



**City of Destin**  
Community Development Department  
**Planning Division**  
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# 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)

## CONSERVATION (CON)

**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.

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

**PERMITTED USES:**

NAICS Use Designations	
	Passive recreation <sup>(11)</sup>
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**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.

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

<b>Conservation (CON)</b>		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories	Tier 1	15/1
	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	.05
	Tier 2	N/A
	Tier 3	N/A
Minimum Open Space (%)	Tier 1	80%
	Tier 2	N/A
	Tier 3	N/A

**Footnotes:** None