or MU-2 future land use designation.
2. Principal, accessory and conditional uses. Permitted [principal], accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.

3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

X. *Industrial (IN).* The Industrial zoning district implements Future Land Use Element Policy 1-2.5.1, Industrial of the Comprehensive Plan.

1. Purpose and intent. 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. 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.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

Y. *Airport (A).* The Airport zoning district implements Future Land Use Element Policy 1-2.6.1, Airport of the Comprehensive Plan.

1. Purpose and intent. The Airport zoning district is intended to be placed only on land that comprises the Destin-Fort Walton Beach Airport. The airport zoning district is intended to accommodate the airport terminal, fixed base operators, airport hangars, landing, take off or surface maneuvering of aircraft, including, but not limited to, requisite Airport infrastructure such as runways, taxiways, ramps and aprons. It is the intent of the A zoning district to specifically not allow permanent or seasonal residential uses.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

Z. *Institutional (INST).* The Institutional zoning district implements Future Land Use Element Policy 1-2.7.1, Institutional of the Comprehensive Plan.

1. Purpose and intent. The Institutional zoning district is intended to accommodate public and semi-public facilities and services, promote natural resource enhancement and promote open spaces around buildings. Additionally, the INST zoning district is intended to accommodate the development and redevelopment of public and semi-public facilities such as: governmental administration buildings; fire, police and rescue services; utilities; public and private educational institutions; non-profit organizations; arts/cultural or civic facilities; public and semi-public open spaces; hospital, nursing, convalescent, and related facilities; cemeteries; family, child, and adult day care facilities; places of worship. It is the intent of the INST zoning district to specifically not allow permanent or seasonal residential uses.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.

3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

AA. *Recreation (REC).* The Recreation zoning district implements Future Land Use Element Policy 1-2.7.2, Recreation of the Comprehensive Plan.

1. Purpose and intent. The Recreation zoning district is intended to apply only to publicly and privately owned property and facilities, with the intent of promoting natural resource enhancement and open spaces around buildings. It is the intent of the REC zoning district to specifically not allow permanent or seasonal residential uses and non-residential uses.
2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

BB. *Conservation (CON).* The Conservation zoning district implements Future Land Use Element Policy 1-2.8.1, Conservation of the Comprehensive Plan.

1. *Purpose and intent.* The Conservation zoning district is intended to apply only to publicly owned property designated as natural and coastal resources with the intent of providing for the long-term protection and preservation of environmentally sensitive natural resource systems. No development is permitted within CON designated areas, other than beach accessways, such as dune walkovers, parking, docks, restroom facilities, and passive recreation. It is the intent of the CON zoning district to specifically not allow permanent or seasonal residential uses.
2. *Principal, accessory and conditional uses.* Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. *Performance standards.* For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

CC. *Calhoun Mixed Use - Village(CMU-V).* 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.

1. Purpose and intent. The "CMUV" area is depicted on the FLUM (Map 1-1) and is generally located east of Calhoun Avenue, west of Sibert Avenue, south of Forest Street, and north of the South Harbor Mixed Use area. The intent of this zoning district is to preserve the character of the nearby "Old Destin" area, and to provide a mixed use transitional area between the higher intensity south harbor mixed use zoning district and the less intense surrounding low density residential zoning areas. The Calhoun Mixed Use-Village is envisioned as a walkable, medium-scale resort-mixed use area. Planned developments that increase pedestrian connectivity, east-west vehicular connectivity, and parks or open space shall be encouraged. The Calhoun Mixed Use Village should encourage an excellent tree canopy and before major new development occurs, it is important the tree preservation be enhanced to ensure the lush character of this area continues even as new development occurs. The area shall redevelop as a mixed use area, accommodating primarily medium to

high density long-term and short-term residential uses. Commercial hotels, motels, bed and breakfast establishments, and other commercial transient living accommodations shall be allowed. Non-residential uses shall include neighborhood retail commercial goods and services not exceeding 5,500 square feet designed primarily to serve the needs of the adjacent "Old Destin" area, offices: water dependent activities, restaurants, and similar uses (refer to Table 7-2). It is the intent of the CMU-V zoning district to specifically not allow each general retail commercial goods and services uses to exceed 5,500 heated and cooled square feet. Additionally, it is the intent of the CMU-V to encourage lower density residential developments and mixed use developments by specifically not allowing stand-alone multi-family residential uses, but rather, to require multi-family uses to include appropriate nonresidential uses as components of the development.

2. Principal, accessory and conditional uses. Permitted, accessory and conditional uses shall include those listed in Table 7-2, Table of Allowable Uses.
3. Performance standards. For lot area, lot width, lot depth, height, setback, density, floor area ratio, and open space standards, please refer to Table 7-3, Table of Dimensional Regulations.

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

1. Purpose and intent. The Harbor District Overlay encompasses all land that is within either the South Harbor Mixed Use zoning district or the North Harbor Mixed Use zoning district. The Destin Harbor is a vital part of the City of Destin's history as a world-class fishing village and festive marketplace, and will continue to play an important role in the City's future. The intent of the Harbor District Overlay is to (1) encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Destin Harbor area, as well as in the neighboring areas north of U.S. Highway 98 and (2) to encourage the reduction of nonconformities in the district by allowing historic residential structures to be used for commercial purposes consistent with a world-class fishing village and a festive marketplace, such as restaurants, bars, bed and breakfasts, and other uses that encourage tourist commercial development by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public. Much of the Harbor Area's historic significance is derived from the harbor's role in the City's formation as a world-class fishing village. In addition to ensuring architectural styles are compatible with the area's heritage, the Harbor District Overlay is intended to preserve the harbor area's historic sense of place. This overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Harbor area, a world-class fishing village and festive marketplace.
2. Process for designation of structures and sites significant to the history of the Destin Harbor. A property owner or authorized agent of a property owner may apply to designate a structure or site as significant to the history of the Destin Harbor pursuant to this section. Such application may include a request for a conditional use, if applicable.

A. Applications for a certificate of appropriateness (with or without a conditional use) shall be submitted to the city manager on a form to be provided by the city. along with a signed, sealed survey of the subject property, which survey is dated within at least one year of the application date.

B. The owner of the subject property must either sign the application or give written authorization.

C. The City Manager, in consultation with the City Land Use Attorney and City staff, shall review a certificate of appropriateness (with or without a conditional use) application for sufficiency, and shall forward the request to the City Council once the City Manager has determined that the application includes all required information.

D. The City Manager shall schedule a public hearing on the certificate of appropriateness (with or without a conditional use) before the City Council, which hearing shall be held not later than 60 days after receipt of an application, said hearing may be continued once, at the discretion of the City Council, upon request of the applicant to the City Council or for good cause. A separate hearing before the Board of Adjustment shall not be required if a certificate of appropriateness application is submitted with a conditional use.

E. Notice will be published in a local newspaper of general circulation at least ten days prior to the public hearing.

F. The City Council shall render an order to either issue or deny the application for a certificate of appropriateness (with or without a conditional use).

G. The order shall be mailed to the applicant and shall include findings of fact and conclusions of law, and shall state specifically (i) that the certificate of appropriateness (with or without a conditional use) vests the uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, as well as any City Code waivers authorized by approval of the survey submitted by the applicant: all until such time that the applicant abandons the uses for a period of at least 180 days; and (ii) that no further permits shall be required from the City of Destin with respect to any uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, all until such time that the applicant abandons the uses for a period of at least 180 days, and subject to any limitation that may exist, to the extent that the Building Official has determined a serious threat to the public health or safety exists without such limitations. Nothing in this section releases the applicant from any requirement to obtain a business tax receipt on the subject property, if applicable.

3. Criteria for designation of structures and sites significant to the history of the Destin Harbor. The City Council may grant a certificate of appropriateness if there is an existing structure on the site, which the applicant seeks to preserve, and which was constructed prior to 1975 (according to records of the Property Appraiser and/or the City of Destin) and at least one of the following additional criteria are met:

A. Historical significance. Proposed changes of use, developments or redevelopments in the overlay district, should show character, interest or value as part of the development, heritage, or cultural characteristics of the Harbor area; be the site of historic or prehistoric

event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.

B. Architectural significance. Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Harbor area.

C. Environmental significance. Proposed changes of use, developments or redevelopments should enhance the variety. interest, and sense of identity of the Harbor area by the protection of the unique natural and man-mad environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.

4. Conditional uses. If an applicant desires to change the use of an existing structure on the site, the applicant is required to apply for a certificate of appropriateness with conditional use. Conditional uses in the Harbor Area Overlay shall include those listed in Table 7-2, Table of Allowable Uses. To the extent that there is any conflict between the permissibility of any specific use in the underlying zoning district and the Harbor Area Overlay, the provisions of the underlying zoning district shall apply, unless an application for a certificate of appropriateness has been submitted. The following shall apply to all applications for a certificate of appropriateness with conditional use within the Destin Harbor Area:

a. Findings. A conditional use shall be permitted upon a finding by the city council, after a duly noticed public hearing on the certificate of appropriateness with a conditional use, that the proposed use, application and, if applicable, survey or site plan, comply with the criteria specified in this section, including specific conditions established by the City Council during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to Chapter 2 of the LDC, the City Council shall render the final determination pursuant to the procedures for major developments. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described herein and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity. The City Council is authorized to grant any waivers to the Land Development Code pursuant to Subsection 7.12.06(DD)(6). in order to further the purposes of the Harbor District Overlay.

b. Characteristics of use described. The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

i. Floor area ratio;

ii. Traffic generation;

iii. Square feet of enclosed building for each specific use:

iv. Proposed employment:

v. Proposed number and type of service vehicles; and

vi. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection, including the following:

i. Utilities;

ii. Public facilities, especially any improvements required to ensure compliance with concurrency management;

iii. Roadway or signalization improvements, or other similar improvements;

iv. Accessory structures or facilities; and

v. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

i. Open space;

ii. Setbacks from adjacent properties;

iii. Screening and buffers;

iv. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and

v. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

c. Criteria for conditional uses in the Harbor District Overlay:

i. Land use compatibility. The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

ii. Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use. The size and shape of the site, the proposed access and internal circulation. and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

iii. Proper use of mitigative techniques. The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the

design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity. including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

iv. Hazardous waste. The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city-approved mitigative techniques designed to prevent any adverse impact to the general health. safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the City unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields. aquifer recharge areas, or other conservation resources.

v. Preservation of "Old Destin". The Harbor District Overlay is intended to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the district that are reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this zoning district to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize the South Harbor Mixed Use and North Harbor Mixed Use zoning districts, promote the tourist trade and interest, and foster knowledge of the City's living heritage. Therefore, conditional uses should meet one or more of the following criteria:

A. Historical significance. Proposed changes of use, developments or redevelopments in the overlay district, should show character, interest or value as part of the development, heritage, or cultural characteristics of the Harbor area: be the site of historic or prehistoric event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.

B. Architectural significance. Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Harbor area.

C. Environmental significance. Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Harbor area by the protection of the unique natural and man-mad environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the harbor boardwalk and charter fishing opportunities for the public.

vi. Compliance with applicable laws and ordinances. A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances except that the City Council may grant waivers or variances to the City Land Development Code pursuant to Section 7.12.06(DD)(6) of this Code. Where permits are required from governmental agencies other than the City, these permits shall be obtained as a condition of approval. The City may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

5. Certificate of appropriateness. Evidence of the approval required under the terms of the Harbor District Overlay shall be a Certificate of Appropriateness issued by the City Council, stating that the change of use and development or re-development depicted on the survey has been made are approved by the City Council. The City Council may permit modifications of original proposals if such modifications are formally acknowledged, clearly described, and recorded in the records of the case. Any action by applicants following issuance of a certificate of appropriateness shall be in accord with the application and material approved and any conditions appended thereto.
6. Code waivers. To further the intent and purpose of Harbor District Overlay, the City Council may waive or modify requirements of the Land Development Code pursuant to this Section 7.12.06(DD)(6), including but not limited to parking requirements, driveway requirements, stormwater requirements, any performance standards, requirements for lot area, lot width, lot depth, setback, and open space standards set forth in Table 7-3. Table of Dimensional Regulations, provided however, that if the Building Official determines there is a serious threat to the public health, safety or welfare, such waivers may not be granted. Further, alternative stormwater requirements may be imposed to prevent flooding on the subject property.
7. Appeals:

   A. Any appeal of a City Council decision on a determination under this section shall be by petition for certiorari review to the circuit court of Okaloosa County. Florida, based solely on the record of the hearing before the city council. The application forms shall contain a venue selection provision requiring venue to be in Okaloosa County.
   B. The applicant is responsible for providing a verbatim transcript of the record of that hearing.
   C. Such an appeal must be filed within 30 days after the date the City renders its order.

8. Penalties: The Code Compliance Department may enforce the terms of this section by bringing a case to the Special Magistrate or Code Enforcement Board, whichever is applicable, as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Enforcement Board or Special Magistrate, of the Code Ordinances of the City of Destin and F.S. ch. 162, pt. 1. Additionally, the code compliance department, or other duly authorized officer or authority, may enforce the terms of this section through issuance of civil citation as provided in Chapter 14. Offenses and Miscellaneous Provisions, Article III, Code Enforcement

Citation Program and Procedures, of the Code Ordinances of the City of Destin and F.S. ch. 162, pt. 2.

EE. *Zerbe-Calhoun Historic District Overlay.* The Zerbe-Calhoun Historic District Overlay implements Future Land Use Element Policy 1-2.4.3, which recognizes this general area as a transition between the North and South Harbor Mixed Use areas, U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north. Further, the Zerbe-Calhoun Historic District Overlay implements Policy 1-3.7.8: Urban Design and Community Appearance, which encourages procedures that enhance general community appearance as well as to preserve and enhance open space and landscape, and encourages protecting major natural and manmade resources within the City, including such scenic natural resources as Choctawhatchee Bay, natural drainage corridors, as well as developing residential neighborhoods and centers of commercial or institutional activity. Additional policies implemented include but are not limited to, Policy 1-1.1.4: Scenic Vistas and Waterfront Views, encourages protection of views of Choctawhatchee Bay, and Policy 1-1.2.4: Orderly Transition in Land Use encourages smooth transitions in land use.

1. *Purpose and intent.* The Zerbe-Calhoun Historic District Overlay encompasses all land that is located in the area depicted on the attached Exhibit "A", Zerbe-Calhoun Historic District Overlay Map. This area is a vital part of the City of Destin's history, and will continue to play an important role in the City's future. The Calhoun and Zerbe areas border the North and South Harbor Mixed Use areas (NHMU and SHMU areas) and provide a transition between the North and South Harbor Mixed Use areas. U.S. 98 to the south, the "Old Destin Area" to the northeast, and Clement Taylor Park to the north.
2. The intent of the Zerbe-Calhoun Historic District Overlay is to (1) encourage development and redevelopment that is architecturally compatible with existing and previously existing development in the Calhoun-Zerbe area, as well as in the neighboring areas and (2) to ensure a smooth transition from the Historic Harbor Area and its significance, derived from the harbor's historic role in the City's formation as a world-class fishing village; (3) to preserve the area's historic sense of place: this overlay district is also intended to support development and redevelopment that is visually compatible with the heritage of the Destin Zerbe-Calhoun area; and (4) to preserve structures and sites of historic and recreational significance, inclusive of the Destin Community Center, Destin History and Fishing Museum, 1934 Post Office, Primrose boat; existing parks and historic cemeteries.
3. *Preservation of existing historic structures within the Zerbe-Calhoun Historic Overlay District.*

   (i) The following properties owned by the City of Destin are deemed structures and sites significant to the history of the City of Destin, and additionally shall be considered collectively as the "Zerbe-Calhoun Historic Park", deemed devoted to active or passive recreation, and shall be subject to all provisions of the City Charter related to City parks:

   a. Destin Memorial Cemetery located at 120 Sibert Avenue.
   b. Destin Memorial Cemetery located at 111 Stahlman Avenue and 122 Sibert Avenue.
   c. Clement Taylor Park located at 131 Calhoun Avenue.
   d. Capt. Leonard Destin Park located at 101 Calhoun Avenue.
   e. Destin Library located at 150 Sibert Avenue.

f. Destin History & Fishing Museum located at 108 Stahlman Avenue.
g. Destin Community Center located at 101 Stahlman Avenue.

(ii) The following may not occur upon any structure or property within the Zerbe-Calhoun Historic Park without a super-majority vote of the City Council:

a. Change of use to any structure, portion of a structure, real property, or portion of real property.
b. Alteration of any real property boundary.
c. Relocation of any structure.
d. Modification of building footprint.

4. *Process for designation of structures and sites significant to the history of the Zerbe-Calhoun Area.* In addition to the set Zerbe-Calhoun Historic Park set forth in subsection 3., a property owner or authorized agent of a property owner may apply to designate a structure or site as significant to the history of the City of Destin within the Zerbe-Calhoun Historic Overlay Area pursuant to this section. Such application may include a request for a conditional use, if applicable.

A. Applications for a certificate of appropriateness (with or without a conditional use) shall be submitted to the City Manager on a form to be provided by the City, along with a signed, sealed survey of the subject property, which survey is dated within at least one year of the application date.
B. The owner of the subject property must either sign the application or give written authorization.
C. The City Manager, in consultation with the City Land Use Attorney and City staff, shall review a certificate of appropriateness (with or without a conditional use) application for sufficiency, and shall forward the request to the City Council once the City Manager has determined that the application includes all required information.
D. The City Manager shall schedule a public hearing on the Certificate of Appropriateness (with or without a Conditional Use) before the City Council, which hearing shall be held not later than 60 days after receipt of an application, said hearing may be continued once, at the discretion of the City Council, upon request of the applicant to the City Council or for good cause. A separate hearing before the Board of Adjustment shall not be required if a certificate of appropriateness application is submitted with a conditional use.
E. Notice will be published in a local newspaper of general circulation at least ten days prior to the public hearing.
F. The City Council shall render an order to either issue or deny the application for a certificate of appropriateness (with or without a Conditional Use).
G. The order shall be mailed to the applicant and shall include findings of fact and conclusions of law, and shall state specifically (i) that the certificate of appropriateness (with or without a conditional use) vests the uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, as well as any City Code waivers authorized by approval of the survey submitted by the applicant; all until

such time that the applicant abandons the uses for a period of at least 180 days; and (ii) that no further permits shall be required from the City of Destin with respect to any uses, structures, driveways, accessways, parking, (as applicable) and any other items depicted on the survey, all until such time that the applicant abandons the uses for a period of at least 180 days, and subject to any limitation that may exist, to the extent that the Building Official has determined a serious threat to the public health or safety exists without such limitations. Nothing in this section releases the Applicant from any requirement to obtain a business tax receipt on the subject property, if applicable.

5. *Criteria for designation of structures and sites significant to City history.* The City Council may grant a Certificate of Appropriateness if there is an existing structure on the site, which the applicant seeks to preserve, and which was constructed prior to 1975 (according to records of the Property Appraiser and/or the City of Destin) and at least one of the following additional criteria are met:

   A. *Historical significance.* Proposed changes of use, developments or redevelopments in the overlay district. should show character, interest or value as part of the development, heritage, or cultural characteristics of the area; be the site of historic or prehistoric event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.
   B. *Architectural significance.* Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Zerbe-Calhoun area.
   C. *Environmental significance.* Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Zerbe-Calhoun area by the protection of the unique natural and manmade environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the bay for the public.

6. *Conditional uses.* If an applicant desires to change the use of an existing structure on the site, the applicant is required to apply for a certificate of appropriateness with conditional use. Conditional uses in the Zerbe-Calhoun Historic Area Overlay shall include those listed in Table 7-2. Table of Allowable Uses. To the extent that there is any conflict between the permissibility of any specific use in the underlying zoning district and the Zerbe-Calhoun Historic Area Overlay, the provisions of the underlying zoning district shall apply, unless an application for a certificate of appropriateness has been submitted. The following shall apply to all applications for a certificate of appropriateness with conditional use within the Zerbe-Calhoun Historic Area Overlay:

   a. *Findings.* A conditional use shall be permitted upon a finding by the City Council, after a duly noticed public hearing on the certificate of appropriateness with a conditional use, that the proposed use, application and, if applicable, survey or site plan, comply with the criteria specified in this section, including specific conditions established by the City

Council during review of the respective application in order to ensure compliance with the comprehensive plan and land development regulations. If the proposed conditional use is a major development pursuant to Chapter 2 of the LDC, the City Council shall render the final determination pursuant to the procedures for major developments. A conditional use shall be denied if the City determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described herein and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity. The City Council is authorized to grant any waivers to the Land Development Code pursuant to subsection 7.12.06(DD)(6), in order to further the purposes of the Zerbe-Calhoun Historic District Overlay.

b. *Characteristics of use described.* The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

i. Floor area ratio;

ii. Traffic generation;

iii. Square feet of enclosed building for each specific use;

iv. Proposed employment;

v. Proposed number and type of service vehicles; and

vi. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection, including the following:

i. Utilities;

ii. Public facilities, especially any improvements required to ensure compliance with concurrency management;

iii. Roadway or signalization improvements, or other similar improvements;

iv. Accessory structures or facilities; and

v. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

i. Open space;

ii. Setbacks from adjacent properties;

iii. Screening and buffers;

iv. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and

v. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

c. *Criteria for conditional uses in the Zerbe-Calhoun Historic District Overlay:*

i. *Land use compatibility.* The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.

ii. *Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.* The size and shape of the site, the proposed access and internal circulation and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.

iii. *Proper use of mitigative techniques.* The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.

iv. *Hazardous waste.* The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of City-approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the City unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.

v. *Preservation of "Old Destin".* The Zerbe-Calhoun Historic District Overlay is intended to promote the public health, safety, and welfare by protecting, enhancing, and perpetuating buildings, sites, and areas of the district that are reminiscent of past eras, events, and persons important in local, state, or national history or providing significant examples of architectural styles of the past. It is also the purpose of this zoning district to develop and maintain appropriate settings and environments for such buildings, sites, and areas to enhance property values, stabilize the South Harbor Mixed Use and North Harbor Mixed Use zoning districts, promote the tourist trade and interest, and foster knowledge of the City's living heritage. Therefore, conditional uses should meet one or more of the following criteria:

A. *Historical significance*. Proposed changes of use, developments or redevelopments in the overlay district, should show character, interest or value as part of the development, heritage, or cultural characteristics of the Zerbe-Calhoun area; be the site of historic or prehistoric event(s) that had an effect upon the City of Destin; or exemplify the cultural, political, economic, or social heritage of the City of Destin.

B. *Architectural significance*. Proposed changes of use, developments or redevelopments should portray an era of history characterized by distinctive architectural period(s)/style(s); embody those distinguishing characteristics of an architectural type specimen, contain elements of architectural design, detail, materials or craftsmanship that represent a significant era in the history of the Zerbe-Calhoun area.

C. *Environmental significance*. Proposed changes of use, developments or redevelopments should enhance the variety, interest, and sense of identity of the Zerbe-Calhoun area by the protection of the unique natural and manmade environments, by preserving waterfront views, preserving water dependent activity, fostering a pedestrian-oriented environment, and promoting convenient public access to the Bay.

vi. *Compliance with applicable laws and ordinances.* A conditional use application shall demonstrate compliance with all applicable federal, state, county, and City laws and ordinances except that the City Council may grant waivers or variances to the City Land Development Code pursuant to Section 7.12.06(DD)(6) of this Code. Where permits are required from governmental agencies other than the City, these permits shall be obtained as a condition of approval. The City may affix other conditions to any approval of a conditional use in order to protect the public health, safety, and welfare.

7. *Certificate of appropriateness.* Evidence of the approval required under the terms of the Zerbe-Calhoun Historic District Overlay shall be a certificate of appropriateness issued by the City Council, stating that the change of use and development or re-development depicted on the survey has been made are approved by the City Council. The City Council may permit modifications of original proposals if such modifications are formally acknowledged, clearly described, and recorded in the records of the case. Any action by applicants following issuance of a certificate of appropriateness shall be in accord with the application and material approved and any conditions appended thereto.
8. *Code waivers.* To further the intent and purpose of Zerbe-Calhoun Historic District Overlay, the City Council may waive or modify requirements of the Land Development Code pursuant to this Section 7.12.06(DD)(6), including but not limited to parking requirements, driveway requirements, stormwater requirements, any performance standards, requirements for lot area, lot width, lot depth, setback, and open space standards set forth in Table 7-3, Table of Dimensional Regulations, provided however, that if the Building Official determines there is a serious threat to the public health, safety or welfare, such waivers may not be granted. Further, alternative stormwater requirements may be imposed to prevent flooding on the subject property.
9. *Appeals:*

A. Any appeal of a City Council decision on a determination under this section shall be by petition for certiorari review to the circuit court of Okaloosa County, Florida, based solely on the record of the hearing before the City Council. The application forms shall contain a venue selection provision requiring venue to be in Okaloosa County.

B. The applicant is responsible for providing a verbatim transcript of the record of that hearing.

C. Such an appeal must be filed within 30 days after the date the City renders its order.

10. *Penalties:* The Code Compliance Department may enforce the terms of this section by bringing a case to the Special Magistrate or Code Enforcement Board, whichever is applicable, as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Enforcement Board or Special Magistrate, of the Code of Ordinances of the City of Destin and F.S. ch. 162, pt. 1. Additionally, the code compliance department, or other duly authorized officer or authority, may enforce the terms of this section through issuance of civil citation as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Enforcement Citation Program and Procedures, of the Code Ordinances of the City of Destin and F.S. ch. 162, pt. 2.

Table 7-2: Table of Allowable Uses contains all of the allowed uses within the City and in what zoning districts those uses are allowed. Uses not listed as permitted, conditional, or accessory uses in Table 7-2 are prohibited uses. The North American Industry Classification System (NAICS), 2002 Edition shall be used to provide definitions of each use or use groupings listed in Table 7-2. All sub-uses listed under a use in the NAICS, which use is permitted in the zoning designation in question, shall be considered as a permitted use.

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	SHMU	NHMU	GRMU	HIMU	BRMU	IN	A	INST	REC	CON
Permanent or long-term residential uses																												
Single-family detached dwelling	P	P	P	P	P	P	P	P	P				P	P	P		P	P	C	C	P	C	P					
Multi-family attached dwelling					P	P	P	C	P	C			C		P	C	P	C	P	P	P	P	P					
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													P (21)				
Single room occupancy housing	P	P	P	P	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		C	C	P	P	P					
Luxury motor home resort																C					P		P					
Multi-family attached dwelling						P	P	C	P	P		P			P	C	P	C	P	P	P	P	P					

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	C	C	P	C	C					
Community residential home, large (7—14)					P	C	C	C	C				C		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	C	C	P	C	C					
North American Industrial Classification System Use Designations																												
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																							P	P	P			
221119 Wind electric power generation																								P		P		
221122 Distribution electric substation[16]	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	

~~2212 Natural gas distribution~~												~~P~~	~~C~~												~~P~~		
~~2213 Water, sewage and other systems~~												~~P~~	~~C~~												~~P~~		
~~Sector 23 Construction~~																											
~~236 Residential and non-residential contractors~~											~~P~~													~~P~~				
~~237 Heavy and civil engineering contractors~~																								~~P~~				
~~238 Specialty trade contractors~~											~~P~~													~~P~~				
~~Sector 31—33 Manufacturing~~																											
~~312120 Breweries & Microbreweries~~											~~C~~													~~P~~				
~~312140 Distilleries & craft distilleries~~											~~C~~													~~P~~				
~~323 Printing and related support activities~~									~~P~~[2]	~~P~~	~~P~~	~~P~~[3]	~~C~~			~~C~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~				
~~Sector 42 Wholesale Trade~~										~~C~~	~~P~~													~~P~~				
~~424460 Fish and seafood merchant wholesalers~~											~~P~~								~~P~~	~~P~~			~~P~~					
~~Sector 44-45 Retail trade~~																											
~~441 Motor vehicle and parts dealers~~																											

~~4411 Automobile dealers~~																~~C~~				~~C~~				~~P~~				
~~4412 Other motor vehicle dealers~~																~~C~~			~~P~~	~~P~~				~~P~~				
~~4413 Auto parts, accessories, and tire stores~~										~~C~~	~~P~~					~~C~~												
~~441310 Parts and Accessories Dealer—Automotive/marine~~										~~C~~	~~P~~					~~C~~			~~P~~	~~P~~				~~P~~				
~~442 Furniture and home furnishings stores~~									~~P~~[2]	~~P~~						~~P~~			~~P~~	~~P~~								
~~443 Electronics and appliance stores~~									~~P~~[2]	~~P~~						~~P~~			~~P~~	~~P~~								
~~444 Building material and garden equip. and supply dealer~~										~~C~~	~~P~~																	
~~444190 Kitchen cabinet stores~~										~~C~~	~~P~~									~~P~~								
~~445 Food and beverage stores~~																												
~~4451 Grocery stores~~									~~P~~[2]	~~C~~						~~P~~				~~P~~								
~~4452 Specialty food stores~~									~~P~~[2]	~~C~~					~~P~~[4]	~~P~~			~~P~~	~~P~~	~~P~~		~~P~~					
~~4453 Beer, wine, and liquor stores~~									~~P~~[2]	~~C~~						~~P~~		~~P~~	~~P~~	~~P~~			~~P~~					
~~446 Health and personal care stores~~									~~P~~[2]	~~C~~					~~P~~[4]	~~P~~		~~P~~	~~P~~	~~P~~			~~P~~					

~~and medical marijuana treatment center dispensing facilities[20]~~																											
~~447 Gasoline stations~~										~~C~~				~~P~~					~~P~~	~~P~~		~~P~~		~~P~~			
~~448 Clothing and clothing accessories stores~~									~~P~~[2]	~~P~~		~~P~~[3]	~~C~~			~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~		
~~451 Sporting goods, hobby, book and music stores~~																											
~~4511 Sporting goods and musical instrument stores~~									~~P~~[2]	~~P~~					~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~				
~~4512 Book, periodical, and music stores~~									~~P~~[2]	~~P~~		~~P~~[3]	~~C~~		~~P~~[4]	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~		
~~452 General merchandise stores~~																											
~~4521 Department stores~~									~~P~~[2]	~~C~~					~~P~~			~~P~~	~~P~~								
~~4529 Other general merchandise stores~~									~~P~~[2]	~~P~~		~~P~~[3]	~~C~~		~~P~~[4]	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~		
~~453 Miscellaneous store retailers~~																											
~~4531 Florists~~									~~P~~[2]	~~P~~		~~P~~[3]	~~C~~		~~P~~[4]	~~P~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~				
~~4532 Office supplies, stationery, and gift stores~~									~~P~~[2]	~~C~~		~~P~~[3]	~~C~~		~~P~~[4]	~~P~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~		

~~4533 Used merchandise stores~~										~~C~~		~~C~~[(8)]	~~C~~			~~C~~			~~P~~[(8)]	~~P~~[(8)]				~~P~~[(8)]		~~P~~[(8)(13)]		
~~453310 Thrift stores~~										~~C~~		~~C~~[(8)]	~~C~~			~~C~~			~~P~~[(8)]	~~P~~[(8)]				~~P~~[(8)]				
~~453310 Thrift stores, large~~																~~C~~													
~~4539 Other miscellaneous store retailers~~										~~C~~		~~P~~[(3)]	~~C~~		~~P~~[(4)]	~~C~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
~~454 Non-store retailers~~											~~P~~													~~P~~				
~~Sector 48-49 Transportation and Warehousing~~																													
~~481 Air transportation~~																									~~P~~				
~~483 Water transportation~~																			~~P~~			~~P~~							
~~484 Truck transportation~~																								~~P~~					
~~485 Transit and ground passenger transportation~~																													
~~4851 Urban transit systems~~									~~P~~	~~C~~	~~P~~	~~P~~	~~C~~			~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	
~~4582 Interurban and rural bus transportation~~									~~P~~	~~C~~	~~P~~	~~P~~	~~C~~			~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	
~~4853 Taxi and limousine service~~											~~P~~														~~P~~				
~~4854 School and employee bus transportation~~											~~P~~	~~P~~	~~C~~													~~P~~			
~~4855 Charter bus industry~~																									~~P~~				
~~4859 Other ground passenger transportation~~											~~P~~														~~P~~				

487 Scenic and sightseeing transportation																												
4871 Scenic and sightseeing transportation, land																C	P	C	P	P	P	P	P					
4872 Scenic and sightseeing transportation, water																C	P	C	P	P	P	P	P					
4879 Scenic and sightseeing transportation, other																									P			
488 Support activities for transportation																												
4881 Support activities for air transportation																									P			
48841 Motor vehicle towing										C	P													P				
491 Postal service												P	C		P										P	P		
492 Couriers and messengers											P	P	C												P			
493 Warehousing and storage										C																		
4931 General warehousing and storage[9]										C	P													P				
Sector 51 Information																												
511 Publishing industries, except internet										P	P																	
512131 Motion picture theaters										P	P					P			P	P	P	P	P					

~~515 Broadcasting, except internet~~										~~P~~	~~P~~					~~P~~												
~~516 Internet publishing and broadcasting~~										~~P~~	~~P~~	~~P~~	~~C~~			~~P~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~517 Telecommunications~~										~~P~~	~~C~~													~~P~~				
~~5172 Wireless telecommunications carriers (except satellite)~~										~~P[15]~~	~~P[15]~~					~~P[15]~~								~~P[15]~~		~~P[15]~~	~~P[15]~~	
~~518 ISPs, search portals, and data processing~~										~~P~~	~~P~~	~~P~~	~~C~~			~~P~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~519 Other information services~~										~~P~~	~~P~~	~~P~~	~~C~~			~~P~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~**Sector 52 Finance and Insurance**~~									~~P~~	~~P~~	~~P~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
~~522298 Pawn shops~~										~~C~~															~~P[8]~~			
~~**Sector 53 Real Estate and Rental and Leasing**~~																												
~~531 Real Estate services~~									~~P~~	~~P~~	~~P~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
~~531120 Conference/convention center~~										~~C~~						~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~531120 Commercial special event venue~~										~~P~~					~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~531130 Mini-warehouse and self-storage leasing~~										~~C~~	~~P~~										~~C~~			~~P~~				
~~531190 Boat, vehicle,~~										~~C~~	~~P~~								~~P~~	~~P~~			~~P~~	~~P~~				

~~equipment, etc., storage leasing~~																													
~~532 Rental and leasing services~~																													
~~5321 Automotive equipment rental and leasing~~										~~C~~	~~P~~													~~P~~	~~P~~				
~~5322 Consumer goods rental~~									~~P~~	~~C~~	~~P~~	~~P~~	~~C~~		~~P~~	~~C~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~5323 General rental centers~~										~~P~~	~~P~~					~~P~~			~~P~~	~~P~~				~~P~~				
~~5324 Machinery and equipment rental and leasing~~										~~C~~	~~P~~					~~P~~			~~P~~	~~P~~				~~P~~				
~~Sector 54 Professional and Technical Services~~																													
~~541 Professional and technical services~~									~~P~~	~~P~~		~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
~~541940 Veterinary services~~										~~C~~		~~P~~[(3)]	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~C~~					
~~Sector 55 Management of Companies and Enterprises~~																													
~~551 Management of companies and enterprises~~									~~P~~	~~P~~	~~P~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
~~Sector 56 Administrative and Waste Services~~																													
~~561 Administrative and support services~~									~~P~~	~~P~~	~~P~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
~~561720 Janitorial services~~									~~P~~	~~P~~	~~P~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~					

~~561730 Landscaping services~~										~~C~~	~~P~~														~~P~~				
~~562 Waste management and remediation services~~												~~C~~	~~C~~												~~C~~		~~C~~		
~~Sector 61 Educational Services~~																													
~~611 Educational services~~																													
~~6111 Elementary and secondary schools~~												~~P~~	~~C~~														~~P~~		
~~6112 Junior colleges~~												~~P~~	~~C~~														~~P~~		
~~6113 Colleges and universities~~												~~P~~	~~C~~														~~P~~		
~~6114 Business, computer and management training~~									~~P~~	~~P~~	~~P~~	~~P~~	~~C~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~		
~~6115 Technical and trade schools~~											~~P~~	~~P~~	~~C~~												~~P~~	~~P~~	~~P~~		
~~6116 Other schools and instruction~~										~~P~~		~~P~~	~~C~~			~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~	~~P~~		
~~6117 Educational support services~~										~~P~~		~~P~~	~~C~~			~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~		
~~Sector 62 Health Care and Social Assistance~~																													
~~621 Ambulatory health care services~~									~~P~~	~~C~~	~~P~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~C~~ (~~14~~)		
~~622 Hospitals~~												~~P~~	~~C~~													~~P~~		
~~623 Nursing and residential care facilities~~																													

~~6231 Nursing care facilities~~												~~P~~	~~C~~												~~P~~		
~~6232 Residential mental health facilities~~												~~C~~	~~C~~												~~P~~		
~~6233 Community care facilities for the elderly~~													~~C~~			~~P~~									~~P~~		
~~6239 Other residential care facilities~~													~~C~~			~~P~~									~~P~~		
~~624 Social assistance~~												~~P~~	~~C~~												~~P~~		
~~6244 Child day care services~~								~~C~~	~~C~~	~~P~~		~~P~~	~~C~~		~~C~~	~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~		
~~Sector 71 Arts, Entertainment, and Recreation~~																											
~~711 Performing arts and spectator sports~~									~~P~~	~~C~~			~~C~~		~~P~~	~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~		~~P~~					
~~712 Museums, historical sites, zoos, and parks~~[(10)]								~~P~~	~~P~~			~~C~~	~~C~~		~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~		~~P~~	~~P~~	
~~713 Amusements, gambling, and recreation~~[18]																											
~~713110 Amusement and theme parks~~										~~C~~																~~P~~	
~~713120 Amusement arcades~~										~~C~~							~~C~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	
~~713910 Golf courses and country clubs~~																										~~P~~	
~~713930 Marinas~~																	~~P~~	~~C~~	~~P~~			~~P~~					

~~713940 Fitness and recreational sports centers~~										~~C~~					~~P~~	~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~				~~P~~	
~~713950 Bowling centers~~										~~C~~						~~P~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~		~~P~~				~~P~~	
~~713990 Indoor Shooting Ranges~~											~~P~~													~~P~~				
~~713990 All other amusement and recreation industries~~										~~C~~		~~C~~	~~C~~			~~C~~	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~	~~P~~	
~~Sector 72 Accommodation and Food Services~~																													
~~721 Accommodation~~																													
~~721110 Hotels and motels~~									~~P~~	~~C~~		~~P~~			~~P~~	~~P~~[(5)]	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~721191 Bed-and-breakfast inns~~									~~P~~	~~C~~		~~P~~			~~P~~	~~P~~[(5)]	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~721199 Other traveler accommodation, C.T.L.A.~~[(12)]									~~P~~	~~C~~		~~P~~			~~P~~	~~P~~[(5)]	~~P~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~7212 RV parks and recreational camps~~										~~C~~																			
~~7213 Rooming and boarding houses~~									~~P~~	~~C~~		~~P~~			~~P~~	~~P~~[(5)]	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~722 Food services and drinking places~~									~~P~~	~~C~~	~~P~~				~~P~~	~~P~~	~~C~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~			
~~722110 Full-service restaurants~~									~~P~~	~~C~~	~~P~~				~~P~~	~~P~~	~~C~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					

~~722111 Limited-service restaurants~~									~~P~~	~~C~~	~~P~~				~~P~~	~~P~~	~~C~~	~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~				
~~7224 Drinking places, alcoholic beverages~~									~~P~~[~~7~~]	~~C~~					~~P~~[~~7~~]	~~P~~[~~7~~]	~~C~~	~~C~~	~~P~~[~~7~~]	~~P~~[~~7~~]	~~P~~[~~7~~]	~~P~~[~~7~~]	~~P~~[~~7~~]		~~P~~[~~7~~]				
~~Brewpubs~~										~~P~~	~~C~~					~~C~~			~~P~~	~~P~~									
~~Sector 81 Other Services, Except Public Administration~~																													
~~811 Repair and maintenance~~										~~C~~	~~P~~													~~P~~					
~~8111 Automotive repair and maintenance~~										~~C~~	~~P~~									~~P~~				~~P~~					
~~811192 Car washes~~										~~C~~	~~P~~					~~C~~													
~~81149 Other personal and household goods repair~~										~~P~~	~~P~~					~~C~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~					
~~811491 Boat and motorcycle repair~~										~~C~~	~~P~~									~~P~~				~~P~~					
~~812 Personal and laundry services~~									~~P~~	~~P~~	~~P~~	~~P~~	~~C~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						
~~8122 Death care services~~											~~P~~													~~P~~					
~~8123 Dry cleaning and laundry services~~									~~P~~	~~C~~	~~P~~	~~P~~	~~C~~			~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~				
~~81233 Linen and uniform supply services~~										~~P~~	~~P~~													~~P~~					
~~812910 Pet care (except veterinary) services~~										~~C~~		~~P~~[~~3~~]	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~						

~~812930 Parking lots and garages (public & private)~~																~~C~~				~~P~~						~~P~~		
~~813 Membership associations and organizations~~									~~P~~	~~P~~		~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~P~~			~~P~~		
~~8131 Religious organizations~~								~~P~~	~~P~~	~~P~~	~~P~~	~~P~~	~~C~~		~~P~~	~~P~~	~~P~~	~~P~~	~~P~~		~~P~~	~~P~~	~~P~~	~~P~~			~~P~~		
~~Sector 92 Public Administration~~																													
~~921 Executive, legislative and general government~~												~~P~~	~~C~~														~~P~~		
~~922 Justice, public order, and safety activities~~												~~C~~	~~C~~														~~C~~		
~~922120 Police protection~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~
~~922160 Fire protection~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~C~~	~~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~~														~~P~~		
~~924 Administration of environmental programs~~												~~P~~	~~C~~														~~P~~		
~~925 Administration of housing programs, urban planning and community development~~												~~P~~	~~C~~														~~P~~		
~~926 Administration~~												~~P~~	~~C~~														~~P~~		

~~of economic programs~~																											
~~927 Space research and technology~~												~~P~~	~~C~~												~~P~~		
~~928 National security and international affairs~~												~~P~~	~~C~~												~~P~~		
~~Miscellaneous Uses~~																											
~~Sexually oriented businesses[19]~~																								~~P~~			
~~Tattoo parlors~~										~~C~~									~~P[8]~~	~~P[8]~~				~~P[8]~~			
~~Passive recreation[11]~~																											~~P~~
~~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~~

~~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 houses shall not be rented out separately from the main residence and (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 entity having more than 60,000 sq. ft.~~

~~[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.~~

~~[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 adjacent "Old Destin" area.~~

~~[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 facilities.
[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 of the southern right-of-way boundary of Airport Road or within 330' 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 right-of-way of Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the Sexually Oriented Business is proposed to be located.
[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 south of the southern right-of-way boundary of Airport Road or within 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 right-of-way or Airport Road or Main Street, as the case may be, to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located. Cultivating or processing medical marijuana shall be prohibited within the City.
[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 watchman residing on site must be an owner, employee or 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 conditional use approval pursuant to Section 7.12.06(DD).
NOTE: Any change of use within the Zerbe-Calhoun Historic District Overlay that is part of an application for a Certificate of Appropriateness shall require conditional use approval pursuant to Section 7.12.06(DD).

7.12.07. *Zoning Overlay Districts.* The following zoning overlay districts are hereby established for the City:

A. *Town Center Mixed Use - Central Business District (TCMU-CBD).* The Town Center Mixed Use - Central Business District zoning overlay district implements a maximum height cap and restricts certain types of residential and commercial uses that are incompatible with the adjoining residential area.

1. *Purpose and intent.* The Town Center Mixed Use - Central Business district zoning overlay district is intended to apply to those properties that: a) have a Town Center Mixed Use zoning district designation; and b) are located north of the post office/Gulf Power Station, south of Legion Drive/Airport Road, east of Sun Cay Townhomes and west of Industrial Park Road, east of Sun Cay Townhomes, and west of Industrial Park Road. The TCMU-CBD zoning overlay district shall apply to areas developed, redeveloped and/or maintained and conserved as areas that accommodate permanent multi-family attached residential dwelling units; retail; service; restaurant; office; and similar commercial uses. It is the intent of the TCMU-CBD zoning overlay district to specifically not allow: permanent or seasonal single-family detached residential dwelling units; seasonal multi-family attached residential dwelling units; and commercial hotel, motel, bed and breakfast establishments and other commercial transient living accommodations.
2. *Principal, accessory and conditional uses.* Permitted, accessory and conditional uses shall be the same as those allowed for the TCMU zoning district as listed in Table 7-2, Table of Allowable Uses.
3. *Performance standards.* Lot area, lot width, lot depth, setback, density, floor area ratio, and open space standards, shall be governed by the performance standards of the underlying Town Center Mixed Use zoning district. The maximum height for this district is restricted to four stories/45 feet.

B. *Crystal Beach Neighborhood-Traditional Development District (CBN-TDD).* The Crystal Beach Neighborhood-Traditional Development District zoning overlay district recognizes, as conforming lots within the CBN and portions of the CBR zoning districts, the lot dimensions and configurations of the 1937 Crystal Beach Subdivision Plat.

1. *Purpose and intent.* The purpose of the Crystal Beach Neighborhood-Traditional Development District zoning overlay is to allow the restoration of the original lots configured as fifty feet in width by one hundred fifty feet in depth (50′ × 150′) as shown in the 1937 Crystal Beach Subdivision Plat. This section allows those original lots to be treated as conforming lots. This section is intended to apply only to those lots depicted in the 1937 Crystal Beach Subdivision plat that are within the boundaries of the Crystal Beach Neighborhood Zoning District and the Crystal Beach Resort Zoning District.
2. *Principal, accessory, and conditional uses.* Permitted, accessory and conditional uses shall be the same as those allowed for the CBN zoning district as listed in Table 7-2, Table of Allowable Uses.
3. *Performance standards.* The allowable lot width shall be 50 feet. The allowable lot depth shall be 150 feet. Lot area, setback, building height, density, floor area ratio, and open space

~~standards, shall be governed by the performance standards of the underlying CBN zoning district.~~

~~7.12.08. *Dimensional requirements.* The following schedule of dimensional requirements together with the footnotes is hereby established for the City.~~

TABLE 7-3: SCHEDULE OF DIMENSIONAL REQUIREMENTS IN ZONING DISTRICTS

(Dimensions are in feet)

Zoning Districts	Minimum Lot Area (sq. ft.)	Minimum Lot Size		Maximum Building Height	Setbacks			Maximum Density (units per acre)	Maximum Floor Area Ratio	Minimum Open Space (%)
		Width	Depth		Front	Side	Rear			
BE - one d.u.	15,000	80	150	35/3 stories	20	10	10	2.90	N/A	25
LDR-V/LDR-H/MDR-V - one d.u.	7,500	70	100	35/3 stories	20	7½	10	5.81	N/A	25
LDR-HI/MDR-HI - one d.u.	7,500	70	100	30/3 stories	20	7½	10	5.81	N/A	30
HDR - one d.u.	7,500	70	100	30/3 stories	20	7½	10 See also H	9.90	N/A	30
CL - one d.u.	7,500	70	100	30/3 stories	20	7½	10	9.00	N/A	30
ROI-TD - one d.u.	7,500	70	100	30/3 stories	20	7½	10	9.00	N/A	30
ROI-VR/ROI-CBR - one d.u.	7.500	70	100	35/3 stories	20	7½	10	9.00	N/A	25
CBN - one d.u.	7,500	70	100	30/3 stories	20	7½	10	6.00	N/A	30
CBN-TDD - one d.u. (Y)	Q	50	150	Q	Q	Q	Q	Q	Q	Q
CBR - one d.u.	7,500	70	100	30/3 stories	20	7½	10	6.00	N/A	30

~~CMU - one d.u.~~	~~7,500~~	~~70~~	~~100~~	~~35/3 stories~~	~~20~~	~~7½~~	~~10~~	~~6.00~~	~~N/A~~	~~25~~
~~CMU-V - one d.u.~~	~~5,000~~	~~50~~	~~100~~	~~35/3 stories~~	~~20~~	~~7½~~	~~10~~	~~9.00~~	~~N/A~~	~~25~~
~~CMU-V - two or d.u.~~	~~None~~	~~None~~	~~None~~	~~50/4 stories~~	~~H~~	~~H~~	~~H~~	~~12.00~~	~~N/A~~	~~25~~
~~CMU-V - non d.u.~~	~~None~~	~~None~~	~~None~~	~~F~~	~~H~~	~~H~~	~~H~~	~~N/A~~	~~.50~~	~~25~~
~~SHMU - one d.u.~~	~~7,500~~	~~70~~	~~100~~	~~30/3 stories~~	~~20~~	~~7½~~	~~10~~	~~9.00~~	~~N/A~~	~~30~~
~~NHMU - one d.u.~~	~~7,500~~	~~70~~	~~100~~	~~35/3 stories~~	~~20~~	~~7½~~	~~10~~	~~9.00~~	~~N/A~~	~~25~~
~~GRMU - one d.u.~~	~~7,500~~	~~70~~	~~100~~	~~50/4 stories~~	~~20~~	~~7½~~	~~10~~	~~9.00~~	~~N/A~~	~~30~~
~~HIMU - one d.u.~~	~~7,500~~	~~70~~	~~100~~	~~50/4 stories~~	~~20~~	~~7½~~	~~10~~	~~9.00~~	~~N/A~~	~~30~~
~~BRMU - one d.u.~~	~~7,500~~	~~70~~	~~100~~	~~35/3 stories~~	~~20~~	~~7½~~	~~10~~	~~9.00~~	~~N/A~~	~~25~~
~~MDR-V/MDR-HI - two or more d.u.~~	~~None~~	~~None~~	~~None~~	~~35/3 stories~~	~~A/B~~	~~A/B~~	~~A/B~~	~~9.90~~	~~N/A~~	~~25~~
~~HDR - two or more d.u.~~	~~None~~	~~None~~	~~None~~	~~50/4 stories~~	~~H~~	~~H~~	~~H~~	~~19.90~~	~~N/A~~	~~25~~
~~CBN - two or more d.u.~~	~~None~~	~~None~~	~~None~~	~~50/4 stories~~	~~20~~	~~A/B~~	~~A/B~~	~~6.00~~	~~N/A~~	~~25~~
~~CBN - non d.u.~~	~~None~~	~~None~~	~~None~~	~~50/4 stories~~	~~20~~	~~A/B~~	~~A/B~~	~~N/A~~	~~.50~~	~~25~~
~~CL - two or more d.u.~~	~~None~~	~~None~~	~~None~~	~~50/4 stories~~	~~20~~	~~A/B~~	~~A/B~~	~~12.00~~	~~N/A~~	~~25~~
~~CL - non d.u.~~	~~None~~	~~None~~	~~None~~	~~C~~	~~10~~	~~A/B~~	~~A/B~~	~~N/A~~	~~.50~~	~~25~~
~~CG - two or more d.u.~~	~~None~~	~~None~~	~~None~~	~~50/4 stories~~	~~K~~	~~K~~	~~K~~	~~16.90~~	~~N/A~~	~~25~~

CG - non d.u.	None	None	None	50/4 stories/F	K	K	K	N/A	1.30	25
CTS	None	None	None	35/3 stories	L	L	L	O	1.30	25
ROI-VR - two or more d.u.	None	None	None	35/3 stories/E	A/B	A/B	A/B	12.00	N/A	25
ROI-TD - two or more d.u	None	None	None	30/3 stories/E	A/B	A/B	A/B	12.00	N/A	25
CBR - two or more d.u.	None	None	None	50/4 stories	M	M	M	12.00	N/A	25
CBR - non d.u.	None	None	None	50/4 stories	M	M	M	N/A	0.7	25
TCMU - one d.u.	5,000	50	100	35/3 stories	20	5	10	9.00	N/A	25
TCMU - two or more d.u.	None	None	None	50/4 stories	K	K	K	24.00	N/A	25
TCMU - none d.u.	None	None	None	75/6 stories	K	K	K	N/A	1.5	25
CMU - two or more d.u.	None	None	None	50/4 stories	H	H	H	12.00	N/A	25
CMU - non d.u.	None	None	None	50/4 stories/F	H	H	H	N/A	.50	25
SHMU - two or more d.u. (short-term)	None	None	None	50/4 stories/G	N	N	N	24	N/A	25
SHMU - two or more d.u. (long-term)	None	None	None	50/4 stories/G	N	N	N	24	N/A	25
SHMU - non d.u.	None	None	None	75/6 stories/G	N	N	N	N/A	.60	25
NHMU - two or more d.u.	None	None	None	50/4 stories	K	K	K	24.00	N/A	25

NHMU - non d.u.	None	None	None	35/3 stories	K	K	K	N/A	.60	25
GRMU - two or more d.u.	None	None	None	50/4 stories	M	M	M	24.00	N/A	25
GRMU - non d.u.	None	None	None	65/55 stories	M	M	M	N/A	1.30	25
HIMU - two or more d.u.	None	None	None	50/4 stories	H	H	H	16.90	N/A	25
HIMU - non d.u.	None	None	None	50/4 stories	H	H	H	N/A	1.30	25
BRMU - two or more d.u.	None	None	None	50/4 stories/P	M	M	M	16.90	N/A	25
BRMU - non d.u.	None	None	None	50/4 stories/P	M	M	M	N/A	.75/X	25
IN	None	None	None	35/3 stories	L	L	L	N/A	1.30	25
A	None	None	None	35/3 stories/I	J	J	J	N/A	1.30	25
INST	None	None	None	35/3 stories	None	None	None	N/A	.50	25
REC	None	None	None	35/3 stories	None	None	None	N/A	.20	25
CON	None	None	None	15/1 story	None	None	None	N/A	.05	80

Footnotes defining requirements:

A. For all structures three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 15 feet on each side and the minimum rear setback shall be 20 feet.

For all buildings exceeding three stories in height, the minimum front setback shall be 20 feet, the minimum side setback shall be 20 feet and increased by two feet on each side for each story exceeding four stories, and a minimum 25-foot rear yard setback shall be required.

Within the Old Destin MMTD, no minimum front, side or rear setbacks are required, except where the property line is contiguous with a BE or LDR residential district boundary; then ten-foot side and rear yards, maintained as open space, shall be provided.

Buildings or structures three stories or less utilized for residential or multifamily purposes on the same lot shall be a minimum of ten feet apart. All buildings exceeding three stories in height, the distance apart on the same lot shall be increased by two feet for each story exceeding three stories with a maximum of 50 feet between buildings being required. There are no minimum spacing requirements between residential, nonresidential, mixed-use or multifamily buildings located on the same lot in the Old Destin MMTD.

B. For all structures two stories or less in height, the minimum front setback shall be 20 feet, and no side or rear yards are required except where property line is contiguous with residential district boundary; then a ten-foot yard, maintained as open space, shall be provided. Within the Old Destin MMTD, no minimum front setback is required.

C. Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories. Medical, office, hotel, motel, bed and breakfast, and other commercial transient living accommodations have a maximum height of 50 feet/four stories.

D. Retail, service, restaurant, and similar commercial uses have a maximum height of 35 feet/three stories.

E. For those properties that abut U.S. Highway 98, the height may be extended to a maximum of 50 feet and four stories.

F. Office, neighborhood retail commercial goods and services, restaurant, and similar commercial uses have a maximum height of 35 feet/two stories.

G. Please refer to the footnotes 1 through 3 of Table 1-13: general development standards for "SHMU" designated land of Policy 1-2.4.3(3) of the comprehensive plan for information on maximum building height and measurement of building height.

H. The following setbacks shall apply to developments proposed in the HDR, CMU and HIMU zoning districts.

i. *Front setback.* For those properties that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.

ii. *Side setbacks.* Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.

iii. *Rear setback.*

(a) For lots fronting the harbor: Zero feet. For lots fronting the Choctawhatchee bay: rear setback must meet the requirements set forth in section 11.01.10 Bay shoreline protection zone. For lots fronting the gulf the rear setback will be established by DEP.

(b) For all lots that do not front the harbor, bay or the gulf, but instead have a rear property line, ten feet for any portion of a building having a height of 35 feet or less, except that on townhome lots with such rear property line, decks shall be permitted to encroach

within the ten-foot rear setback to a maximum of up to five feet, by right, without obtaining a variance from the Board of Adjustment. Nothing herein abrogates the property owner of the responsibility to obtain a permit from the City for any such deck. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet on each side.

I. Aircraft communication towers are exempt from the height limitations of this district, but continue to be subject to the remaining standards set forth in City of Destin Commercial Communications Tower Regulations, as now or hereafter amended.

J. The setback requirements for the A district are as follows:

Setbacks from taxiway pursuant to adopted FAA construction standards.

Setbacks from property lines minimum of 15 feet.

Building separation requirements minimum of ten feet or 20 feet if designated a fire lane.

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

i. *Front setback.* For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.

ii. *Side setbacks.* Zero feet for any portion of a building having a height of 40 feet or less. For any portion of a building having a height greater than 40 feet, the side setback shall be increased by two feet on each side for each ten feet or fraction thereof exceeding 40 feet in height. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.F.1.f.1.

iii. *Rear setback.* Zero feet. Those portions of a development that abut single-family, duplex or townhome uses shall meet the supplemental setbacks requirements set forth in Section 7.09.03.D.

L. The following setbacks shall apply to developments proposed in the CTS and IN zoning districts:

i. *Front setback.* For those properties within the Old Destin MMTD, zero feet minimum to ten feet maximum setback is required. For those properties outside of the Old Destin MMTD, a front setback of ten feet is required.

ii. *Side setbacks.* For all structures three stories or less in height no side yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.

iii. *Rear setback.* For all structures three stories or less in height no rear yard is required except where the property line is contiguous with a residential district boundary; then a ten-foot yard, maintained as open space, shall be provided.

M. The following setbacks shall apply to developments proposed in the CBR, BRMU and GRMU zoning districts:

i. *Front setback.*

a. For those properties located in the CBR and BRMU zoning districts, ten feet minimum and no maximum.
b. For those properties in the GRMU zoning district and that front U.S. Highway 98, 15 feet minimum to 25 feet maximum for any portion of a building having a height below 40 feet. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.
c. For those properties in the GRMU zoning district that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 30 feet.
d. For those properties in the GRMU zoning district that have frontage on that portion of Scenic Highway 98 lying west of Henderson Beach State Park, zero feet minimum to ten feet maximum.

ii. *Side setbacks.* Ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.

iii. *Rear setback.* For lots fronting the gulf the rear setback will be established by DEP. For all lots that do not front the gulf, ten feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the rear setback shall be increased by two feet.

N. The following setbacks shall apply to developments proposed in the SHMU zoning district:

i. *Front setback.* For those properties that front U.S. Highway 98, 16 feet minimum to 26 feet maximum for any portion of a building having a height below 40 feet. For those properties that do not have frontage on U.S. Highway 98, ten feet minimum to 20 feet maximum for any portion of a building having a height of 40 feet or less. For any portion of a building having a height above 40 feet, the front setback shall be a minimum of 45 feet.

ii. *Side setbacks.* Zero feet for any portion of a building having a height of 35 feet or less. Fifteen feet for any portion of a building having a height above 35 feet but below 50 feet. For each ten feet or fraction thereof exceeding 50 feet in height, the side setback shall be increased by two feet on each side.

iii. *Rear setback.* Note: For lots that have a rear lot line on the harbor, a minimum setback of 15 feet shall apply in order to have enough space for the Harbor Boardwalk to be constructed when said boardwalk cannot be constructed over the Destin Harbor. Properties must still provide for the Harbor Boardwalk in accordance with Section 8.09.03(A)(9). For lots that have a rear lot line on

Choctawhatchee Bay: rear setback must meet the requirements set forth in Section 11.01.10, Bay shoreline protection zone. For all lots that do not have a rear lot line on the harbor or the bay, but instead have a rear property line: Zero feet.

O. No residential uses allowed, except for one custodian or night-watchman residence per development.
P. In the BRMU zoning, district, the maximum height by right shall be 35 feet and three stories, excepting those properties that abut Emerald Coast Parkway, in which case height may be extended to a maximum of 50 feet and four stories.
Q. Crystal Beach Neighborhood-Traditional Development District (CBN-TDD) overlay applies only to minimum lot width and depth.

7.12.09. *Compliance with dimensional requirements.* Development in all zoning districts shall comply with the following requirements:

A. All development shall comply with the dimensional requirements set forth in section 7.12.08.
B. In the event that a property owner inadvertently fails to comply with the minimum dimensional requirements by three inches or less, the actual measurement shall be deemed to be in compliance with the applicable minimum dimensional requirements, provided that no adverse health, safety, or welfare impacts result from the inadvertent 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. For waterfront lots the rear property line setbacks do not apply.
D. Two or more freestanding principal structures located on the same lot shall be a minimum ten feet apart.
E. The footprint for all structures shall meet all setback requirements; however, cornices, canopies, eaves, garden windows, exterior stairways or other architectural features may extend 24 inches into the required setback provided the extension does not interfere with access to the property. Bay windows, balconies, and portions or projections from a building or structure that add to the gross floor area are not allowed to extend into the required setback.
F. Corner lots, platted and recorded on or before March 8, 1983, which do not meet the minimum dimensional requirements of section 7.12.08 of the Land Development Code, shall provide the full front setback along the street frontage to which the structure is oriented and a minimum of a ten-foot setback along the other street frontage. All lots platted or replatted after March 8, 1983, must meet the full front setback along all street frontages.
G. Through lots platted and recorded on or before March 8, 1983, which do not meet the minimum dimensional requirements of section 7.12.08 of the Land Development Code, shall provide the full front setback along the street frontage to which the structure is oriented and a minimum of a ten-foot setback along the other street frontage. All lots platted or replatted after March 8, 1983, must meet the full front setback along all street frontages.

7.12.10. Conditional Uses. The following shall apply to all applications for a conditional use in any zoning district within the City of Destin:

A. *Findings.* A conditional use shall be permitted upon a finding by the city council, after a duly noticed public hearing. that the proposed use, application and, if applicable, site plan, comply with the criteria specified in this section, including specific conditions established by the city council during review of the respective application in order to ensure compliance with the comprehensive plan and land development

regulations. If the proposed conditional use is a major development pursuant to Chapter 2 of the LDC, the city council shall render the final determination pursuant to the procedures for major developments. A conditional use shall be denied if the city determines that the proposed use does not meet the criteria provided in this section and, further, that the proposed conditional use is adverse to the public's interest. An application for a conditional use shall describe how the specific land use characteristics proposed meet the criteria described herein and shall include a description of any measures proposed to mitigate against possible adverse impacts of the proposed conditional use on properties in the immediate vicinity.

B. *Characteristics of use described.* The following characteristics of a proposed conditional use shall be clearly described as part of the conditional use application:

(1) Scale and intensity of the proposed conditional use as measured by the following:

i. Floor area ratio;
ii. Traffic generation;
iii. Square feet of enclosed building for each specific use;
iv. Proposed employment;
v. Proposed number and type of service vehicles: and
vi. Off-street parking needs.

(2) On- or off-site improvement needs generated by the proposed conditional use and not identified on the list in subsection including the following:

i. Utilities;
ii. Public facilities, especially any improvements required to ensure compliance with concurrency management;
iii. Roadway or signalization improvements, or other similar improvements;
iv. Accessory structures or facilities; and
v. Other unique facilities/structures proposed as part of site improvements.

(3) On-site amenities proposed to enhance site and planned improvements. Amenities including mitigative techniques such as:

i. Open space;
ii. Setbacks from adjacent properties;
iii. Screening and buffers:
iv. Landscaped berms proposed to mitigate against adverse impacts to adjacent sites; and
v. Mitigative techniques for abating smoke, odor, noise, and other noxious impacts.

C. *Criteria for Conditional Uses.*

1. *Land use compatibility.* The applicant shall demonstrate that the conditional use, including its proposed scale and intensity, traffic-generating characteristics, and off-site impacts are compatible and harmonious with adjacent land use and will not adversely impact land use activities in the immediate vicinity.
2. *Sufficient site size, adequate site specifications, and infrastructure to accommodate the proposed use.* The size and shape of the site, the proposed access and internal circulation, and the urban design enhancements must be adequate to accommodate the proposed scale and intensity of the conditional use requested. The site shall be of sufficient size to accommodate urban design amenities such as screening, buffers, landscaping, open space, off-street parking, efficient internal traffic circulation, infrastructure and similar site plan improvements needed to mitigate against potential adverse impacts of the proposed use.
3. *Proper use of mitigative techniques.* The applicant shall demonstrate that the conditional use and site plan have been designed to incorporate mitigative techniques needed to prevent adverse impacts to adjacent land uses. In addition, the design scheme shall appropriately address off-site impacts to ensure that land use activities in the immediate vicinity, including community infrastructure, are not burdened with adverse impacts detrimental to the general public health, safety and welfare.
4. *Hazardous waste.* The proposed use shall not generate hazardous waste or require use of hazardous materials in its operation without use of city approved mitigative techniques designed to prevent any adverse impact to the general health, safety and welfare. The plan shall provide for appropriate identification of hazardous waste and hazardous material and shall regulate its use, storage and transfer consistent with best management principles and practices. No use which generates hazardous waste or uses hazardous materials shall be located in the city unless the specific location is consistent with the comprehensive plan and land development regulations and does not adversely impact wellfields, aquifer recharge areas, or other conservation resources.
5. *Avoid over-proliferation of uses.* An over-proliferation of similar uses within a zoning district shall not be permitted. The City Council shall review the existing uses within the zoning district in determining whether a conditional use shall be approved or denied.
6. *Compliance with applicable laws and ordinances.* A conditional use application shall demonstrate compliance with all applicable federal, state, county, and city laws and ordinances. Where permits are required from governmental agencies other than the city, these permits shall be obtained as a condition of approval. The city may affix other conditions to an approval of a conditional use in order to protect the public health, safety, and welfare.

D. *LPA recommendation required.* All applications for a conditional use must first be considered by the City's Land Planning Agency (LPA) for consistency with the Comprehensive Plan, prior to being considered by the City Council for a final decision. The City Council shall not be bound by the recommendation of the LPA.

E. The Board of Adjustment shall not be required to review conditional use applications.

F. *Appeals.* Appeals of the city council on a conditional use application are by writ of certiorari to the circuit court.

~~(Ord. No. 152.1, § 3, 4-1-91; Ord. No. 231, § IV, 1-19-93; Ord. No. 152.11, § 2, 5-2-94; Ord. No. 152.17, §§ 3, 4, 10-17-94; Ord. No. 152.34, §§ 2, 3, 7-7-97; Ord. No. 152.43, § 1, 11-6-00; Ord. No. 152.44, § 3, 4-2-01; Ord. No. 152.45, § 3, 4-6-01; Ord. No. 385, § 3, 9-16-02; Ord. No. 390, § 4, 9-16-02; Ord. No. 391, § 4, 9-16-02; Ord. No. 392, § 4, 9-16-02; Ord. No. 04-18-LC, § 4, 8-2-04; Ord. No. 04-22-LC, § 3, 8-16-04; Ord. No. 04-27-LC, § 2, 9-8-04; Ord. No. 04-41-LC, § 3, 12-20-04; Ord. No. 05-02-LC, § 5, 2-7-05; Ord. No. 06-01-LC, § 8, 12-18-06; Ord. No. 07-01-LC, § 5, 3-6-07; Ord. No. 08-08-LC, § 5, 4-21-08; Ord. No. 08-14-LC, § 10, 1-20-09; Ord. No. 08-23-LC, § 4, 12-15-08; Ord. No. 08-25-LC, § 4, 9-2-08; Ord. No. 09-04-LC, § 4, 1-20-09; Ord. No. 09-06-LC, § 4, 3-30-09; Ord. No. 09-07-LC, § 3, 4-20-09; Ord. No. 09-08-LC, § 3, 4-20-09; Ord. No. 09-24-LC, § 3, 11-16-09; Ord. No. 10-02-LC, § 3, 3-15-10; Ord. No. 10-08-LC, § 3, 6-21-10; Ord. No. 10-19-LC, § 4, 11-15-10; Ord. No. 10-09-LC, § 5, 1-18-11; Ord. No. 11-08-LC, §§ 5, 6, 5-2-11; Ord. No. 11-11-LC, § 4, 6-20-11; Ord. No. 11-07-LC, § 4, 10-17-11; Ord. No. 10-05-LC, § 5, 2-6-12; Ord. No. 12-02-LC, § 3, 6-4-12; Ord. No. 14-10-LC, § 3, 10-20-14; Ord. No. 14-11-LC, § 3, 10-20-14; Ord. No. 15-02-LC, § 4, 3-2-15; Ord. No. 16-01-LC, §§ 4—7, 2-16-16; Ord. No. 16-13-LC, § 3, 7-5-16; Ord. No. 16-14-LC, § 3, 10-17-16; Ord. No. 16-18-LC, § 3, 12-5-16; Ord. No. 16-30-LC, § 4, 11-21-16; Ord. No. 17-28-LC, § 3, 1-2-18; Ord. No. 18-30-LC, § 4, 5-6-19; Ord. No. 19-05-LC, § 3, 4-15-19; Ord. No. 19-06-LC, § 3, 4-15-19; Ord. 19-07-LC, § 3, 4-15-19; Ord. No. 19-19-LC, § 2, 10-21-19; Ord. No. 19-25-LC, § 4(Exh. A), 10-21-19; Ord. No. 19-28-LC, §§ 3, 4(Exh. A), 10-21-19; Ord. No. 19-37-LC, § 3(Exh. A), 12-16-19; Ord. No. 20-02-LC, § 3, 2-18-20; Ord. No. 21-06-LC, § 3, 4-19-21; Ord. No. 21-07-LC, § 3, 4-19-21; Ord. No. 21-03-LC, § 3, 5-17-21; Ord. No. 21-08-LC, § 3, 5-17-21; Ord. No. 21-09-LC, § 3, 6-7-21; Ord. No. 22-06-LC, § 3, 5-16-22; Ord. No. 22-07-LC, § 3, 5-2-22; Ord. No. 23-10-LC, § 4, 8-21-23; Ord. No. 25-10-LC, 7-7-25)~~

7.13.00. Nonconforming uses and structures.

7.13.01. *Intent.*

A. Within the districts established by the City, there exist:

1. Lots;
2. Structures;
3. Uses of land; and
4. Characteristics of use;

which were lawful before chapter 21, Code of Ordinances, was enacted, which would be prohibited, regulated or restricted under the terms of this section or future amendments. It is the intent of this section to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this section that nonconformities shall not be enlarged upon, expanded or extended, or be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

B. Nonconforming uses are declared by this section to be incompatible with permitted uses in the districts involved. A nonconforming use of structure and land in combination shall not be extended or enlarged, or [expanded] by the addition of other uses of a nature which would be prohibited generally in the district involved.

7.13.02. *Lots.*

A. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record in a recorded subdivision or a lot in an unrecorded plat which was the subject of a contract to purchase or article of agreement executed prior to March 11, 1974, the effective date of this provision, notwithstanding limitations imposed by other provisions of this section. This provision shall apply even though such lot fails to meet the requirements for area or width, or both, that are generally applicable in the district. Variance of yard requirements shall be obtained only through action of the board of adjustment.

7.13.03. *Uses of land (or land with minor structures only).* Where at the time of passage of chapter 21, lawful uses of land exist which would not be permitted by the regulations imposed by this section, and where such use involves no individual structure with a replacement cost exceeding $1,000.00, the use may be continued so long as it remains otherwise lawful, provided:

A. No such nonconforming use shall be enlarged or increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this provision.
B. No such nonconforming use shall be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this provision.
C. If any such nonconforming use of land ceases for any reason for a period of more than six months, any subsequent use of such land shall conform to the regulations specified by this section for the district in which such land is located.
D. No additional structure not conforming to the requirements of this section shall be erected in connection with such nonconforming use of land.

7.13.04. *Structures and lots.* Where a lawful structure exists at the effective date of adoption or amendment of this provision that could not be built under the terms of this section by reason of restrictions of area, lot coverage, height, yards, its location on the lot, or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No such nonconforming structure may be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.
B. Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than 50 percent of its replacement cost at time of destruction, it shall not be reconstructed except in the exact dimensions as it existed on the date of its destruction with due diligence. However, if and when the principal place of residence of a citizen of the city is destroyed by accidental fire, hurricane, tornado or other act of God, said homeowner may rebuild said residence to original type and size of structure; or said homeowner or mobile home owner may rebuild or replace with a superior type of material; provided the new construction conforms to dimensions previously existing.
C. Should such structure be moved for any reason to any district whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.
D. No such nonconforming lot may be enlarged or altered in a way which increases its nonconformity, but any lot or portion thereof may be altered to decrease its nonconformity.

7.13.05. *Uses of land involving mobile homes.* Where, at the time of passage of this provision, lawful use of land existed which would not be permitted by the regulations imposed by this section and where such use involves mobile homes, the use may be continued so long as it remains otherwise lawful, provided:

A. No additional mobile homes shall be located on any parcel in excess of the number of trailer sites, consisting of the appropriate slabs and utility connections which were in existence at the effective date of adoption or amendment of this provision.
B. If any individual mobile homes located on any individually owned parcel or lot of record shall be moved for more than a period of six months, any subsequent use of such land shall conform to the regulations specified by this section for the district in which such land is located.
C. These regulations are not intended to prohibit the continued operation of existing trailer parks as of the effective date of adoption or amendment of this provision and such trailer parks are expressly permitted to continue operation in the manner conducted prior to the effective date of adoption or amendment of this chapter.
D. If any individual mobile home located on any parcel of property on the effective date of adoption of this section shall be bounded by a fence or other boundary mutually agreed to by the adjoining land owners or occupants, and provided said lots abut a city street or public right-of-way, said lots may be sold or otherwise conveyed by metes and bounds description and such use continued so long as not abandoned pursuant to section 7.13.03 of this Code.

7.13.06. *Uses of structures and premises in combination.* If lawful use involving individual structures with a replacement cost of $1,000.00 or more, or of structures and premises in combination, exists at the effective date of adoption or amendment of this provision, that would not be allowed in the district under the terms of this section, the lawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

A. No existing structure devoted to a use not permitted by this section in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

B. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this provision, but no such use shall be extended to occupy any land outside such building.

C. If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may as a special exception be changed to another nonconforming use provided that the board of adjustment, either by general rule or by making findings in the specific case, shall find that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the board of adjustment may require appropriate conditions and safeguards in accordance with the provisions of this section.

D. When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months (except when government action impeded access to the premises), the structure, or structure and premises in combination, shall not thereafter be used except in conformity with the regulations of the district in which it is located.

E. Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than 50 percent of the replacement cost at the time of destruction.

7.13.07. *Repairs and maintenance.*

A. On a nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of 12 consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixtures, wiring or plumbing, to an extent not exceeding 25 percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be, provided that the cubic content existing when it became nonconforming shall not be increased.

B. If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical condition, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.

C. Nothing in this section shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by any official charged with protecting the public safety, upon order of such official.

7.13.08. *Uses under special exception provisions not nonconforming uses.* Any use which is permitted as a special exception in a district under the terms of this section (other than a change through board of adjustment action from a nonconforming use to another use not generally permitted in the district) shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use.

(Ord. No. 04-24-LC, § 3, 9-8-04)

7.14.00. Planned unit developments.

7.14.01. *Purpose and intent*. Planned unit developments are designed to provide an alternate method of land development not otherwise available within the framework of the land development code. For the purposes of this section, single-family dwellings, duplexes, townhouses, patio houses, atrium houses, multi-family dwellings, motels, and hotels, along with other forms of residential development, may be considered as planned unit developments. Specifically, this use may be assigned to land which is to be developed utilizing innovative design techniques for the purpose of achieving one or more of the following development objectives:

A. To preserve or be otherwise sensitive to significant environmental or topographical features which exist on the site.
B. To accommodate a mixture of uses on a single parcel of land made internally and externally compatible through use limitations, sign control, building orientation, buffering, or other techniques which may be appropriate to a particular development proposal.
C. To accommodate a juxtapositioning of buildings with exceptional setback or separation distances made internally and/or externally compatible through strategic landscape and spatial design.
D. To accommodate a comprehensively planned and phased development or redevelopment project involving multiple ownerships which provides for interrelated uses, circulation patters (both vehicular and pedestrian), building orientations, parking areas, architectural motifs, signs, open spaces, vistas, amenity areas and like features which positively contribute to the area being developed or redeveloped in the city.

7.14.02. *Permitted uses*. A PUD is not limited as to types of land usage which may be permitted; however, proposed uses must be consistent with the zoning district which implements the future land use designation for the property.

7.14.03. *Conformance*. All planned unit development applications shall conform to all applicable provisions of the comprehensive plan and land development code.

7.14.04. *Maximum residential densities permitted.* Maximum density for any residential or mixed-use PUD shall be incompliance with the maximum density set forth in the future land use designation for the property as specified on the future land use map (map 1-1) of Comprehensive Plan: 2010.

7.14.05. *Procedures.* All PUD's shall be processed according to the provisions set forth in section 2.07.00. *procedures for development plan review*.

7.14.06. *Specific requirements.*

A. No minimum lot size shall be required within a PUD. The frontage on dedicated public or private rights-of-way shall observe a front yard setback requirement in accordance with the zoning district. For detached structures, there shall be a minimum of a five-foot side yard and rear yards shall be a minimum of ten feet. For detached single-family dwellings exceeding three stories, the side yard shall be increased by two feet for each story above the third story. Corner lots and through lots shall provide the full front setback along the street frontage to which the structure is oriented and a minimum of ten-foot setback along the other street frontage.
B. Two or more freestanding structures located on the same lot shall be a minimum of ten feet apart. Properties located in the SHMU, NHMU, and TCMU future land use designations are exempt from this provision.
C. Every dwelling unit or other use permitted in PUD developments shall have access to a public road or street, either directly or via an approved road, pedestrian way, court, or other area dedicated to public use or reserved for private use, or common element guaranteeing access.

D. Access, circulation, parking and loading shall be provided in accordance with the provisions of article 8 of this Code. For projects that are located within the TCMU designation, required parking spaces can be located on local private or public rights-of-way provided that said rights-of-way are created within the boundary of the proposed PUD.

E. All streets shall be constructed to meet or exceed all city standards, except as provided for in F. below.

F. Private streets, as principal means of access to individually owned lots in the PUD that are required to comply with the provisions of this chapter, shall be prohibited unless the developer establishes a homeowners' association complying with state statutes. In such cases, the homeowner's association shall be responsible for construction, maintenance and control of such roadways. Private streets are required to be constructed to meet or exceed all applicable city standards. The right-of-way for private streets and cul-de-sac within the PUD may be reduced to 40 feet in width and 90 feet in diameter, respectively, provided the developer can show that all sidewalks, utilities and stormwater are provided for within the right-of-way. Alternatively, utilities and stormwater may be provided for through easements. The city shall not, however, accept a private street which fails to meet the minimum right-of-way standards of the city.

(Ord. No. 152.9, §§ 4—6, 4-18-94; Ord. No. 152.17, § 5, 10-17-94; Ord. No. 152.17.1, § 2, 7-17-95; Ord. No. 04-24-LC, § 3, 9-8-04; Ord. No. 05-13-LC, § 11, 8-22-05; Ord. No. 20-02-LC, § 3, 2-18-20)

7.15.00. Airport and aircraft zoning regulations.

7.15.01. *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.

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

A. *Public civil airport height zones and limitations.*

1. *Primary zone.* 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. 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:

(a) 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.

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.

2. *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:

(a) Destin-Executive Airport-Runway 14 and 32; 10,000 feet for all runways not designated as utility or visual.

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.

No structure or obstruction will be permitted in the horizontal zone that has a height greater than 150 feet above the airport height.

3. *Conical zone*. The area extending outward from the periphery of the horizontal zone for a distance of 4,000 feet. Height limitations for structures in the conical zone are 150 feet above the airport height at the inner boundary with permitted height increasing one foot vertically for every 20 feet of horizontal distance measured outward from the inner boundary to a height of 350 feet above airport height at the outer boundary.
4. *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.

(a) The inner edge of the approach zone is the same width as the primary zone and it expands uniformly to a width of:

(1) 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.

(b) The approach surface extends for a horizontal distance of:

(1) Destin-Executive Airport-Runway 14 and 32; 10,000 feet for all non-precision instrument runways other than utility.

(c) 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.

(d) 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:

(1) 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.

5. *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.

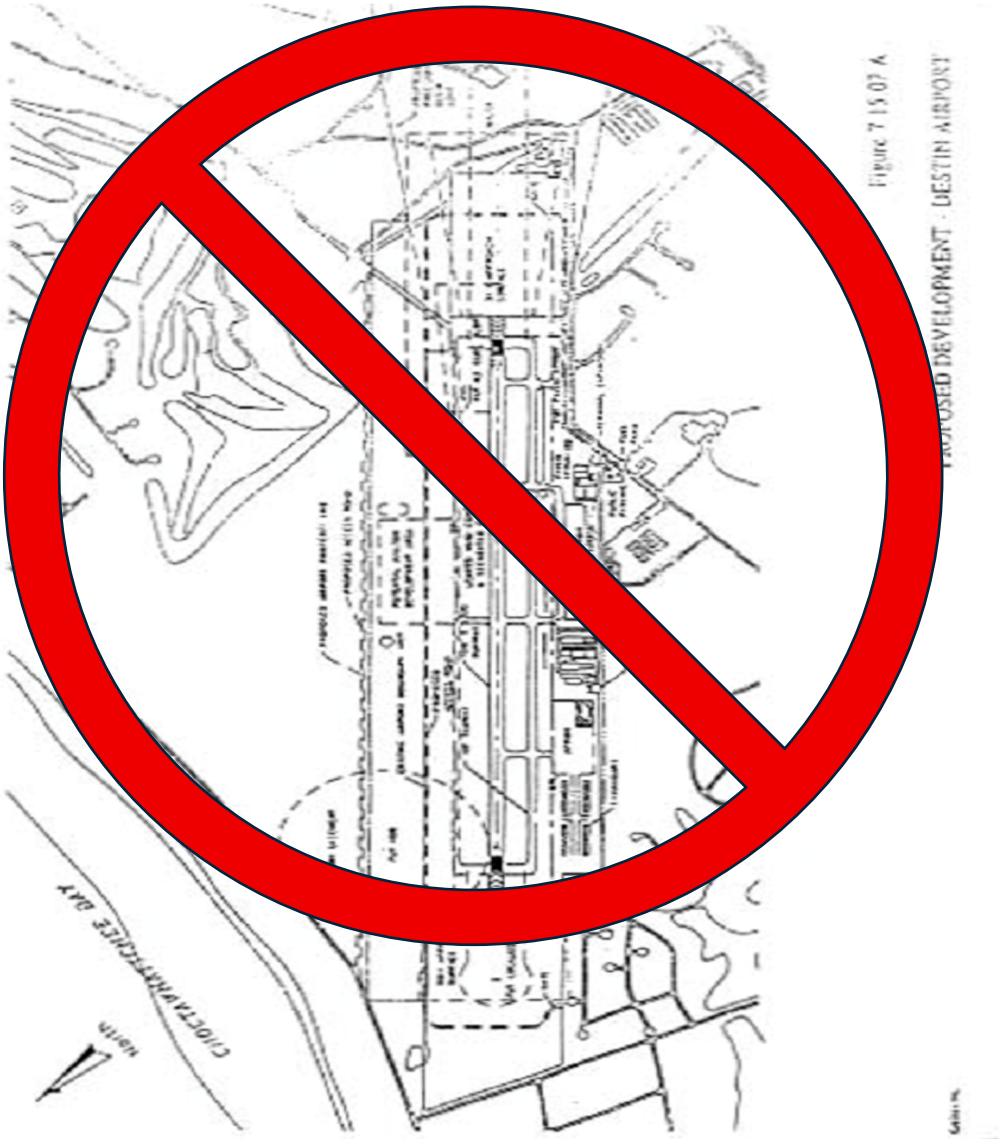
6. *Other areas.* In addition to the height limitations imposed in paragraphs 1 through 5 above, no structure or obstruction will be permitted within the city that is outside of a federal reservation and would cause a minimum obstruction clearance altitude, a minimum descent altitude, a minimum vectoring altitude, or a decision height to be raised.

7.15.02. *Airport land use restrictions.* Notwithstanding any other provisions of this article, no use may be made of land or water within any zones established by this article in such a manner as to interfere with the operation of an airborne aircraft. Any proposed development which would encroach upon the proposed expansion area of the Destin Executive Airport shall be approved (or not objected to) by the Okaloosa County government, in writing, in advance of the issuance of the final development order by the city. Evidence from Okaloosa County shall be required from any applicant proposing development within the proposed expansion areas as shown on figure 7.15.02A. The following special requirements shall apply to each permitted use:

A. All lights or illumination used in conjunction with streets, parking, signs or use of land and structures shall be arranged and operated in such a manner that it is not misleading or dangerous to aircraft operating from a public airport or in the vicinity thereof.
B. No operations shall produce smoke, glare or other visual hazards within three statute miles of any usable runway of a public airport.
C. No operations shall produce electronic interference with navigation signals or radio communication between the airport and aircraft.
D. Sanitary landfills will be considered as an incompatible use if located within areas established for the airport through the application of the following criteria:

1. Landfills located within 10,000 feet of any runway used or planned to be used by turbojet or turboprop aircraft.
2. Landfills located within 5,000 feet of any runway used only by piston type aircraft.
3. Landfills outside the above perimeters but within conical surfaces described by Federal Air Regulation (FAR) Part 77 and applied to an airport will be reviewed on a case-by-case basis.
4. Any landfill located so that it places the runway and/or approach and departure patterns of an airport between bird feeding, watering or roosting areas.

FIGURE 7.15.02A. PROPOSED DEVELOPMENT—DESTIN AIRPORT



Proposed Development—Destin Airport

7.15.03. *Obstruction lighting.* Notwithstanding the preceding provisions of this article, the owner of any structure over 200 feet above ground level shall install lighting in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments. Additionally, high intensity white obstruction lights shall be installed on a high structure which exceeds 749 feet above mean sea level. The high-intensity white obstruction lights must be in accordance with Federal Aviation Administration Advisory Circular 70/7460-1 and amendments.

7.15.04. *Variances.* Any person desiring to erect or increase the height of any structure, or use his property not in accordance with the regulations prescribed in this section, may apply to the board of adjustment for a variance from such regulations. No application for variance to the requirements of this article may be considered by the board of adjustment unless a copy of the application has been furnished to the community development director.

7.15.05. *Hazard marking and lighting.* Any permit or variance granted shall require the owner to mark and light the structure in accordance with FAA Advisory Circular 70/7460-1 and amendments. The permit may be conditioned to permit the city at its own expense to install, operate and maintain such markers and lights as may be necessary to indicate to pilots the presence of an airspace hazard if special conditions so warrant.

7.15.06. *Nonconforming uses.*

A. The regulations prescribed by this article shall not be construed to require the removal, lowering or other changes or alteration of any existing structure or tree not conforming to the regulations as of the effective date of this article. Nothing herein contained shall require any change in the construction or alteration which was begun prior to the effective date of this article, and is diligently prosecuted and completed within two years thereof. The cost of removing or lowering any tree not conforming to the requirements of this article shall be borne by the proprietor of the airport affected by the nonconforming tree. Before any nonconforming structure or tree may be replaced, substantially altered or repaired, rebuilt or allowed to grow higher or replanted, a permit must be secured from the community development director.

B. No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use to be made or become higher or become a greater hazard to air navigation than it was as of the effective date of this article. Whenever the community development director determines that a nonconforming use or nonconforming structure or tree has been abandoned or that the cost of repair, reconstruction or restoration exceeds the value of the structure or tree, no permit shall be granted that would allow such structure or tree to be repaired, reconstructed, or restored except by a conforming structure or tree.

7.15.07. *Compatible land uses.*

A. *Purpose.* It is hereby declared that the purpose of this article is to provide for the health, safety and welfare of the general public located in proximity to the Destin-Executive Airport by establishing standards for land use and for sound level reduction requirements with respect to exterior noise resulting from the legal and normal operations at the Destin-Executive Airport. This article 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.

7.15.08. *Noise zones established.* There are established by the city three land use noise zones: zone A, zone B, and zone C. Such zones are shown on Figure 7.15.08A. 2013 Official Noise Exposure Map and are described in section 7.15.09. The noise zones contained herein are based on a projection of future noise environments arising from aircraft flight operations at Destin-Executive Airport.

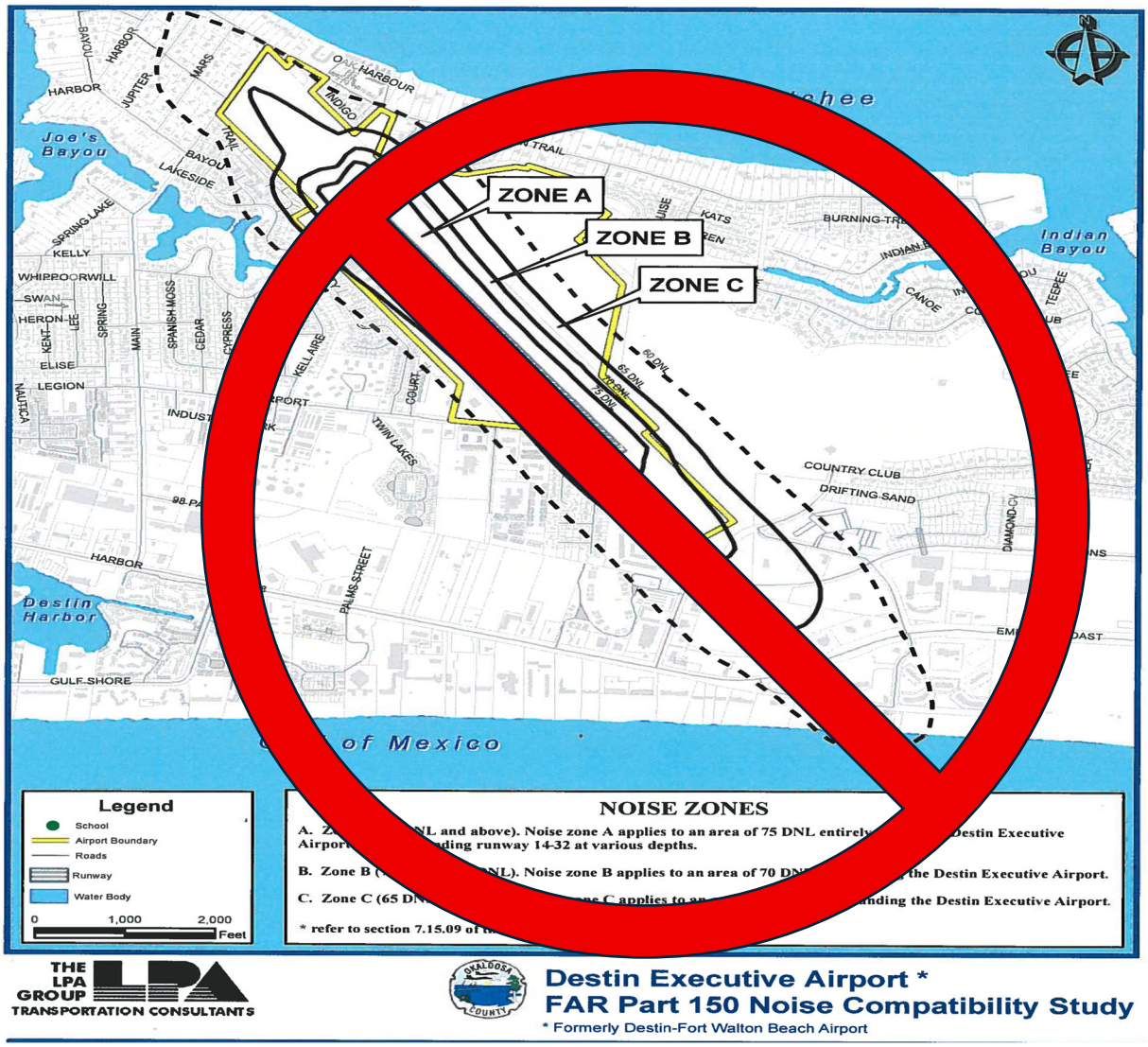
A. *Zone A.* A land use noise zone is hereby established and designated as zone A, being that area commencing at the outermost boundary of the airport and extending outward therefrom to a boundary indicated on the noise zone map as "B" and as described in section 7.15.09. The outer boundary of noise zone A approximates a noise level of 75 DNL (day/night average sound line).

B. *Zone B.* A land use noise zone is hereby established and designated as zone B, being that area commencing at a boundary indicated on the noise zone A and extending outward therefrom to a boundary indicated on the noise zone map as "C" and as described in section 7.15.09. The outer contour of noise zone B approximates a noise level of 70 DNL.

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 furthermost boundary indicated on the noise zone map and as described in section 7.15.09. The outer contour of noise zone C approximates a noise level of 65 DNL.

2013 Official Noise Exposure Map **Figure 7.15.08A**



7.15.09. *Noise Zones—Description of boundaries.*

A. Zone A (75 DNL and above). Noise zone A applies to an area of 75 DNL entirely within the Destin-Executive Airport and surrounding runway 14-32 at various depths as per the 2013 OFFICIAL NOISE EXPOSURE MAP.

B. Zone B (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 (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.

7.15.10. *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:

A. 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

B. 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

C. Notwithstanding the above, where boundaries are shown on any platted lot, provisions of the more restricted zone shall apply; or

D. Where boundaries are shown on unsubdivided property less than ten acres in area, provisions of the more restricted zone shall apply; or

E. 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.

7.15.11. *Land use restrictions.*

A. *Activities permitted and restricted.* All land uses shall be permitted in the several noise zones as provided in the land use guidance chart. Those activities and land uses not specifically listed in the land use guidance chart are permitted or restricted in the appropriate zones based on their similarity to noise tolerance as exhibited by the activities and land uses which are listed in the land use guidance chart.

B. *Nonconforming uses.* The regulations prescribed by this article shall not be construed to require the sound conditioning or other changes or alteration of any preexisting structure not conforming to this article as of the effective date of this article or otherwise interfere with the continuance of any such preexisting nonconforming use. Nothing herein contained shall require any such change in the construction or alteration of a structure which was begun prior to the effective date of this article, and is diligently pursued.

7.15.12. *Sound level requirements for structures—Scope of requirements.*

A. 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.

B. Additions, alterations, repairs, and changes of use or occupancy in all buildings and structures shall comply with the provisions of this article.

7.15.13. *Sound level requirements for structures—Application to existing buildings.*

A. *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.

B. *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.

C. *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.

D. *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.

E. *Existing occupancy.* Buildings in existence at the time of the passage of this Code.

7.15.14. *Sound level requirements (SLR) for structures—Moved buildings.* Buildings or structures moved onto or within the city shall comply with applicable provisions of this article.

7.15.15. *Sound level requirements for structures—Approval of methods of construction.*

A. 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.

B. 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.

7.15.16. *SLR design requirements—Generally.* 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 1

	Land Use Noise Zones			Noise Zones Located in Overflight Areas		
Activities and/or Land Uses	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 Attached duplexes	NA	SSA SLR-30	SLR-25	NA	NA	SSA SLR-25
Mobile homes	NA	NA	SLR-30	NA	NA	NA
Multifamily	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:						
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

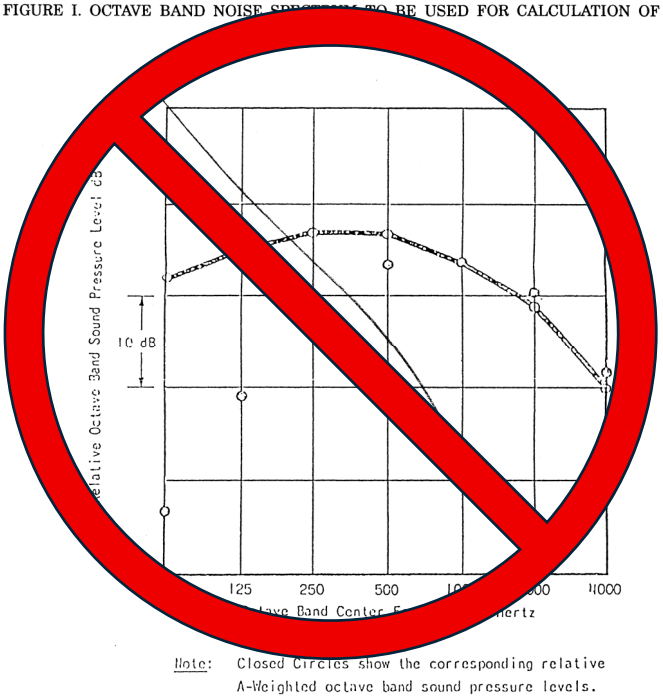
7.15.17. *SLR design requirements—Meeting SLR requirements.* No building or structure, for which an SLR 25, SLR 30, or SLR 35 is required (refer to table listed in section 7.15.16) may be constructed, altered, moved, demolished, or repaired unless and until a building permit therefore has been issued by the building inspector. No such permit shall be issued unless and until conformance with the requirements contained in article 7.15.12 is indicated by plans and specifications for the building or structure.

7.15.18. *SLR design requirements—Design information.*

A. For calculations undertaken for purposes of meeting the requirements of section 7.15.16, 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

FIGURE I. OCTAVE BAND NOISE SPECTRUM TO BE USED FOR CALCULATION OF NOISE



to the room floor area is as follows:

Octave Frequency Band (Hz)	Sound Absorption Floor Area
63	0.30
125	0.50
250	0.75
500 and higher	1.0

Octave Band Noise Spectrum to be Used for Calculation of Noise Level Reduction

B. In the calculations, allowance shall be made for a decrement of at least two decibels for sound leaks and flanking sound transmission paths.

7.15.19. *Administration and enforcement—General responsibilities.* The building inspector 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.

7.15.20. *Permit issuance and enforcement*. It shall be the duty of the building inspector or his duly appointed designee, hereinafter to administer and enforce the regulations prescribed herein within the territorial limits over which the city has jurisdiction. Prior to the issuance or denial of a tall structure permit by the building inspector, the Federal Aviation Administration must review the proposed structure plans and issue a determination of hazard/no hazard. If the building inspector finds any violation of the regulations contained herein, the building inspector shall give notice to the person responsible for such violation in writing. Such notice shall indicate the nature of the violation and the necessary action to correct or abate the violation. A copy of such notice shall be sent to the board of adjustment. The building inspector shall order discontinuance of any work being done, or shall

take any or all other action necessary to correct violations and obtain compliance with all the provisions of this division.

7.15.21. *Administration and enforcement - Verification test procedure.*

A. For the purpose of standardization, field tests provided for in section 7.15.19, to vary the noise level reduction requirements, may use the aircraft noise prevailing outside the building.

B. Using the noise signal generated by an individual aircraft operation (flyover event), outside and inside noise levels may be measured simultaneously. The difference between the maximum noise levels outside and inside the room for the flyover event should be taken as the measured SLR for the flyover event; provided that the maximum inside noise level exceeds, by at least seven decibels, the background noise level of the absence of the flyover.

C. The SLR should be determined for at least four flyover events for each room tested. The resulting SLR value assigned to the room would be the arithmetical average of the individual flyover event SLR values.

D. For occupied rooms in residential structures, the inside noise level should be measured with a single microphone four feet above the floor near the center of the room. For other residential structures, the inside noise level should be measured with a single microphone five feet above the floor, either near the center of the room, or eight feet into the room from the exterior almost directly to the aircraft noise, whichever distance from the most directly exposed wall is smaller. The outside noise level should be measured at an unobstructed location approximately five feet above the level of the floor of the room under test and eight feet outside the exterior wall most directly exposed to the aircraft noise source near the center of the wall.

E. For structures in which several rooms are to be evaluated, the tests need only be conducted for those rooms whose exterior walls are most directly exposed to the noise source. If noise level reduction requirements are met for these rooms, the tests need not be repeated for rooms of similar construction which are not as directly exposed to the flyover event.

F. For structures where a number of rooms receive nearly equal exposure to aircraft noise, tests need be constructed in only two of the near-identical rooms.

G. For residential units, it will usually be sufficient to conduct tests in two rooms. One of the rooms to be tested shall be the bedroom most directly exposed to aircraft noise. The other room to be tested shall be either the living room, dining room or family room, whichever is most directly exposed to the aircraft noise source.

H. When the sound level reduction is measured in an unfurnished room or a room furnished less than normally, the adjusted sound level reduction shall be computed by adding ten times the logarithm to the base 10 of the ratio of the floor area of the room to the sound absorption in the unfurnished room, but in any event, such correction shall not exceed two decibels. The adjusted noise level reduction value shall be used in determining compliance with the SLR requirements. If the noise level reduction is measured in a furnished room, no adjustment in the noise level reduction shall be made.

I. The noise levels measured outside and inside the room under test may be observed directly by simultaneously reading the maximum noise levels on two sound level meters. Alternatively, the outside and inside flyover event noise signals should be recorded on magnetic tape with noise level reduction determined by analysis of the recorded signals. In either case, the two measuring systems used for outside and inside noise measurements must each satisfy the requirements for a type 2 sound level meter according to ANSI SI.4-197 and be operated in the manner designated

by ANSI SI.13-197 (or latest revisions thereof). Further, the two systems are to be calibrated prior to and following the flyover events so that they indicate the same level, within one decibel, for the same noise, using suitable calibration procedures as specified by the sound level meter manufacturer.

7.15.22. *Notification of potential noise impact.*

A. *Noise zone A.* No residential development shall be allowed within noise zone A.

B. *Noise zones B and C.* Constructive knowledge shall be made available to all purchasers of residential property as provided for in F.S. § 475.25 and Public Law 96-163 (49 USC 2101). Public notice through the use of maps depicting noise-impacted areas shall be available at the City Manager's or his designee's office and a listing of all residential property within noise-impacted areas shall be made available from the public records of the County annotating all residential property within noise zones B and C. A listing of all residential property within noise zones B and C will be compiled by the County Tax Assessor from public records. It shall be updated at least once each year and this listing will be used by title companies, real estate agencies, the planning commission, and individuals to determine the notice required to be given to prospective purchasers of residential property. A disclosure statement at appendix 6 shall be completed for the sale of all residential property located in noise zones B and C. This statement shall be filed with the property deed.

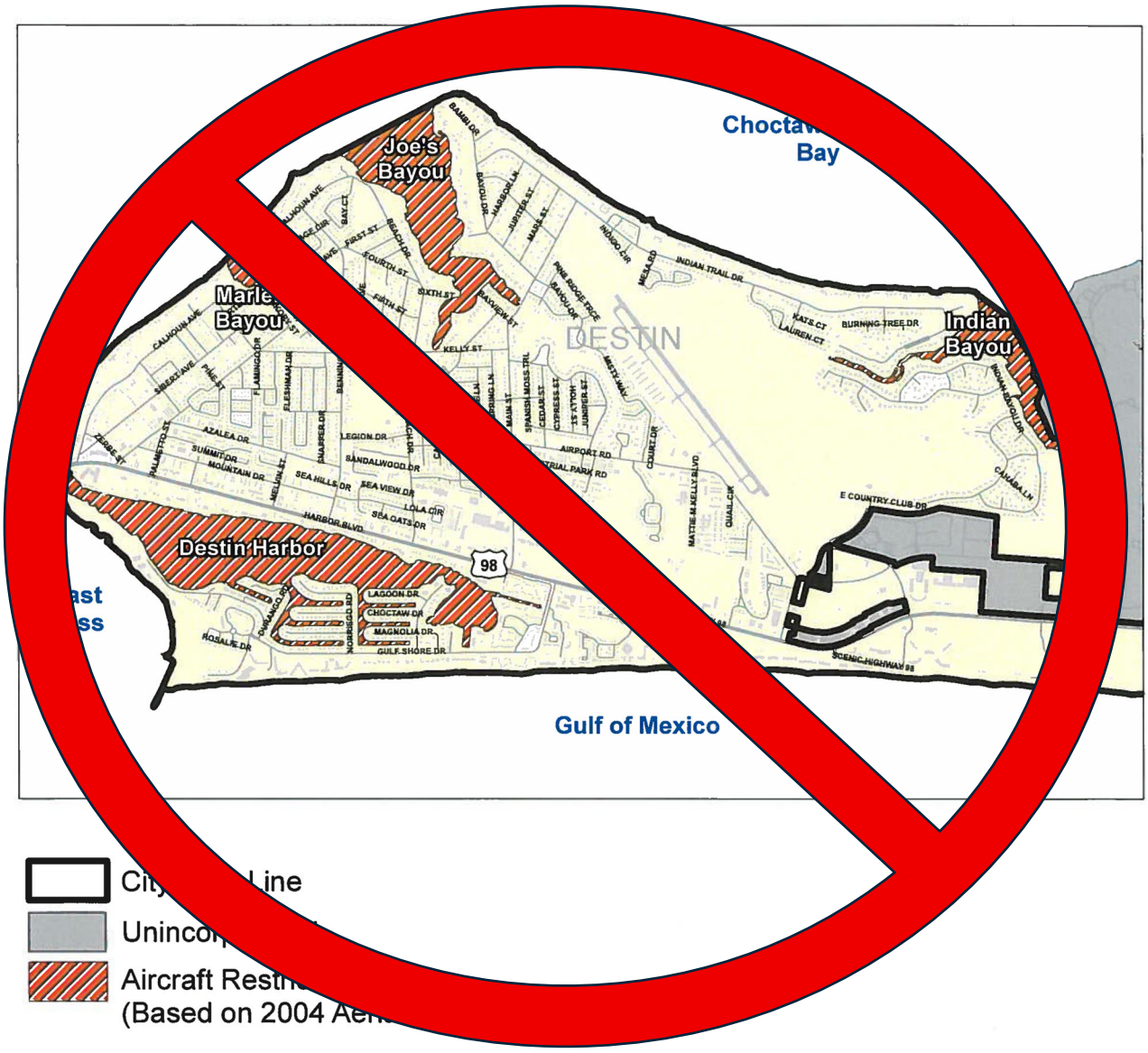
7.15.23. *Future uses.* No change shall be made in the use of land, and no structure shall be altered or otherwise established in any zone hereby created except in accordance with section 7.15.00.

7.15.24. *Aircraft operation restricted zone.*

A. *Purpose.* Protect the public health, safety, and welfare by reducing potential conflicts between aircraft operations and lawful water-related commercial and recreational activities such as boating, fishing, swimming, etc.... due to intense and extensive boating activity and water-related uses, vessel traffic congestion, obstructed visibility, danger of crash and collision, frequency and occurrence of boating accidents, and availability of other areas for aircraft operations. Further, to protect the single-family residential areas adjacent to Marler Bayou, Joe's Bayou and Indian Bayou from adverse effects of noise associated with aircraft operations in order to protect public health, quality of life and property values.

B. *Aircraft restricted zone.* The aircraft restricted zone is the water surface included within the area indicated on Figure 7.15.24 Aircraft Restricted Zone.

~~**Figure 7.15.24**~~
~~**Aircraft Restricted Zone**~~



~~*C. Aircraft defined:* For the purposes of this subsection the term "aircraft" shall mean a device that is used or intended to be used for flight in the air. This specifically includes all fixed wing aircraft, including seaplanes, hang gliders, parasail rides, hot air balloons, helicopter rides, seaplane rides, glider excursions, and similar operations.~~

~~*D. Restrictions:* Within the zone described in section 7.15.24 B. above the departure and takeoff or arrival and landing of any aircraft as defined herein shall be prohibited. This includes any such departure and takeoff or arrival and landing conducted from the water on a vessel, barge, platform, floating structure or other similar means. This restriction relates strictly to control over ground space and is not intended in any way to regulate aircraft safety, navigable airspace, aircraft noise, aircraft in flight, vessel equipment performance or safety standards, or the operation of vessels.~~

E. *Penalty.* The city's code enforcement division or contracted law enforcement entity is authorized to enforce all provisions of this section (7.15.24). In addition, the city may pursue any other lawful remedy to enforce this section including, but not limited to, seeking an injunction by a court of competent jurisdiction against any person or legal entity violating this section.

1. *Misdemeanor offense.* Any person or legal entity violating the provisions of this section is guilty of an offense and shall be punished by a fine not exceeding $500.00 or imprisonment for a period not exceeding 60 days or by both such fine and imprisonment. Each day a violation of this section continues is a separate offense.
2. *Civil infraction.*

a. Alternatively, a citation may be issued to any person or legal entity violating the provisions of this section. In such circumstances, the violation shall be deemed a civil infraction.
b. Any person or legal entity to whom a citation is issued shall pay the fine by the designated date or appear in county court at the time, date, and location designated in the citation. Any person or legal entity requesting a hearing in county court waives the right to pay the minimum civil penalties. Penalties shall be in addition to court costs established by statute.
c. The minimum civil penalty for a violation of this section is $500.00.

7.15.25. *Conflicting regulations.* Where there exists a conflict between any of the regulations or limitations prescribed in section 7.15.00 and any other regulations or zoning applicable to the same area, whether the conflict be with respect to the height of structures or trees, the use of land, or any other matter, the more stringent limitation or requirement shall govern and prevail.

(Ord. No. 04-21-LC, § 5, 8-16-04; Ord. No. 14-03-LC, §§ 3—5, 3-3-14; Ord. No. 15-03-LC, §§ 3—9, 7-20-15)

7.16.00. Alcoholic beverage dispensing.

7.16.01. *Purpose*. The purpose of this section is to regulate where businesses principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises can be located in the City. The phrase "principally engaged" shall mean a business that derives more than 50 percent of its gross revenue from the sale or dispensing of alcohol. Notwithstanding the foregoing, under no circumstances shall a 501(c)(19) tax-exempt organization that specifically benefits veterans of the U.S. Armed Forces be considered to be "principally engaged" in the dispensing of alcoholic beverages by the drink for consumption on or off the premises.

7.16.02. *Minimum separation distance.* Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is not permitted to be located within 500 feet from a church, similar place of worship, school, preschool, or cemetery. The measurement of the minimum separation distance line shall be from the nearest point of the property line of the church, similar place of worship, school, preschool, or cemetery to the front door of the building containing the liquor licensee. If the applicant feels that the City's determination of the distance requirement is in error, the applicant has the right to provide to the City a survey indicating the distance from the boundary line of the church, similar place of worship, school, preschool, or cemetery in question to the front door of the building in question. The survey must be prepared, signed, dated, and sealed by a professional surveyor registered in the State of Florida.

7.16.03. *Exceptions to the minimum separation distance.* The following are exceptions to the requirements of section 7.16.01:

A. Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is permitted to be located within 500 feet from a church,

similar place of worship, school, preschool, or cemetery provided such business (1) is located in the North Harbor Mixed Use Zoning District, or the South Harbor Mixed Use Zoning District; (2) is located at an address where a business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises was licensed by the State to engage in such business either on or before the effective date of this ordinance; or (3) is located at an address where a business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises was licensed by the State to engage in such business before the church, or similar place of worship, school, preschool, or cemetery was established at the location in question.

B. Any business principally engaged in the dispensing of alcoholic beverages by the drink for consumption on or off the premises is permitted to be located within 500 feet from a church, similar place of worship, school, preschool, or cemetery if such church, similar place of worship, school, preschool, or cemetery was established after a business principally engaged in the dispensing of alcoholic beverages was established at that location.

7.16.04. *Open containers of alcohol.* Any establishment located in the South Harbor Festive Market Place Open Container Area, as set forth in this Section, that is licensed to dispense alcoholic beverage by the drink for consumption on the premises is authorized to dispense an alcoholic beverage in a paper or plastic cup or other container for removal from the premises to another premises located within the South Harbor Festive Market Place. The "South Harbor Festive Market Place Open Container Area" is defined as the area south of but not including the Harbor Boulevard public sidewalk, east of the East Pass, north of the mean high water line of the Harbor, and west of the east property line of parcel # 00-2S-22-0700-000E-0060. Open containers of alcohol shall not be possessed anywhere outside of the "South Harbor Festive Market Place Open Container Area" boundary as defined herein above, unless approved as part of a general special event permit issued by the City. "Other container" as used in this Section, shall not include a glass bottle, ceramic mug or any other frangible container. No establishment shall dispense to any person more than one such alcoholic beverage at a time for removal from the premises, and no person shall remove at one time more than one such alcoholic beverage from the licensed premises.

(Ord. No. 05-02-LC, § 4, 2-7-05; Ord. No. 08-01-LC, § 4, 4-21-08; Ord. No. 10-04-LC, §§ 3—5, 10-18-10; Ord. No. 16-12-LC, § 3, 10-3-16; Ord. No. 25-09-LC, § 3, 4-21-25)

7.17.00. Outdoor lighting standards.

7.17.01. *Purpose and intent*. This Section is intended to reduce the problems created by existing and proposed improperly designed and installed outdoor lighting. It is intended to eliminate problems of glare, eliminate light trespass, and help reduce the energy and financial costs of outdoor lighting by establishing regulations which limit the area that certain kinds of outdoor lighting fixtures can illuminate and by limiting the total allowable illumination of lots located within the City of Destin. All business, residential, and community luminaries should be installed with the idea of being a "good neighbor," with the intent to keep unnecessary direct light from shining onto abutting properties or streets.

7.17.02. *Light measurement.* Light level measurements shall be made at the property line of the property upon which the light to be measured is being generated. If measurement on private property is not possible or practical, light level measurements may be made at the boundary of the public street right-of-way that adjoins the property of the complainant or at any other location on the property of the complainant. Measurements shall be made at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up. The meter shall have cosine and color correction and have an accuracy tolerance of no greater than plus or minus five percent. Measurements shall be taken by a Code Enforcement Officer or other designated City

Staff with a light meter that has been calibrated within the year. Light levels are specified, calculated and measured in foot candles (FC). All FC values listed are maintained foot candles.

7.17.03. *General lighting standards.*

A. *No off-site illumination.* Unless otherwise specified below, the maximum light level shall be zero point two (0.2) maintained foot candles at any property line in a residential use area, or on a lot occupied by a dwelling, congregate care or congregate living structure, and no greater than five maintained foot candles at all street rights-of-way.

B. *Limitations on glare.* No operation or activity producing glare in excess of the amounts permitted below:

1. *All commercial and manufacturing districts:* Any operation or activity producing glare shall be conducted so that direct or indirect light from the source shall not cause illumination in excess of zero foot candles when measured at grade at the property line with an adjacent residential use area.
2. All vertically mounted directional lights (floodlights and spotlights) shall be installed so that the fixture shall be aimed down at least 45 degrees from vertical, or the front of the fixture is shielded so that no portion of the light bulb extends below the bottom edge of an external shield. Flood lights and display lights shall be positioned so that any such fixture located within 50 feet of a public street right-of-way is mounted and aimed perpendicular to the right-of-way, with a side-to-side horizontal aiming tolerance not to exceed 15 degrees from perpendicular to the right-of-way.
3. All horizontally mounted directional lights (floodlights and spotlights) emitting 1,000 or more lumens shall be aimed at least 60 degrees down from horizontal, or shielded such that the main beam from the light source is not visible from adjacent properties or the public street right-of-way.
4. All wall pack fixtures shall be full cutoff fixtures.

C. *Lighting in parking lots and outdoor areas.*

1. All light fixtures shall meet the Illuminating Engineering Society of North America (IESNA) definition of cutoff fixtures. Forward throw fixtures are required within 25 feet of all street rights-of-way. Alternatively, directional fixtures (such as flood lights) may be used provided they shall be aimed and shielded in accordance with this ordinance.
2. Other than flood lights, all outdoor area and parking lot lighting fixtures generating more than 2,000 lumens shall be cutoff fixtures, or comply with at least one of the exception provisions in Subsection 4. below.
3. For all new development and redevelopment, the mounting height of all outdoor lighting, except outdoor sports field lighting and outdoor performance area lighting, shall not exceed 16 feet above finished grade in residentially zoned areas and in pedestrian use areas; and shall be mounted as low as possible, but not exceed 30 feet above finished grade in nonresidential areas.
4. Electrical service for all new outdoor lighting shall be installed underground.
5. Exceptions:

a. Non-cutoff fixtures may be used when the maximum lumens generated by each fixture does not exceed 2,000 lumens per fixture.
b. All metal halide, mercury vapor, fluorescent, induction, white high pressure sodium and color improved high pressure sodium lamps used in non-cutoff fixtures shall be coated with an internal white frosting inside the outer lamp envelope.
c. All metal halide fixtures equipped with a medium base socket must utilize either an internal refractive lens or a wide-body refractive globe.
d. All nonresidential non-cutoff fixture open-bottom lights shall be equipped with full cutoff fixture shields that eliminate glare and up light.

D. *Lighting for vehicular canopies.* Areas under a vehicular canopy shall have a maximum point of horizontal luminance of 24 foot candles (FC). Areas outside the vehicular canopy shall be regulated by the standards of Subsection D. above. Lighting under vehicular canopies shall be dep-signed so as not to create glare off-site. Acceptable methods include one or more of the following:

1. Recessed fixture incorporating a lens cover that is either recessed or flush with the bottom surface (ceiling) of the vehicular canopy.
2. Light fixture incorporating shields, or shielded by the edge of the vehicular canopy itself, so that light is restrained to five degrees or more below the horizontal plane.
3. Surface mounted fixture incorporating a flat glass that provides a cutoff fixture or shielded light distribution.
4. Surface mounted fixture, typically measuring two feet by two feet, with a lens cover that contains at least two percent white fill diffusion material.
5. Indirect lighting where light is beamed upward and then reflected down from the underside of the vehicular canopy. Such fixtures shall be shielded such that direct illumination is focused exclusively on the underside of the vehicular canopy.

E. *Lighting of buildings and landscaping.* Lighting fixtures shall be selected, located, aimed, and shielded so that direct illumination is focused exclusively on the building facade, plantings, and other intended site features and away from adjoining properties and all street rights-of-way; and generate no off-site glare.

7.17.04. *Outdoor lighting standards for the marine turtle conservation zone.*

A. *Purpose and intent.* This ordinance is intended to protect marine turtle hatchlings from the adverse effects of artificial lighting to provide overall improvement in nesting habitat degraded by light pollution, and to increase successful nesting activities and production of hatchlings on the beaches located within the Marine Turtle Conservation Zone within the City Limits of the City of Destin. The provisions of Section 7.17.00 apply during the nesting season as defined in Article 3, Section 3.00.00.
B. *Standards for new construction activities.* In order to provide the highest level of protection for nesting marine turtles and their hatchlings, the following standards for artificial light sources on all new coastal construction seaward of the Coastal Construction Control Line (CCCL) in the Marine Turtle Conservation Zone are adopted:

1. Exterior artificial lighting fixtures shall be designed for and positioned so that:

    a. The point source of light or any reflective surface of the light fixture is not directly visible from the beach;
    b. Areas seaward of the frontal dune are not directly or indirectly illuminated; and
    c. Areas seaward of the frontal dune are not cumulatively illuminated.

2. Exterior artificial light fixtures within direct line-of-sight of the beach will be permitted only if designed and installed completely shielded down light only fixtures or recessed fixtures having low wattage (i.e., 50 watts or less), "bug" type bulbs and non-reflective interior surface. Other fixtures that have appropriate shields, louvers, or cutoff features may also be used if they are in compliance with subsection (1)(a), (b), and (c) above.
3. Floodlights, up lights or spotlights that are directly visible from the beach, or which indirectly or cumulatively illuminate the beach are prohibited.
4. No lighting other than approved turtle friendly lights installed appropriately shall be allowed on dune walkovers.
5. Exterior lights used expressly for safety or security purposes must comply with subsections (1)(a) and (b) above and shall be limited to the minimum number of configurations required to achieve their functional role(s). The use of motion detector switches that keep lights off except when approached and that switch lights on for the minimum duration possible are required.
6. Only low intensity lighting shall be used in parking areas within line-of-sight of the beach. Such lighting shall be:

    a. Set on a base which raises source of light no higher than 48 inches off the ground; and
    b. Positioned or shielded so that the light is cast downward and the source of light or any reflective surface of light feature is not visible from the beach and does not directly or indirectly illuminate the beach.

7. Parking area lighting shall be shielded from the beach through the use of ground-level barriers. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short or long-term damage to the beach/dune system.
8. Tinted glass shall be installed on all windows and glass doors on single or multi-story structures within line-of-sight of the beach.
9. Use of appropriately shielded low-pressure sodium vapor lamps and fixtures shall be required for high-intensity lighting applications such as lighting parking areas and roadways providing security, and similar applications.
10. Temporary lighting of construction sites during the marine turtle nesting season shall be restricted to the minimal amount necessary and shall incorporate all of the standards of this section.
11. Before granting any building permit, the Community Development Department shall determine that all proposed development complies in all respects with the standards imposed in this section.
12. Utility lease lighting shall comply to all respects with the standards imposed in this ordinance, with the exception that appropriated shielded, full-cut off-feature high-pressure sodium lights

may be installed for utility lease lighting until the utility provider offers functional low-pressure sodium lighting.

C. *Standards for existing lighting.* In order to provide the highest level of protection for nesting marine turtles and their hatchlings, the following standards for existing artificial light sources, including utility leased lighting, within the Marine Turtle Conservation Zone shall be brought into compliance by May 1, 2005:

1. Existing artificial light fixtures shall be repositioned, modified, disconnected, or removed so that:

   a. The point source of light or any reflected surface of the light fixture is not directly visible from the beach;
   b. Areas seaward of the frontal dune are not directly or indirectly illuminated; and
   c. Areas seaward of the frontal dune are not cumulatively illuminated.

2. Existing artificial light fixtures that are replaced for any reason shall comply with Subsection B, Standards for New Construction Activities and the following measures shall be taken:

   a. Reposition fixtures so that the point source of light or any reflected surface of the light fixture is no longer visible from the beach;
   b. Replace fixtures having an exposed light source with fixtures containing recessed light sources or shields;
   c. Replace traditional light bulbs with yellow "bug" type bulbs not exceeding 50 watts;
   d. Replace non-directional fixtures with directional fixtures that point down and away from the beach;
   e. Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward sides so that the light source of any reflective surface of the light fixture is not visible from the beach;
   f. Replace pole lamps with low profile, low-level luminaries so that the light source of any reflective surface of the light fixture is not visible from the beach;
   g. Replace incandescent, fluorescent, and high-intensity lighting with the lowest wattage low-pressure sodium-vapor lighting possible for the specific application;
   h. Plant or improve vegetation buffers between the light source and beach to screen light from the beach;
   i. Permanently remove or permanently disable any fixture that cannot be brought into compliance with the provisions of these standards.

3. The following measures shall be taken as applicable to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:

   a. Apply window tint or film that meets the standards tinted glass;
   b. Rearrange lamps and other movable fixtures away from windows;
   c. Use window treatment (i.e., blind, curtains) to shield interior light from the beach; and
   d. Turn off unnecessary lights.

D. *Public awareness.* Any person submitting an application for coastal construction activities within a Marine Turtle Conservation Zone shall be informed of the existence of and the requirements concerning artificial lighting and marine turtle protection by the City of Destin's Community Development Department.

7.17.05. *Prohibitions.* The following activities are considered prohibited:

A. *Laser source light.* The use of laser source light or any similar high intensity light for outdoor advertising unless approved by temporary lighting permit as provided by Section 7.17.09.
B. *Searchlight/beacon.* The operation of searchlights or beacons is prohibited unless approved by temporary lighting permit as provided by Section 7.17.09.
C. *Nuisance glare.* All outside light sources shall be installed so that the illumination is controlled and not directed across any bounding property line of less than 200 linear feet. The allowable maximum intensity measured at the property line of a single family or duplex residential use in a residential district may not exceed 0.2 foot candles.
D. *Glare on roadways.* It shall be unlawful to place or maintain on private property any light source of such intensity or brilliance within the field of view of a driver so as to impair his/her vision upon the public roadway, or to interfere otherwise with the operation of a motor vehicle. The brilliance of any light source less than ten degrees from a passenger car driver's line of sight, either along the roadway ahead or toward each traffic control device, sign, or signal, shall not exceed the brilliance of the headlight low beams of an oncoming passenger car whose extended centerline lies ten feet to the driver's left, when the car is between 60 and 100 feet from the driver.

7.17.06. *Nonconformities.* The following regulations address nonconforming outdoor lighting:

A. Following application of this regulation, the installation of lighting, replacement of lighting, and changes to existing light fixture wattage, type of fixture, mounting, or fixture location shall be made in strict compliance with this Code. Routine maintenance, including changing the lamp, ballast, starter, photo control, fixture housing, lens and other required components, is permitted for all existing fixtures not subject to Subsection B. below.
B. All outdoor lighting that fails to conform to this ordinance that is damaged in excess of 50 percent of its market value shall be discontinued, removed, made to conform to this ordinance, or replaced with lighting that conforms to this ordinance.
C. Notwithstanding the above, any fixture that, due to excessive glare, produces Nuisance glare as prohibited in Section 7.17.05.C, or produces Glare on roadways as prohibited in Section 7.17.05.D, shall be required to either discontinue use of the fixture in question or replace the fixture with one that conforms with the requirements of Section 7.17.03.B and C.

7.17.07. *Exemptions.* The following are exempted from the provisions of the Outdoor Lighting Regulations:

A. A detached single-family home, and any project requiring only a building permit, shall be exempt from Section 7.17.08, but shall otherwise be required to comply with the requirements of Section 7.17.03.
B. Exemptions from the provisions of this ordinance are permitted when federal or state laws, rules and regulations take precedence over these provisions.

C. No provision of this Section shall take precedence over the Outdoor Lighting Standards for the Marine Turtle Conservation Zone.

D. Public schools.

E. Municipal street lights.

7.17.08. *Outdoor lighting plan, permit procedure and certificate of occupancy.*

A. *Generally.* Whenever the provisions of this section are applicable, an outdoor lighting permit shall be required.

B. *Submission of outdoor lighting plan.* To ensure compliance with the provisions of this section, an outdoor lighting plan that is prepared, signed, dated and sealed by a professional engineer registered in the State of Florida shall be submitted to the Planning Division for approval prior to the issuance of any development order. For a listing of which uses are exempt from these provisions, please refer to Section 7.17.07 Exemptions.

C. *Contents of outdoor lighting plan.* Applicants shall submit sufficient documentation which clearly conveys the required information. It is the responsibility of the applicant to submit sufficient information in a form that allows ready determination of whether the requirements of this Code have been met. The applicant shall submit a sufficient number of copies of the proposed plans, as determined by the Community Development Department, necessary to complete the review. The outdoor lighting plan shall include, as a minimum, the following:

1. All plans shall be drawn to a scale of one-inch equals 20 feet, unless the City Manager, or his designee, determines that a different scale is sufficient or necessary for proper review of the proposal.
2. The trimline sheet size shall be 24 inches by 36 inches. A one-half-inch margin shall be provided on all sides except for the left binding side(s) where a two-inch margin shall be provided if multiple sheets are used.
3. If multiple sheets are used, the sheet number and total number of sheets must be clearly indicated on each.
4. The name, business address and telephone number of those individuals responsible for the preparation of the drawing(s).
5. Each sheet shall contain a title block with the name of the development, stated and graphic scale, a north arrow and date.
6. Relationships of the site to adjacent public of private rights-of-way, abutting properties and any public or private easements.
7. The location of all building and/or structures, transmission lines, refuse dumpsters or containers and size and type of wall or fences.
8. Location and area of off-street parking and vehicular use areas.
9. Points of ingress and egress and any planned public or private roads, rights-of-way, sidewalks or multiuse pathways, bicycle lanes or paths, transit stop shelters, or other transportation facilities.
10. Location and dimensions of all landscape buffers, internal landscaping, and the number, placement, height and species of all trees required (due to their effect on outdoor lighting).
11. Proposed open space areas on the development site.

12. The location of environmentally sensitive lands designated pursuant to Article 11 of this Code, if any.
13. A point-by-point foot candle array in a printout format overlaid on the site plan. The point-by-point foot candle printout shall indicate compliance with the maximum maintained foot candles required by this Code. This overlay shall also include contours indicating the light source at the property lines and ten feet into adjoining properties, including right-of-way.
14. A description of the illuminating devices, fixtures, lamps, supports, reflectors, poles, raised foundations and other devices (including but not limited to manufacturers or electric utility catalog specification sheets and/or drawings, and photometric report indicating fixture classification [cutoff fixture, wall pack, flood light, etc.]
15. The location and height of the lighting fixtures (pole and/or wall mounts), the proposed wattage of the light bulbs, the direction of illumination (e.g. straight down, outwards, etc...), the method of shielding and the area of illumination.

D. *Permit procedures.* The following procedures and requirements shall be followed by the applicant and the City:

1. Applications for outdoor lighting shall be submitted to the City's Community Development Department.
2. No building permit for the installation of new outdoor lighting, or replacement of existing outdoor lighting erected prior to the effective date of this Section, shall be issued unless and until the City has reviewed and approved the outdoor lighting plan unless the project does not require a development order. Regardless of whether a lighting project does or does not require a development order, the installation of new outdoor lighting, or replacement of existing outdoor lighting must comply with the requirements of Section 7.17.03.
3. A copy of the approved outdoor lighting plan shall be available on-site during installation.

E. *Certificate of completion or occupancy.* No certificate of completion or occupancy shall be issued unless and until the Planning Division has determined, after final inspection, that the required outdoor lighting has been installed according to the approved application and plan; provided, however, that if circumstances preclude completion of the outdoor lighting plan at the time of application for the certificate of completion or occupancy, then the provisions of Section 2.20.00. Guarantees and sureties shall apply.

7.17.09. *Temporary outdoor lighting permit.* Temporary outdoor lighting permits for search lights and laser lights may be issued for special events, construction activities, or temporary outdoor lighting needs for public assembly or public safety so long as the outdoor lighting does not create a potential distraction, flash blindness, vision impairment, or visual interference for aircraft pilots or navigators and would not cause a potential unreasonable risk for flight safety or interfere with any public or military airport operation or with ground activities at military installations. A temporary outdoor lighting permit may be issued for one premises or multiple-occupancy complex for a period not to exceed 30 consecutive or non consecutive calendar days per year. Not more than five temporary permits shall be issued for any one calendar day. If there are more than five applications or application extensions for the same calendar day or days then five shall be selected randomly.

A. The Community Development Director may grant a permit for temporary outdoor lighting, as defined herein, if he/she finds the following:

1. The lighting proposed will be used not more than 30 consecutive or non-consecutive days within one calendar year;
2. The proposed lighting is designed in such a manner as to minimize light pollution and trespass as much as is feasible;
3. The proposed lighting will comply with the general intent of this article; and
4. The permit will be in the public interest.

B. The application for the temporary lighting permit shall include, at a minimum the following information:

1. Name and address of applicant and property owner;
2. Location of proposed fixtures;
3. Type, wattage and lumen output of lamp(s);
4. Type and shielding of proposed fixtures;
5. Intended use of the lighting;
6. Specific calendar days requested;
7. The hours of operation (not to occur between midnight CST and sunrise);
8. The nature of the activity or event;
9. Previous temporary outdoor lighting permits granted to this applicant, if any, and addresses of premises there under (Only one temporary outdoor lighting permit per year is to be granted to a multiple-occupancy complex); and
10. Such other information as the Community Development Director may request.

C. Copies of the permit application and supporting documents must be submitted to the Okaloosa County Airport Manager and to the Community Planner at the 96th Civil Engineer Group – 501 DeLeon Road Suite 120 - Eglin AFB, Florida 32542-5498 along with a request that the application be reviewed within five business days. Prior to issuing a temporary outdoor lighting permit, the Community Development Director shall consider comments and recommendations from the County Airport Manager or from the local military installations, as may be applicable.

D. The Community Development Director shall endeavor to rule on the application within seven business days from the date of submission of the request and notify the applicant in writing of his/her decision. The Community Development Director may grant one renewal of the permit for an additional ten days if he/she finds that, because of an unanticipated change in circumstances, a renewal would be in the public interest. The Community Development Director is not authorized to grant more than one temporary permit and one renewal for a ten-day period for the same property within one calendar year.

7.17.10. *Violation and enforcement.* Any alleged violation of Section 7.17.00 or any of its subsections shall be processed in accordance with procedures set forth in City's Code of Ordinances, Chapter 14, Article III, Code Enforcement Board. In addition to the above remedies, the City shall have the option to require that any violation of Section 7.17.05 D, Glare on roadways be abated immediately without the necessity of first obtaining an Order of the Code Enforcement Board; but the City shall thereafter, unless the responsible party voluntarily consents to such abatement, follow the procedures the Code of Ordinances, Chapter 14, Code Enforcement, for a formal determination regarding such violation.

(Ord. No. 03-40-LC, § 4, 2-17-04; Ord. No. 10-11-LC, §§ 5—13, 12-20-10; Ord. No. 11-06-LC, §§ 4—7, 9-19-11)

7.18.00. Numbering of buildings.

7.18.01. *Naming of streets.*

(1) All streets and private ways in the City shall be named.
(2) In new developments, the developer shall submit suggested street and private way names to the City as part of the subdivision or planned unit development application.
(3) Unnamed streets or private ways shall be named by the City Council, as shown on the approved subdivision or planned unit development plan, after recommendation by the Okaloosa County Department of Public Safety.
(4) Future street and private way name changes shall be accomplished by resolution of Council.
(5) Consideration shall be given to commemorating local distinguished citizens, national heroes, typical fishes, animals, trees, shrubs and flowers, or based upon the subdivision or planned unit development application, or based upon a petition of the residents of such street or private way.

7.18.02. *System established.* A uniform system of numbering buildings identified by the title "numbering system" shall be established and maintained on file in the planning and zoning department. The official property numbering maps maintaining the "numbering system" are hereby adopted, incorporated herein by reference, and made a part of this article. Future amendments shall be accomplished administratively by the Planning Department.

7.18.03. *Administration and number assignment.* The Planning and Zoning Department will be responsible for managing, coordinating and maintaining the "numbering system." Administrative procedures for assigning numbers shall include as a minimum:

(1) The owner or occupant of any building to which a number has been assigned will be notified in writing of the number assigned.
(2) Should an existing building have, exhibit or be addressed by a number in conflict with the uniform "numbering system," notice shall be given to the owner or occupant whose building is in conflict.

7.18.04. *Standards.* All principal buildings, docks and piers in the city shall be assigned and have their assigned numbers displayed, whether or not mail is delivered to such locations. Numbers need not be displayed on accessory buildings. Docks and piers shall be assigned the same number as the principal building, or, for vacant lots, the same number as would be assigned a principal building if existing. Physical numbering shall conform to the following minimum standards:

(1) Assigned numbers for principal buildings shall be displayed and clearly visible and legible, preferably reflective, from the street or private way on which the building fronts, with Arabic numerals not less than three inches in height and one-half inch in width.
(2) Numbers must be in a color contrasting to the building or other background.
(3) In the case of a principal building which has multiple entrances, the assigned number shall be displayed on each separate front entrance.
(4) Any different numbers which might be mistaken for or confused with the number assigned in accordance with the "numbering system" shall be removed.
(5) Assigned numbers for principal buildings which are not visible from the street or private way shall additionally be displayed at the intersection of the driveway and servicing street, and attached to a post, wall, fence or mailbox at a level to ensure visibility.

(6) Assigned numbers for all docks and piers shall be displayed in such a fashion so as not to be confused with channel or other marine markers at their waterward extremity, facing away from the dock or pier. Such numbers shall be displayed in Arabic numerals not less than four inches in height and one-half inch in width, consisting of a reflective material and in a contrasting color to the background to which they are attached. Further, such numbers shall be positioned so as to be constantly between five and eight feet above the mean high-water line.

7.18.05. *Building permit and certificate of occupancy restrictions.* No building permit shall be issued for any principal building, dock or pier until the owner has procured the required number or numbers for the premises, building, dock or pier. No certificate of occupancy shall be issued until the owner has displayed the required number or numbers in accordance with this article.

(Ord. No. 04-01-LC, § 4, 3-15-04; Ord. No. 07-32-LC, § 8, 5-7-07)

7.19.00. Commercial telecommunication towers, antennas, and facilities regulations.

7.19.01. *Purpose and intent.* The purpose and intent of this article is to provide a uniform and comprehensive set of standards for the development, installation and/or replacement of commercial telecommunication towers, antennas and related facilities. The regulations contained herein are designed to protect and promote public health, safety, community welfare and the aesthetic quality of the City, while at the same time not unduly restricting the development of needed telecommunication facilities and encouraging managed development of telecommunication infrastructure.

7.19.02. *Applicability.* The provisions of this Article shall apply to the siting of the following commercial telecommunication towers and accessory facilities:

A. VHF and UHF television.
B. FM radio.
C. Two-way radio.
D. Common carriers.
E. Cellular telephone.
F. Fixed-point microwave.

No new commercial telecommunications tower facility shall be installed, erected or constructed until a development order has been issued pursuant to Section 2.04.00 of the Land Development Code and/or a building permit has been issued.

7.19.03. *Standards for review and regulation.* The following regulations apply to the construction of new telecommunication towers, the addition of antennas to existing telecommunication towers, alternative tower structures, the creation of alternative towers, and the use of temporary telecommunication towers or facilities.

A. Building permit required for existing telecommunication towers, temporary telecommunications facilities, and/or alternative tower structures. Additional antennas shall be allowed in any zoning district if located on an existing tower or alternative tower structure, and shall not be considered an expansion to an existing tower or alternative tower structure. The addition of an antenna to an existing tower or alternative tower structure shall require certification from a professional engineer that the design capacity of the tower or alternative tower structure will safely accommodate the additional antenna prior to the issuance of a building permit.

1. *Alternative towers.* Rooftop, water tower, and other alternative tower mounted antennas and TV dish antennas:

    a. Shall not exceed the height of 20 feet above the roofline of the structure serving as an alternative tower;
    b. Free standing roof mounted antennas greater than eight feet in height as measured from the roof surface on which they are installed, shall be set back from the outer edge of the roof of the structure, a distance equal to or greater than 15 feet from any portion of the rooftop edge;
    c. Antennas may be side mounted to an alternative tower structure.
    d. Antennas shall be the same color as the predominant color of the exterior of the top of the structure unless otherwise required by law to be a different color or finish;
    e. Where technically feasible, microwave antennas shall be constructed of open mesh design rather than solid material; and
    f. Where possible, the design elements of the structure (i.e. parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the antenna.

2. *Temporary telecommunications facilities.* A building permit is required for temporary telecommunications facilities. Such facilities may be located within a zoning district in which telecommunications towers are an approved use for up to one year from the issuance of the permit when a permanent facility is rendered unusable by storms or other unusual circumstances. Permits for temporary telecommunications facilities to be used in conjunction with special events may be issued for a period not to exceed 180 days.
3. *Expansion and/or replacement of existing towers.* Any proposed expansion or replacement of an existing tower must comply with the current standards pertaining to new telecommunications towers.

B. Development order required for new telecommunication towers.

1. *Plans submission/review.* All plans for new commercial telecommunications towers shall be submitted to the Community Development Department. The review and approval procedure shall be consistent with the procedures outlined in Section 2.07.00 of the Land Development Code and the standards set forth herein.
2. *Application contents for a new commercial telecommunications tower.* In addition to standards addressed in Section 2.18.00 of the Land Development Code, the following shall be provided:

    a. A scaled site plan, certified by a licensed engineer and/or surveyor of the State of Florida, clearly indicating the location, type and height of the proposed tower, on-site land uses and zoning, adjacent land uses and zoning. Comprehensive plan classification of the site and all properties within the applicable separation distances set forth in Section 7.19.08. Setbacks and separation, adjacent roadways, proposed means of access, setbacks from property lines, elevation drawings of the proposed tower and any other structures, topography, parking, and other information deemed by the City Manager or designee to be necessary to assess compliance with this section.

b. The setback distance between the proposed tower and the nearest residential unit, platted residentially zoned properties, and unplatted residentially zoned properties.
c. Method of fencing, and finished color and, if applicable, the method of camouflage and illumination.
d. A notarized statement by the applicant as to whether construction of the tower will accommodate collocation of additional antennas for future users.
e. A description of the suitability of the use of existing towers or other structures not requiring the use of towers or structures to provide the services to be provided through the use of the proposed new tower.

3. *Siting standards for commercial telecommunications towers.* In addition to the criteria cited above, proposed commercial communications towers must meet the following:

a. This section applies to specified commercial telecommunications towers that support any antennas designed to receive or transmit electromagnetic energy, such as but not limited to telephone, television, radio or microwave transmissions, or towers of similar construction designed to serve other functions.

1) A commercial telecommunications tower in excess of 100 feet above natural grade shall not be approved unless the applicant demonstrates that no existing or approved tower or alternative tower structure of equal or greater height within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned or leased to any government are exempt.
2) All guy anchors, outdoor equipment, accessory buildings and accessory structures erected for use in connection with commercial telecommunications towers shall be required to meet the minimum setback requirements established for the district in which they are located and be visually screened to a height of, at a minimum, eight (8) feet by trees, shrubs, solid walls or fences.
3) All towers and communications facilities shall be of camouflage design standards. Examples of camouflage facilities include, but are not limited to, architecturally screened roof, roof mounted antennas, antennas integrated into architectural elements, telecommunications towers designed to blend into the surrounding environment or to look other than a tower, such as light poles, power poles and trees. At a minimum, all towers not requiring FAA painting or markings shall have an exterior finish which is galvanized or painted dull blue, gray or black.

b. The commercial telecommunications tower and/or TV dish antenna will not unreasonably interfere with the view of or from any public park or scenic vista.
c. The height, mass and guy-wire supports of the commercial telecommunications tower cannot exceed that which is essential for its intended use and public safety and which is allowed under the provisions of 7.15.00, Airport Zoning Regulations of the Land Development Code.
d. The color of the proposed commercial telecommunications tower will be of such light tone, except to the extent required by law, regulation or ordinance, as to minimize its visual impact.

e. Applicants submitting an application for a tower exceeding 100 feet will be required to obtain a determination from the Federal Aviation Administration of "No Hazard to Aviation" status (based on proposed height and/or electromagnetic interference).
f. Maximum tower height shall be no greater than 200 feet in height.
g. Applicants submitting an application for a new tower shall submit such application to the Eglin Air Force Base installation commander or his or her designee, and no determination on the application shall be made sooner than 30 days after receipt of such submittal by the Air Force.
h. A security fence around the tower base, or along the perimeter of the site shall be provided.

7.19.04. *Use regulations.* It is the intent of this subsection (c) to comply with the Telecommunications Act of 1996, section 704, codified at 47 U.S.C. section 332 (c)(7) which precludes the City from prohibiting or having the effect of prohibiting the provision of personal wireless services. It is not the intent of this subsection to allow the applicant to select a new site in a lower priority allowable zoning district without having first exhausted the possibility of locating an existing site as described in Section 7.19.03.A.1. or a new site in the higher priority allowable zoning districts.

A. Telecommunications facilities shall be an allowable use subject to a hierarchy of eligibility within the following prioritized zoning districts:

1. In any zoning district if located on City owned rights-of-way or City owned property as approved by the City Council and leased or franchised to the applicant.
2. An Industrial (IN) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of an existing site available under Section 7.19.03.A.1.
3. A Commercial General (CG) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1. or IN zoning.
4. A Commercial Trades and Services (CTS) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1., IN zoning or CG zoning.
5. A Town Center Mixed Use (TCMU) zoning district designation if the applicant demonstrates the unavailability, unsuitability, or inappropriateness of a site available under Section 7.19.03.A.1., IN zoning, CG zoning or CTS zoning.
6. Other zoning districts only as may be necessary to avoid the preclusion of wireless telecommunications service within the City of Destin as consistent with the requirements of 42 U.S.C. 332(c)(7), or Section 365.172(12), Florida Statutes.

B. The unavailability, unsuitability, or inappropriateness of the higher priority zoning districts in which telecommunications towers are an allowable use shall be demonstrated by the following:

1. Lack of availability

a. Do not have sufficient space to allow applicant's antenna and related equipment to function effectively; or

b. Are not available for lease under a reasonable and customary leasing agreement, at a fair market value, as demonstrated by a commercial real estate appraisal from a MAI certified appraiser.

2. Technical issues including the following:

a. Are not of sufficient height, or would not otherwise meet the applicant's engineering requirements; or
b. Do not have sufficient structural strength to support the applicant's proposed antenna and related equipment; or
c. Would result in electromagnetic interference with or by the antenna.

3. A greater visual impact on surrounding properties than the proposed alternative site; or
4. Would be less implementing of the goals, objectives, intent, priorities, preferences, or purposes of the City's Comprehensive Plan, Land Development Regulations, or this section, than the proposed alternative site.

7.19.05. *Co-location; availability of structures.* No new telecommunication tower shall be permitted unless the applicant demonstrates that no existing tower or alternative tower structure, regardless of whether it is located within the City, can accommodate the applicant's proposed antenna. All evidence submitted shall be prepared by appropriate licensed professionals or qualified industry experts. Evidence submitted to demonstrate that no existing tower or alternative tower structure can accommodate the proposed antenna shall consist of one or more of the following:

A. That no existing towers or approved, or suitable alternative structures are located within the geographic antenna placement area required to meet the applicant's engineering requirements.
B. That existing towers or alternative tower structures within the search radius, or combinations thereof, cannot accommodate the planned equipment at a height necessary to function reasonably as documented by a qualified and licensed Florida professional engineer.
C. The planned equipment would exceed the structural capacity of the existing or approved tower or alternative tower structures, as documented by a qualified and licensed Florida professional engineer, and the existing or approved tower, or alternative tower structure cannot be reinforced, modified or replaced to accommodate planned or equivalent equipment at a reasonable cost.
D. That the applicant's proposed antenna(s) would cause electromagnetic interference with the antennas on the existing towers or alternative tower structures, or the antennas on the existing towers or alternative tower structures would cause interference with the applicant's proposed antenna and the interference cannot be prevented at a reasonable cost.
E. That the cost or contractual provisions required by the tower owner to use an existing tower or structure or to adapt an existing tower or alternative tower structure for shared use are unreasonable. Costs exceeding new tower development are presumed to be unreasonable per Section 7.19.04.B.1.b.
F. That other unforeseen reasons that make it infeasible to locate the planned telecommunications equipment upon an existing or approved alternative tower structure.

7.19.06. *Standards of approval for all telecommunication facilities.* The following standards shall apply to approval of all telecommunication facilities.

A. The applicant shall demonstrate, using the latest technological evidence, why the antenna or tower must be placed in a proposed location in order to serve its necessary function in the company's grid system. Part of the demonstration shall include a drawing showing the boundaries of the area around the proposed location which would also permit the antenna to function properly in the company's grid system. The area shall be considered the allowable zone.

B. The applicant shall demonstrate that the telecommunication tower is no higher than necessary to function satisfactorily and to accommodate the co-location requirement. All towers shall be designed to accommodate the co-location of other telecommunication antennas as follows:

1. For towers up to 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least two providers; and
2. For towers greater than 150 feet in height, the tower and telecommunication equipment building shall be designed to accommodate at least three providers.

C. Telecommunication towers shall be monopole construction unless it is demonstrated that another type of tower is required for safety purposes.

D. All telecommunication towers shall be fitted with anti-climbing devices as approved by the manufacturers.

E. If the installation and/or the operation of any telecommunication facility is determined by the City Building Official, to be inherently dangerous, or a demonstrable health hazard, the facility shall be declared to be a nuisance and all operation thereof shall cease. The telecommunication provider and/or owner of the facility shall be provided with a 30 calendar day opportunity to cure, during which operation of the facility may continue, unless there is imminent danger of the structure collapsing. This provision shall be applicable to telecommunication facilities located in the City prior to adoption of this Land Development Code.

F. Screening per Section 12.04.04.G. shall be required around the telecommunication facility unless the antenna is mounted on an existing structure.

H. Adequate parking shall be required for users of the tower and such maintenance personnel as normal operations require. If the site is not fully automated, the number of required parking spaces shall equal the number of employees working on the largest shift.

I. The owner of property used as a telecommunication facility shall maintain such property and all structures in good condition and free of trash, outdoor storage, weeds and other debris.

7.19.07. *Aesthetics.* The following provisions shall apply to the design, construction and installation of all telecommunication towers and antennas:

A. The design of all telecommunication equipment buildings, towers, and related structures shall use materials, colors, textures, screening, and landscaping that will blend the tower facilities to the natural setting and building environment.

B. For antennas installed on an alternative tower structure, the antenna and supporting electrical and mechanical ground equipment shall be of a neutral color so as to make the antenna and related equipment visually unobtrusive.

C. Telecommunication towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If outdoor lighting is required, the City shall review the available lighting

alternatives and approve the design that would cause the least disturbance to the surrounding views.

D. No signage or other identifying markings of a commercial nature shall be permitted upon any telecommunication tower, alternative tower structure or antenna within the city, except as required by any applicable law or regulation.

E. Applications for sites zoned CG, CTS, or TCMU shall demonstrate the tower or antenna is the least visually impacting, as measured by the following factors:

1. Type of tower, with monopoles being given preference and narrow lattice being given preference over wide lattice or guyed towers;
2. Type of antenna, with narrow profile antenna arrays being given preference near residential districts and districts highly visible from rights-of-way;
3. Nature of uses on the site, with preference being given to the use of sites which are already developed with non-single family dwellings and which are currently visually impacted by tall structures, utility facilities, light poles, or other impacts;
4. Nature of uses on adjacent and nearby properties, with preference being given to sites adjacent to non-residential uses and sites not near parks, recreational areas, historical areas, and redevelopment areas;
5. The view of the tower from nearby arterial and collector roads, with preferences being given to sites where much of the tower is obscured from the view of drivers on the roads or is located outside of a normal line of vision (approximately 30 degrees left and right of straight ahead); unless the tower, alternative tower, or antenna is approved by the City Council for location within the city owned right-of-way; or
6. On-site and surrounding tree coverage and foliage, with preference being given to sites which can provide heavy vegetative screening of a tower.

F. Applications for sites zoned CG, CTS, or TCMU shall demonstrate that by locating the tower or antenna on the higher priority site, that site would prohibit or have the effect of preventing the applicant from providing complete service coverage within the boundaries of the City of Destin.

7.19.08. *Setbacks and separation.* The following setbacks and separation requirements shall apply to all new telecommunication towers and facilities with the exception of alternative towers:

A. Towers shall be setback a distance equal to one foot for every foot of tower height to any public right-of-way or property line of the lot or parcel containing the tower. The Board of Adjustment may reduce this setback upon a showing that the collapse zone is less than this distance, however, in no event can the setback be less than one-half (½) the height of the tower, unless the City Council allows the tower or antenna to be located within the city owned right-of-way.

B. Telecommunication equipment buildings shall meet the setback requirements of the zoning district in which it is located.

C. Antennas which are mounted on alternative tower structures must meet the minimum setback requirements for the district in which the structure is located.

7.19.09. *Pre-existing towers and antennas.* Any tower or antennas for which a permit has been properly issued prior to the effective date of this Land Development Code shall not be required to meet the provisions of

this Land Development Code. However, replacement towers and antennas; and the expansion of existing towers must comply with all current standards.

7.19.10. *Landscaping.* Landscaping shall be as required by Section 12.04.04.G of the Land Development Code.

(Ord. No. 10-09-LC, § 6—16, 1-18-11)

7.20.00. Small-scale alternative energy generation regulations.

7.20.01. *Purpose and intent.* The purpose and intent of this article is to allow opportunities for certain alternative forms of energy generation with the installation and operation of small-scale alterative energy generating systems. The regulations contained herein are designed to protect and promote public health, safety, community welfare and the aesthetic quality of the City. The regulations are designed to promote and encourage the use of small-scale alternative energy generating systems due to their positive environmental impact, cost savings, and sustainability benefits.

7.20.02. *Applicability.* The provisions of this Section shall apply to the following accessory uses as they are defined in Article 3.00.01 of this Code:

A. Energy Conversion Systems, Small-scale Solar.
B. Energy Conversion Systems, Small-scale Wind.

7.20.03. *General Provisions.* The following general provisions apply to all small-scale solar and wind energy conversion systems constructed in accordance with this Code.

A. Small-scale solar and wind energy conversion systems shall be deemed, and are hereby declared to be, an accessory use allowed in all zoning districts, provided they comply with the standards set forth in Section 7.20.04 Standards for review and regulation.
B. Approval of a small-scale solar or wind energy conversion system shall not be deemed to establish, grant, require, assure, reserve, preserve, or imply, any easement or right of access to wind or sunlight. The City of Destin expressly declares that it shall not be a party to any effort, negation or acquisition of any such access or right to wind and sunlight.
C. The allowance of small-scale solar or wind energy conversion systems is not intended, nor shall it be construed, to abrogate or otherwise modify other zoning restrictions, subdivision restrictions, covenants, or other restrictions that may apply to a premise.
D. It shall be unlawful for a person to operate a small-scale solar or wind energy conversion system that does not conform to all provisions of the Land Development Code and conditions of approval of the City of Destin building permit.

7.20.04. *Standards for review and regulation.* The following regulations apply to the construction of small-scale solar and wind energy conversion systems.

A. A building permit shall be required prior to the commencement of construction of a small-scale solar or wind energy conversion system.
B. Small-scale solar and wind energy conversion systems shall comply with all building and construction codes and all other governmental regulations as amended.
C. No portion of a small-scale solar and wind energy conversion systems shall be located between the principle building and front property line, along any street frontage, or within any required setback area.

D. A clearly visible warning sign concerning voltage must be placed at the base of all pad-mounted transformers and substations.

E. If a ground-mounted small-scale solar or wind energy conversion system is removed, any earth disturbances as a result of the removal shall be returned to natural grade and provided with appropriate ground cover.

F. A small-scale solar and wind energy conversion systems shall not be used to display advertising, including signage, streamers, pennants, spinners, reflectors, ribbons, tinsel, balloons, flags, banners or similar materials. The manufacturers and equipment information, warning, or indication of ownership shall be allowed on any equipment of the system provided they comply with Land Development Code sign regulations.

G. The following standards apply only to small-scale solar energy conversion systems and are in addition to those listed directly above in A through F.

1. Ground mounted small-scale solar energy conversion systems may not encroach into any setback area when oriented at maximum design tilt.
2. In addition to the building setback, the collector surface and mounting devices for roof-mounted small-scale solar energy conversion systems shall not extend beyond the exterior perimeter of the building on which the system is mounted or built.
3. Small-scale solar energy conversion systems shall be designed and located in order to prevent reflective glare toward any inhabited structure on adjacent properties as well as adjacent street rights-of-way.
4. Building, roof, pole or ground mounted small-scale solar energy conversion systems shall not exceed the height maximum allowed in the zoning district in which it is located.
5. Whenever practical, all equipment must be attached to a building or located on an impervious surface.
6. All on-site utility and transmission lines shall be placed underground.

H. The following standards apply only to small-scale wind energy conversion systems and are in addition to those listed directly above in A through F.

1. There shall be no more than one small-scale wind energy conversion system per property and it shall be located on the same property as the principle building.
2. Applicants submitting a building permit application for a small-scale wind energy conversion system exceeding 100 feet will be required to obtain a determination from the Federal Aviation Administration of "No Hazard to Aviation" status.
3. Applicants submitting a building permit application for a small-scale wind energy conversion system exceeding 100 feet shall submit such application to the Eglin Air Force Base installation commander or his or her designee, and no determination of the application shall be made sooner than 30 days after receipt of such submittal by the Air Force. No building mounted small-scale wind energy conversion system shall exceed the recommended height restrictions of Figure 7-4 of the June, 2009 Eglin Air Force Base Joint Land Use Study.
4. The small-scale wind energy conversion system shall have a rated capacity not to exceed ten kilowatts (KW).

5. Small-scale wind energy conversion systems shall be located a minimum distance of 20 feet from all property lines of the property upon which the small-scale wind energy conversion system is located. A small-scale wind energy conversion system may not be located in a dedicated easement or right-of-way.
6. Small-scale wind energy conversion system shall comply, at all times, with the maximum allowable noise levels set forth in the City of Destin Code of Ordinances.
7. Colors of all external surfaces of the small-scale wind energy conversion system must uniformly be matte grey or other neutral colors which best blend the small-scale wind energy conversion system into its surroundings.
8. The small-scale wind energy conversion system shall be equipped with an automatic braking, governing, or feathering system to assure that over-rotation cannot occur.
9. The small-scale wind energy conversion system shall be equipped with a manual override system to allow shut-down in case of an emergency.
10. Whenever practical, all equipment must be attached to a building or located on an impervious surface.
11. All on-site utility and transmission lines shall be placed underground.
12. A building mounted small-scale wind energy conversion system shall be permanently attached to a permitted principle or accessory building on the property.
13. When a building mounted small-scale wind energy conversion system is attached to the wall, gable or eave of a building, the support structure shall be positioned and attached to the building so that its relative position is a close to the building as can be practically and reasonably accomplished.
14. The tower upon which the small-scale wind energy conversion system is attached shall be a self-supporting mono-pole with no other means of support or stabilization such as guy wires, tether wires, or stability wires. However, on a case-by-case basis the City Manager or designee may approve other types of towers based upon a determination that the proposed tower will not have a negative visual impact on the neighborhood or adjacent properties, and provided the tower plans are designed, signed, sealed and dated by a licensed professional engineer registered in the State of Florida.
15. The maximum total height of a building mounted small-scale wind energy conversion system which is attached directly to the roof of a building shall be ten feet above the highest point of the roof upon which the small-scale wind energy conversion system is attached. The maximum total height of a small-scale wind energy system which is attached to a building in some manner other than directly to the roof shall be ten feet above the highest point of the roof to which it is most closely located. No building mounted small-scale wind energy conversion system shall exceed the recommended height restrictions of Figure 7-4 of the June, 2009 Eglin Air Force Base Joint Land Use Study.
16. The maximum total height of any freestanding small-scale wind energy conversion system shall be 35 feet above the adjacent natural grade.
17. The distance between the bottom of rotor blades, at their lowest point of arc, to grade shall be a minimum of 15 feet.

18. No permanently attached mechanism for access to or onto the tower, which mechanism is incorporated or attached to the tower such as foot pegs, steps, rungs or ladders, shall be within 12 feet of the grade directly below.
19. Appropriate warning signage shall be placed on both the small-scale wind energy conversion system and tower in accordance with the manufacturer's recommendations.
20. The horizontal distance between the tower and all overhead public utility lines shall be 25 percent greater than the total height of the small-scale wind energy conversion system.
21. All small scale wind energy conversion systems shall be maintained in good working order according to manufacturer recommendations. A small-scale wind energy conversion system shall be deemed to be abandoned if the use has been discontinued for a period of 180 consecutive days. Upon such abandonment, the owner of the small-scale wind energy conversion system shall have an additional 90 days within which to reactivate the use of the small-scale wind energy conversion system or dismantle and remove the tower and wind generator.

(Ord. No. 11-23-LC, §§ 4—8, 2-6-12)

7.21.00. Mobile vendors.

7.21.01. *Purpose and intent.* The following regulations are applicable to all mobile vendors, as defined in section 13-160, City Code. The intent of this section is to regulate activities of mobile vendors and to allow mobile vendors to operate in certain commercial and mixed use zoning districts of the City, in order to promote the public interest by contributing to an active and attractive pedestrian environment. In recognition thereof, regulation of mobile vendors is necessary to protect the public health, safety, and welfare and the interests of the City in the primary use of public streets, sidewalks, parking areas, and places of assembly, for use by vehicular and pedestrian traffic.

7.21.02. *Zoning districts.* The location of any mobile vendor shall be entirely within an approved zoning district.

A. Long term operations (more than 72 hours). Mobile vendors may operate within the following zoning district: South Harbor Mixed Use (SHMU) and Calhoun Mixed Use (CMU).
B. Short term operations (72 hours or less). Mobile vendors may operate within the following zoning districts: South Harbor Mixed Use (SHMU), Calhoun Mixed Use (CMU), North Harbor Mixed Use (NHMU), Commercial Trades and Services (CTS), Industrial (IN), Institutional (INST), Residential, Office and Institutional-General Development (ROI-GD), Town Center Mixed Use (TCMU).

7.21.03. *Location criteria.* A mobile vendor must comply with the following location criteria, whichever is applicable:

A. *Public property.* Mobile vendors are prohibited from operating on public property unless the City issues a special event permit to the mobile vendor. A mobile vendor with a special event permit that is operating on public property shall comply with the following requirements:

    1. *Maximum area.* A mobile vendor shall not occupy an operating area of more than 420 square feet of space per site, including the vehicle, operator, trash receptacle, and covering, if applicable. More than one mobile vendor may be located on a site provided these maximum area requirements are met.

2. *Maximum dimensions.* A mobile vendor shall not exceed ten feet in width by 40 feet in length.
3. *Maximum height.* The maximum height of a mobile vendor, including any covering, such as its canopy, umbrella, and/or transparent enclosure, shall not exceed 15 feet, excluding venting equipment.

B. *Private property*. A mobile vendor may operate on private property, provided that it complies with the following regulations:

1. A mobile vendor may be located within off-street parking spaces but is prohibited from locating within required parking areas for existing uses on the property. The mobile vendor shall not obstruct or impede vehicular or pedestrian access, circulation, egress, or otherwise create a hazard.
2. The property on which the mobile vendor proposes to locate shall contain a minimum size of one-half acre. No more than one mobile vendor per one-half acre shall be permitted, up to a maximum of five mobile vendors on a parcel. In the SHMU and CMU zoning district, no more than one mobile vendor per 100 feet of water frontage shall be allowed, with a maximum of five mobile vendors per parcel.
3. All mobile vendors shall provide parking in the amount the vendor vehicle encumbers, plus one space for one employee on shift, two spaces for two—three employees on shift, and four spaces for four—six employees on shift.
4. All mobile vendors shall be required to have access to permitted commercial restroom facilities within 300 feet of the mobile vendor on the same parcel, and a sign should be displayed directing customers to its location.

7.21.04. *Overnight parking.* Overnight parking of mobile vendor vehicles is prohibited, except in the SHMU and CMU zoning districts.

7.21.05. *ADA standards.* The mobile vendor vehicle and the property on which it is located shall meet all applicable ADA requirements.

7.21.06. *Maintenance and waste disposal.*

A. All operations and equipment of the mobile vendor must be clean, and well-maintained, with no visible rust, flat tires or other evidence of deferred maintenance.
B. The property at which the mobile vendor is located must also be clean and orderly at all times, and the mobile vendor must provide a trash receptacle for use by its patrons.
C. Trash receptacles must be removed at any time the mobile vendor is not located on the property, including but not limited to overnight, if applicable.
D. Mobile vendors are prohibited from permitting waste to be deposited upon the ground, sidewalk, streets, City waste receptacles, or private dumpsters (without permission of the private property owner).

7.21.07. *Setbacks and separation requirements.* All setbacks and separation requirements shall be in accordance with existing zoning and building requirements of the zoning district in which the mobile vendor is located.

7.21.08. *Display and signage.*

A. *Display of mobile vendor permit and business tax receipt.* All mobile vendors must display the mobile vendor permit and business tax receipt issued by the City in a prominent and visible manner.

B. *Display of merchandise.* Merchandise shall not be displayed upon the sidewalk or right-of-way, may not intrude upon the accessible area around the mobile vendor vehicle, and may not otherwise impede parking or access to structures within the site.

C. *Signage.* The amount of signage on the mobile vendor vehicle is not regulated but signs must be mounted flat against the vehicle and cannot project from the vehicles.

D. *Harbor Boardwalk displays.* No merchandise or signage of any sort may be placed upon the Harbor Boardwalk.

7.21.09. *Prohibitions.*

A. *Solicitations, prohibited.* A mobile vendor approved and located adjacent to a right-of-way or drive aisle shall not solicit or conduct business with persons in motor vehicles.

B. *Nuisance, prohibited.* Mobile vendors shall not utilize moving objects, excessive noise, or lighting systems to bring attention to its products or services.

C. *Unattended vehicles/equipment, prohibited.* No mobile vendor vehicle or equipment shall be left unattended, except for mobile vendors located with the SHMU and CMU zoning districts during non-business hours.

D. *Hindrances, prohibited.* Vendors shall not hinder or impede the use of any phone kiosk, mailbox, parking meter, fire alarm, fire hydrant, or traffic control device.

7.21.10. *Public utilities.* Mobile vendors connected to public potable water and/or sewer, or which utilize liquid propane or natural gas for cooking shall be required to apply for appropriate approvals and inspections from the Destin Fire Control District, Destin Water Users and the City of Destin, as appropriate.

7.21.11. *Permit and licensing required.* Annually, the mobile vendor must secure (i) a City of Destin Business Tax Receipt (BTR), (ii) a mobile vendor permit pursuant to section 13-161, City Code, and (iii) must pay all relevant fees.

7.21.12. *Enforcement.* Failure to comply with the provisions of this section shall be grounds for denial or revocation of a mobile vendor permit in accordance with section 13-162 of the City Code, denial of a business tax receipt, revocation an existing business tax receipt or may result in code enforcement or civil action against the mobile vendor or the owner of the subject property, or both.

(Ord. No. 17-16-LC, § 2, 3-19-18)

EXHIBIT "A"

City of Destin, FL - ZONING DISTRICTS, OVERLAYS, AND ON-SITE REGULATIONS

~~7.22.00. Remote motor vehicle sales.~~

~~*7.22.01. Definitions.* For the purpose of this section, the following terms, phrases, words and their derivations shall have the meanings given herein. When not inconsistent with the context, words used in the present tense include the future, words in the plural number include the singular number, and words in the singular number include the plural number. The word "shall" is always mandatory and not merely directory.~~

~~*Licensed dealership* means a premise which the primary endeavor is the sale of new or used motor vehicles.~~

~~*Motor vehicle* means a new or used automobile or truck, including trailers.~~

~~*Permanent motor vehicle sales business* means a business which operates out of a structure and has paid the local business tax authorized under F.S. § 205.013, for that location.~~

~~*Person* means and includes natural persons, partnerships, joint ventures, trusts or corporations, or any officers, agents, employees of any kind or personal representatives of any thereof, in any capacity, acting either for himself, or for any other person.~~

~~*Premises* means and includes all lands, structures, places, and also the equipment and appurtenances connected or used therewith in any business, or as is otherwise used in connection with any such business conducted on such premises.~~

~~*7.22.02. Prohibited actions.* It shall be unlawful for any person, either directly or indirectly, to conduct a sale of a motor vehicle, regardless of whether it is new or used, where it is conducted at a site which is not the location of the permanent motor vehicle sale business unless it is conducted by a licensed dealership with a permanent sales location within the boundaries of the City of Destin. This prohibition shall not apply to the sale of a motor vehicle by a person at a location other than the individual residence for which the motor vehicle is individually titled to that person (not including titled as part of a dealership or commercial business) provided no person shall sell more than three such motor vehicles per year.~~

~~*7.22.03. Enforcement.* The provisions of this section 7.22.00, et al, "Remote Motor Vehicle Sales" shall be enforced as provided in Chapter 14, Offenses and Miscellaneous Provisions, of the Code of Ordinances of the City of Destin. and by such other means as are specified herein below:~~

- ~~(A) *Code enforcement:* The Code Compliance Department may enforce the terms of this section 7.22.00. et al, "Remote Motor Vehicle Sales" by bringing a case to the Code Compliance Special Magistrate or Code Enforcement Board. whichever is applicable, as provided in Chapter 14, Offenses and Miscellaneous Provisions. Article III, Code Enforcement Board or Special Magistrate, of the Code Ordinances of the City of Destin and F.S. Ch. 162, Pt. 1.~~
- ~~(B) *Civil citation:* The Code Compliance Department, or other duly authorized officer or authority, may enforce the terms of this article through issuance of civil citation as provided in Chapter 14, Offenses and Miscellaneous Provisions, Article III, Code Compliance Citation Program and Procedures, of the Code Ordinances of the City of Destin and F.S. Ch. 162, Pt 2.~~
- ~~(C) The City Manager shall revoke any and all Business Tax Receipts for any businesses that violate this section 7.22.00, et al. "Remote Motor Vehicle Sales".~~
- ~~(D) Nothing contained herein shall prevent the city from taking such other lawful action in law and equity as may be necessary to remedy any violation of, or refusal to comply with, any part of this section 7.22.00, et al, "Remote Motor Vehicle Sales", including but not limited to: (a) Pursuit of injunctive and/or declaratory relief in a court of law; and (b) Utilizing any other action or enforcement method allowable by law.~~

~~(Ord. No. >19-12-LC, § 3, 8-5-19)~~

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	Members Absent	Staff Members Present
James T. Wood, Jr.	Todd Buhr	Kimberly Montgomery Deputy City Clerk
Ken Wampler		Steve o'Connor CD Deputy Director
Tammy Weidenhamer		Daniel Butler Principal Planner
Jay Purut		Kim Kopp City Attorney (via phone)
Marcie Bell		
Bree Uptigrove		

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.

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.

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.

Look at CMU, CTS, NHMU & SHMU Districts & Com, CBR, GRMU, HIMU

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.

Article 6 Off-site parking standards

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.

Check all STR parking requirements

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.

Check 4.08.01.R.

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.

Food Truck festivals will fall under a "Specal Event" per Article 2 - Administration.

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.

LPA Recommnedation: ....

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.

See 4.08.02.A.

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.

See singe-Dwelling Unit Parking requirements

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.

B. Zoning Districts – Comparative Analysis

The Principal Planner provided the following Power Point presentation:

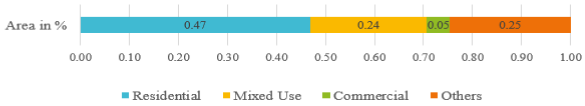
Zoning Analysis: What and Why

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.

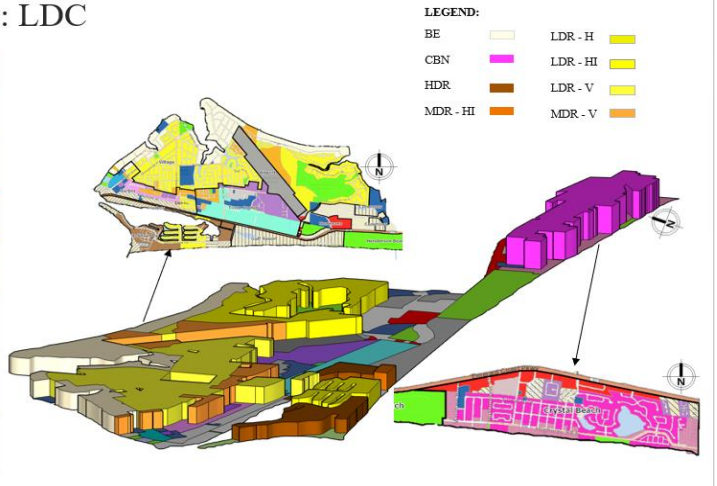


Zoning District Comparative Analysis: How

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

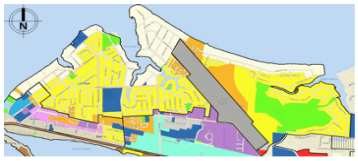
INTENTS:

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 :

LDR-V	LDR-V + LDR-H
LDR-H	LDR-HI
LDR-HI	BE
BE	

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

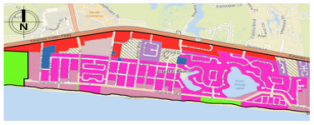
Allows **permanent and seasonal (STR) single-family detached and multi-family attached** uses but prohibits commercial living accommodation and all non-residential uses.

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 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 Section_7.09.02(B)12 for further information.

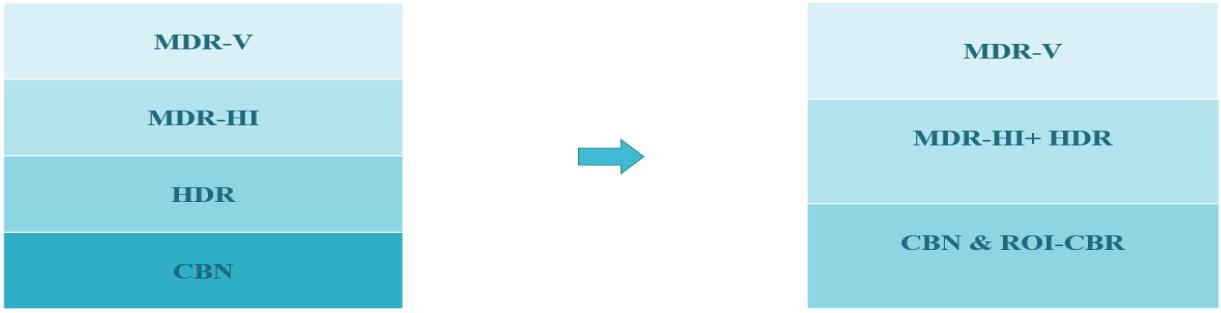
(10) Zoos are only allowed in the Industrial zoning district.

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

Dimensions (feet)	MDR-V		MDR-HI		HDR		CBN		
Dwelling Units	1	2/more	1	2/more	1	2/more	1	2/more	non
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:

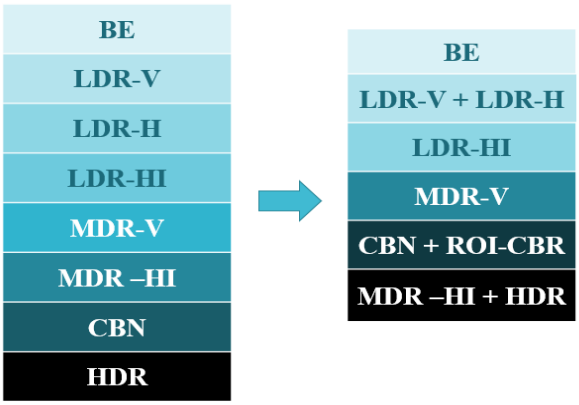


Zoning Analysis: Recommendations

- 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.

- Reconsider permitted and conditional usage in Residential zoning districts

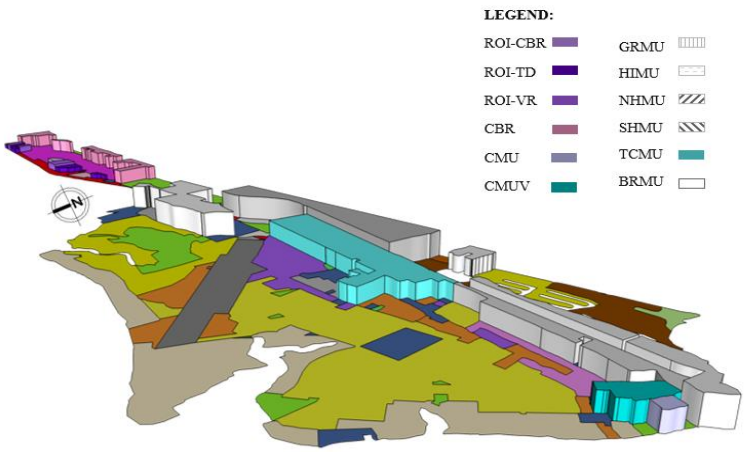
RECOMMENDED RESIDENTIAL ZONING DISTRICTS:



Zoning Analysis: Mixed Use

Mixed-Use:

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



Zoning Analysis: Mixed Use

Existing Mixed-Use and other zoning districts:

Residential, Office, and Institutional - Village Residential (ROI - VR)	**Town Center Mixed Use (TCMU)**
Residential, Office, and Institutional - Tourist Development (ROI - TD).	**Crystal Beach Resort (CBR)**
Residential, Office, and Institutional – Crystal Beach Residential (ROI - 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

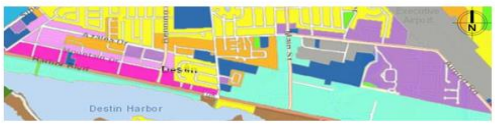
INTENTS:

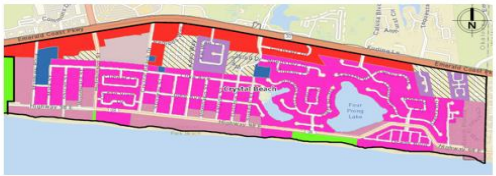
ROI-TD Intends to specifically **not allow permanent** single-family detached or multi-family attached residential dwelling units.

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

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

CBR 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.

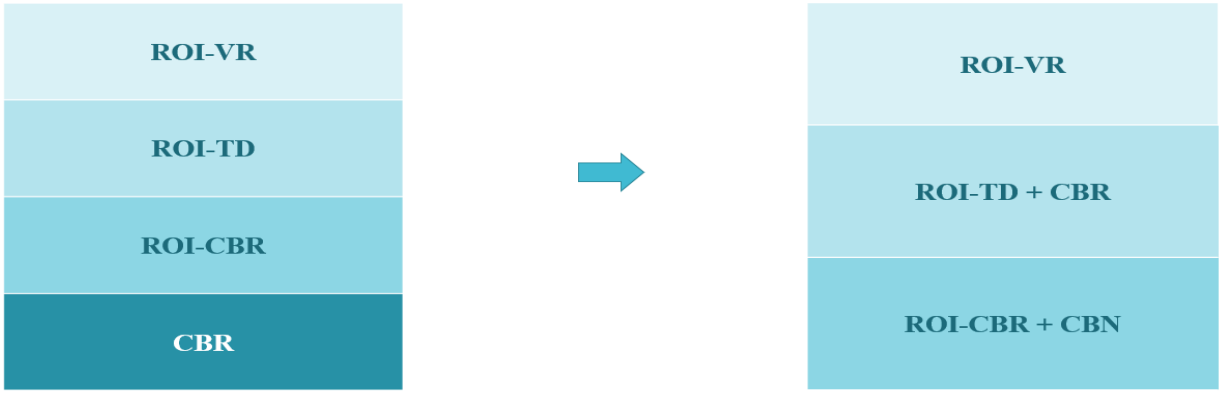
(12) Commercial transient living accommodations.

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

Dimensions (feet)	ROI-TD		ROI-VR		ROI-CBR	CBR		
Dwelling Units	1	2+	1	2+	1	1	2+	Non
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:

CMU

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.

CMU-V

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		
Dwelling Units	1	2+	Non	1	2+	Non
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	

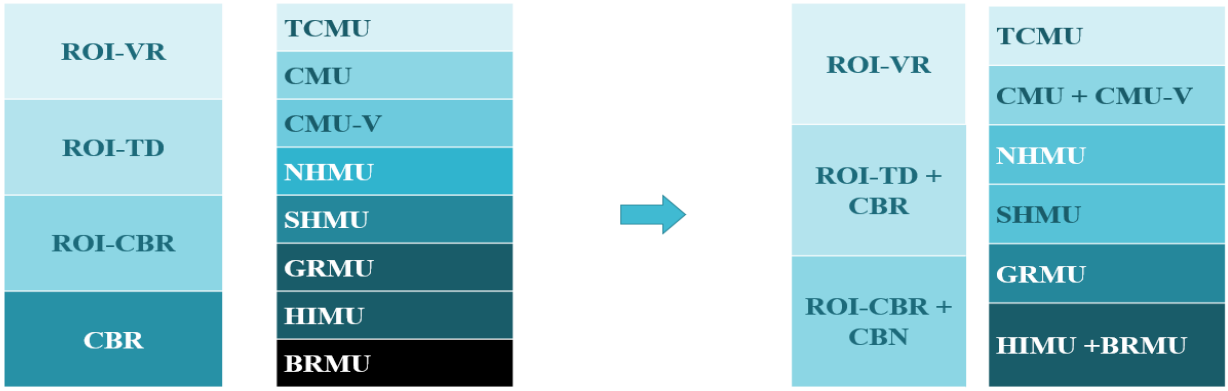
Zoning Analysis: GRMU, HIMU, and BRMU

Dimensions (feet)

	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:



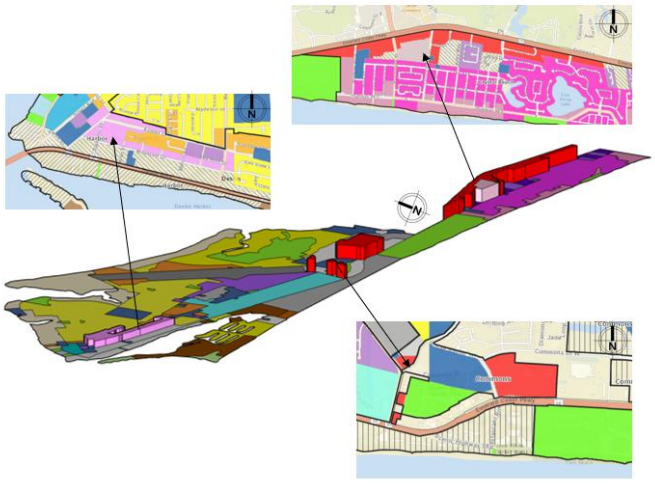
Zoning Analysis: Commercial

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 that 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	

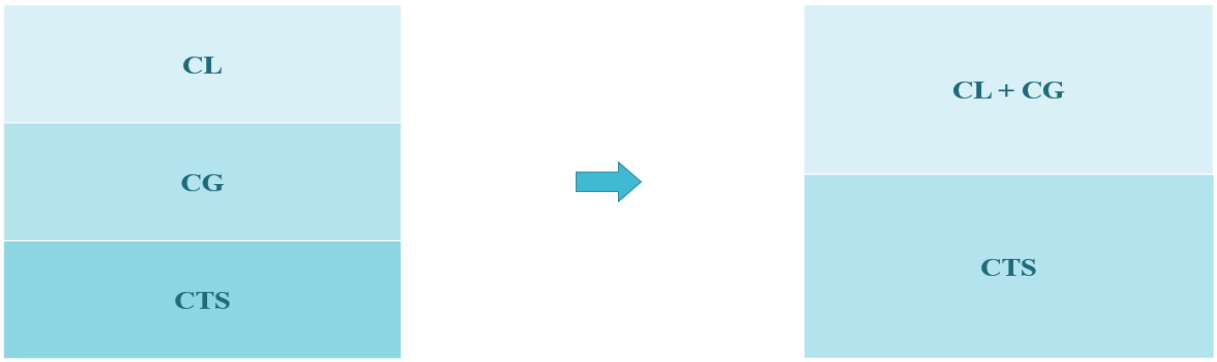
Zoning Analysis: CL, CG, and CTS

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	

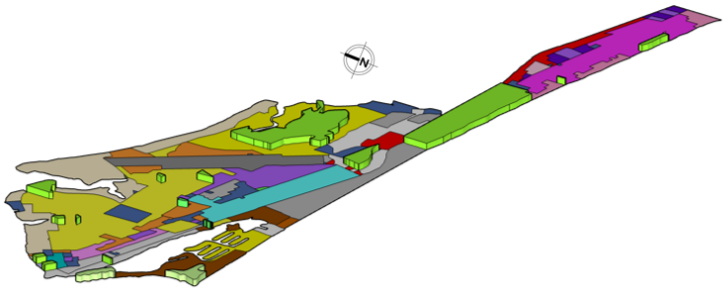
Allowable uses	CL	CG	CTS
General merchandise stores			
Department stores	P	C	
Other general merchandise stores	P	P	
Miscellaneous store retailers			
Florist	P	P	
Office supplies, stationary, gift shop	P	C	
Transportation and warehousing			
Urban transit systems	P	C	P
Interurban and rural bus transportation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

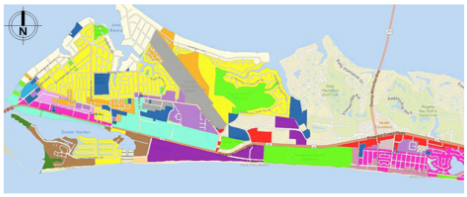
Zoning Analysis: Recommendations

RECOMMENDED COMMERCIAL ZONING DISTRICTS:



Zoning Analysis: REC and CON





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

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: 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.

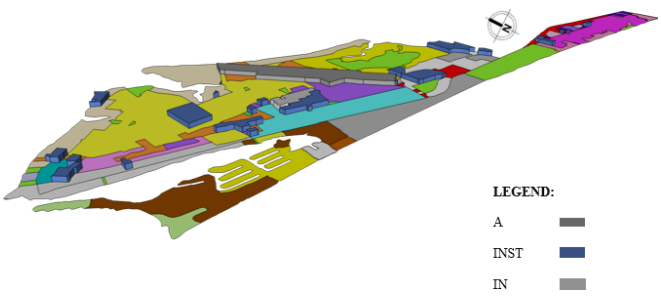
Zoning Analysis: Other Zoning Districts

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.

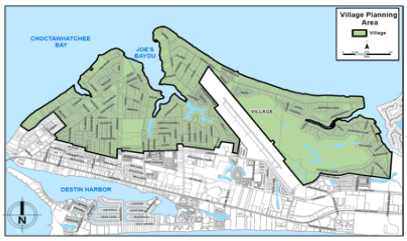
A Comprises Destin-Fort Walton Beach Airport. It intends to accommodate airport facilities. Does not allow permanent or seasonal residential uses.



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."



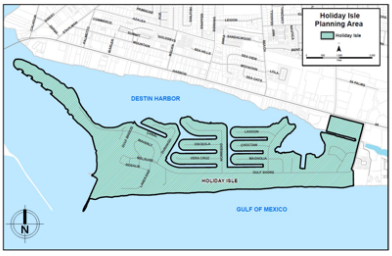
Recommended Consolidated Zoning Districts:

BE | LDR-V + LDR-H | MDR-V | REC | ROI-VR | INST

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 "



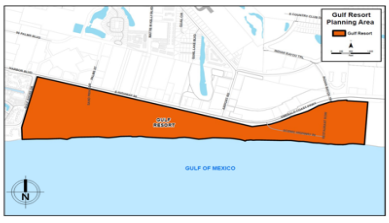
Recommended Consolidated Zoning Districts:

LDR-HI | GRMU | HIMU | MDR-HI + HDR | CON

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."



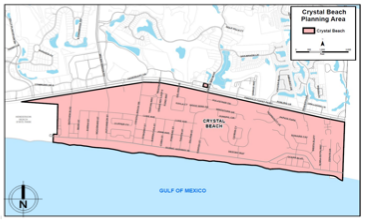
Recommended Consolidated Zoning Districts:

GRMU | HIMU | REC

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:

GRMU | HIMU +BRMU | ROI-VR | CG + CL | CBN + ROI CBR | ROI-CBR | INST | REC

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:

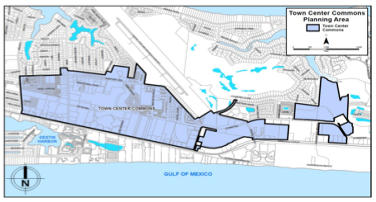
BE | LDR-V | LDR-H | ROI-VR | MDR-V | HDR

CTS | REC | INST | NHMU | SHMU | CMU + CMU-V

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:

ROI-VR | MDR-V | GRMU | TCMU | CG + CL | IN | INST | REC

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. "

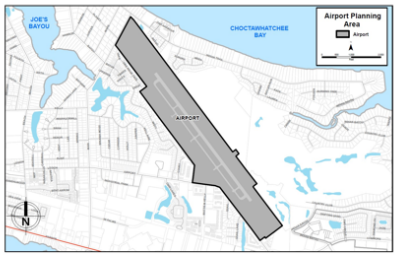
Recommended Consolidated Zoning Districts:

REC

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:

A

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.

CHOCTAWHATCHEE BAY

JOE'S BAYOU

INDIAN BAYOU

UNINCORPORATED

HARBOR CRA

DESTIN HARBOR

TOWN CENTER CRA

HOLIDAY ISLE

GULF RESORT

Destin-Ft Walton Beach Airport

Henderson Beach State Park

GULF OF MEXICO

West Destin

East Destin

HENDERSON BEACH STATE PARK

CRYSTAL BEACH

Four Prong Lake

Walton County

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
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
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' soutl east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendicular to th 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 fee 330 feet east of the eastern right-of-way boundary of Main Street. The measurement of the minimum separation distance shall be a line perpendic be, to the nearest point of the property line of the parcel on which the medical marijuana dispensary is proposed to be located. Cultivating or proce																		
[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 nigh 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
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	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-Accomodation and Food Services ; 721 Accomodation	7212	RV parks and recreational camps		CG						CG
Sector 72-Accomodation 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-Accomodation 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-Accomodation 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-Accomodation and Food Services ; 721 Accomodation	721199	Other traveler accomodation, 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-Accomodation 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-Accomodation 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-Accomodation 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-Accomodation 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-Accomodation 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	