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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)

## INSTITUTIONAL (INST)

**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.

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

**PERMITTED USES:**

**NAICS Use Designations**

221119	Wind electric power generation	P
221122	Distribution electric substation <sup>(16)</sup>	P
2212	Natural gas distribution	P
2213	Water, sewage and other systems	P
4533	Used merchandise stores	P (8)(13)
4851	Urban transit systems	P
4852	Interurban and rural bus transportation	P
4854	School and employee bus transportation	P
491	Postal service	P
5172	Wireless telecom carriers (except satellite)	P <sup>(15)</sup>
6111	Elementary and secondary schools	P
6112	Junior colleges	P
6113	Colleges and universities	P
6114	Business, computer and management training	P
6115	Technical and trade schools	P
6116	Other schools and instruction	P
6117	Educational support services	P
622	Hospitals	P
6231	Nursing care facilities	P

6232	Residential mental health facilities	P
6233	Community care facilities for the elderly	P
6239	Other residential care facilities	P
624	Social assistance	P
6244	Child day care services	P
712	Museums, historical sites, zoos, and parks <sup>(10)</sup>	P
713990	All other amusement and recreation industries	P
812930	Parking lots and garages (public & private)	P
813	Membership associations and organizations	P
8131	Religious organizations	P
921	Executive, legislative and general government	P
922	Justice, public order, and safety activities	P
923	Administration of human resource programs	P
924	Administration of environmental programs	P
925	Administration of housing programs, urban planning	P
926	Administration of economic programs	P
927	Space research and technology	P
928	National security and international affairs	P

**CONDITIONAL USES:**

562	Waste management and remediation services	C
621	Ambulatory health care services	C <sup>(14)</sup>

**Footnotes:**

- 8** Must meet minimum distance separation requirements; refer to the definition of the use in Article 3 of the Land Development Code.
- 10** Zoos are only allowed in the Industrial zoning district.
- 13** Used merchandise stores are restricted to only those that are classified as a nonprofit business

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.

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

<b>Institutional (INST)</b>		
Dwelling Units		
Minimum Lot Area (square feet)		None
Minimum Lot Size	Width	None
	Depth	None
Maximum Building Height / Stories		35 <sup>2</sup> / <sub>3</sub> stories
Setbacks	Front	None
	Side	None
	Rear	None
Maximum Density (units per acre)		N/A
Maximum Floor Area Ratio		1.30
Minimum Open Space (%)		25%

**Footnotes:** None