City of Dunedin, Florida
Transient Uses by Zoning District

Zoning District	Short-Term Vacation Rentals Allowed?	Bed and Breakfast Inn Allowed?	Hotel, Motel, Condo-Hotel Allowed?
C (Conservation)	NO	NO	NO
MP (Marine Park)	NO	NO	NO
AR (Agricultural Residential)	NO	NO	NO
R-300 (Single-Family Residential)	NO	NO	NO
R-200 (Single-Family Residential)	NO	NO	NO
R-150 (Single-Family Residential)	NO	NO	NO
R-100 (Single-Family Residential)	NO	NO	NO
R-90 (Single-Family Residential)	NO	NO	NO
R-75 (Single-Family Residential)	NO	NO	NO
R-60 (Single-Family Residential)	NO	NO	NO
MF-7.5 (Multifamily Residential)	NO	YES[1]	NO
MF-10 (Multifamily Residential)	NO	YES[1]	NO
MF-12.5 (Multifamily Residential)	NO	YES[1]	NO
MF-15 (Multifamily Residential)	NO	YES[1]	NO
MH (Mobile Home)	NO	NO	NO
PRD (Planned Residential Development)	NO	NO	NO
TF (Tourist Facility)	YES[4]	YES[4]	YES[4]
DR (Downtown Residential)	NO	YES[2]	NO
GO (General Office)	NO	NO	NO
NB (Neighborhood Business)	NO	YES	NO
GB (General Business)	NO	YES	YES
DC (Downtown Core) - "A" & "C" Streets	YES	YES	YES
DC (Downtown Core) - "B" Streets	YES	YES	NO
SC (Shopping Center)	NO	NO	NO
CP (Commercial Parkway)	NO	NO	NO
CR (Commercial Recreation)	NO	YES[3,4]	YES[3,4]
LI (Light Industrial)	NO	NO	YES[3,4]
GI (General Industrial)	NO	NO	NO
DI (Downtown Industrial)	NO	NO	NO
FX-M (Form-Based Medium)	YES[4]	YES[4]	YES[4]
FX-H (Form-Based High)	NO	NO	YES[4]

This table is provided as a convenient reference of zoning district use standards. It does not contain the complete requirements of Dunedin's Land Development Code.

Footnotes:

1. To operate a Bed and Breakfast (Must be Owner-Occupied) within any multi-family (MF) zoning district, a Conditional Use Permit must be approved by the Board of Adjustment and Appeal (BAA).
2. Bed and Breakfast Inn Only (Must be Owner-Occupied).
3. Bed and Breakfast Inn Only (Must be Owner-Occupied) with Zoning Administrator approval.
4. Future Land Use Plan category must allow transient use.

You can check the zoning district designation of any property in Dunedin at:
https://dunedin-gis.maps.arcgis.com/apps/webappviewer/index.html?id=5590c8f613394a9c99b83960b839ef5c