



ZONING 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)

CONSERVATION (CON) (excerpt from LDC 7.12.06.Q)

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.

Dimensional Requirements in CON (excerpt from LDC 7.12.08)

Conservation (CON)		
Dwelling Units		None
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%

Footnotes:

None.

Allowable Uses in CMU-V (excerpt from LDC 7.12.06)

PERMITTED USES:

NAICS Use Designations
 4453 Passive recreation ⁽¹¹⁾

CONDITIONAL USES:

None.

Footnotes:

11 Passive recreation includes the following as accessory uses: beach accessways, such as dune walkovers, parking lots, docks, and restroom facilities 04.A

For more information please contact:

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