



Future Land Use Map Category and Zoning District Guide

Development Services Department – Planning & Zoning Division
501 Harrison Avenue, 2nd Floor, Room 217, Panama City, FL 32401

Phone: 850-872-3025 | Email: planning@panamacity.gov | Website: www.panamacity.gov

The purpose of this guide is to outline the Future Land Use Map categories established in the City of Panama City Comprehensive Plan and the Zoning Districts established in the Unified Land Development Code (ULDC). The guide depicts each Future Land Use Map category (**bold**) and each zoning district that implements it. Applicants requesting a new zoning district implementing a different category will need to apply for both a Comprehensive Plan/Future Land Use Map amendment and a rezoning. For example, a request from Residential-1 (R-1) to General Commercial-1 (GC-1) will require both a Future Land Use Amendment and rezoning. Applicants who seek a new zoning district implementing the same land use category will need to apply for a rezoning. For example, a request from Residential-1 (R-1) to Residential-2 (R-2) requires only a rezoning since the Future Land Use category is implemented by both districts and would not change. Applicant's seeking to annex property into the City limits are required to apply for an annexation, Future Land Use Map amendment and rezoning concurrently.

Preservation
Preservation (P)
Recreation
Recreation (REC)
Silviculture
Silviculture (SIL)
Public Institutional
Public Institutional (P/I)
Residential
Residential-1 (R-1) Residential-2 (R-2)
Urban Residential
Urban Residential-1 (UR-1) Urban Residential-2 (UR-2)
Mixed Use
Manufactured Home-1 (MH-1) Mixed Use-2 (MU-2) Mixed Use-3 (MU-3)
Downtown District
Downtown District (DTD)
Neighborhood Planning Area District
Neighborhood Residential (NR) Neighborhood General (NG) Neighborhood Downtown (ND)
General Commercial
General Commercial-1 (GC-1) General Commercial-2 (GC-2)
Industrial
Light Industrial (LI) Heavy Industrial (HI)