



City of Destin
 Community Development Department
Planning Division
 4200 Indian Bayou Trail, Destin, FL 32541
 Phone (850) 837-4242 • Fax (850) 650-0693

ZONING
 DISTRICT
 FACTSHEET

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. (LDC 7.12.05)

RECREATION

(REC)

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.

Table 7-2: Table of Allowable Uses (excerpt from LDC 7.12.06)

PERMITTED USES:

NAICS Use Designations

4851	Urban transit systems	P
4582	Interurban and rural bus transportation	P
5172	Wireless telecom carriers (except satellite)	P ⁽¹⁵⁾
712	Museums, historical sites, zoos, and parks ⁽¹⁰⁾	P
713110	Amusement and theme parks	P
713120	Amusement arcades	P
713910	Golf courses and country clubs	P
713940	Fitness and recreational sports centers	P
713950	Bowling centers	P
713990	All other amusement and recreation industries	P

CONDITIONAL USES: None

Footnotes:

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

Table 7-3: Schedule of Dimensional Requirements in Zoning Districts (excerpt from LDC 7.12.08)
 (all dimensions in feet)

Recreation (REC)		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories	Tier 1	35/3
	Tier 2	N/A
	Tier 3	N/A
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)	Tier 1	N/A
	Tier 2	N/A
	Tier 3	N/A
Maximum Floor Area Ratio	Tier 1	.20
	Tier 2	N/A
	Tier 3	N/A
Minimum Open Space (%)	Tier 1	25%
	Tier 2	N/A
	Tier 3	N/A

Footnotes: None