

How are the Comprehensive Plan and Land Development Code related?

Comprehensive Plan Is a Policy Document

The Comprehensive Plan is the **policy document** that establishes the **long-term vision for growth and development** throughout Walton County. The Comprehensive Plan serves as the guide for what is in the Land Development Code.

It contains goals, objectives, and policies that provide **broad guidance on land use** and in the form of a Future Land Use Map (FLUM) which provides a general guide of what type of land uses should be developed in within unincorporated Walton County Planning Areas: (North Walton, North Central Walton, South Central Walton and South Walton).

The FLUM is comprised of a list of future land use categories that describe, in general for each category, the type of land use, the residential density (dwelling units per acre or lot), nonresidential intensity (floor area ratio – how much building square footage on a property), impervious surface ratio (how much development can occupy the surface of a property) and some applicable development criteria.

NOTE: *Since specific types of uses and development standards are regulatory items, they were relocated from the Comprehensive Plan to Chapter 2 of the Land Development Code.*

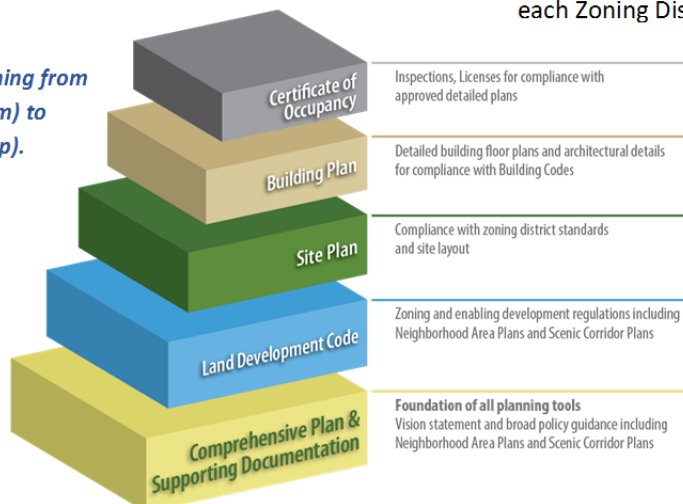
Land Development Code Is a Regulatory Document

The Land Development Code (LDC) is a **regulatory document** which by law, one is required to be in compliance with the code. The LDC serves as a tool used to implement the goals, objectives and policies in the Comprehensive Plan.

Chapter 2 of the LDC contains **development regulations** currently titled Land Use Districts. This **update rebrands the title of Land Use Districts to Zoning Districts.** The Zoning District chapter contains:

- Location of each Zoning District within Walton County Planning Areas (North Walton, North Central Walton, South Central Walton and South Walton)
- The corresponding FLUM Category associated with each Zoning District
- Zoning Districts standards:
 - Allowed uses (permitted and conditional)
 - Residential density
 - Nonresidential intensity
 - Impervious Surface Ratio
 - Special development standards
- Density Bonus Program
- Categories of Uses and corresponding table identifying permitted or conditional uses within each Zoning District

Hierarchy of Land Use Planning from Comprehensive Plan (bottom) to completed development (top).





Phase 2: Comprehensive Plan Future Land Use Element Update & Chapter 2, Zoning Districts of Land Development Code Update

How are the Future Land Use Map (FLUM) Categories and Zoning Districts proposed to change?

- The Comprehensive Plan Future Land Use Map Categories are consolidated and broadened to reflect the policy intent of the Comprehensive Plan
- Land Use Districts are rebranded as Zoning Districts and are the same as existing Land Use Districts except for five Districts.

Comprehensive Plan Future Land Use Map (FLUM) Categories		Land Development Code Zoning Districts
<ul style="list-style-type: none"> ■ The alternating colors below illustrate which existing FLUM Categories are bundled and renamed as proposed FLUM categories. 		<ul style="list-style-type: none"> ■ Zoning Districts are the same as previous Land Use Districts except in five (5) cases ■ Changes to Zoning Districts are highlighted in grey below
Existing	Proposed	
Large Scale Agriculture	Large Scale Agriculture	Large Scale Agriculture (LSA)
General Agriculture	General Agriculture	General Agriculture (GA)
Estate Residential	Estate Residential	Estate Residential (ER)
Rural Residential	Rural Residential	Rural Residential (RR)
Rural Low Density		Rural Low Density Residential (RLD)
Rural Village		Rural Village (RV)
Conservation Residential 1/10	Conservation Residential	Conservation Residential 1/10 (CR 1/10)
Conservation Residential 1/2.5		Conservation Residential 1/2.5 (CR 1/2.5)
Conservation Residential 2/1		Conservation Residential 2/1 (CR 2/1)
Urban Residential	Residential	Urban Residential (UR)
Residential Preservation		Residential Preservation (RP)
Low Density Residential		Low Density Residential (LDR)
Neighborhood Infill Projects		Neighborhood Infill (NI)
General Commercial	Commercial	General Commercial (GC)
Neighborhood Commercial		Neighborhood Commercial (NC)
Business Park		Business Park (BP)



Phase 2: Comprehensive Plan Future Land Use Element Update & Chapter 2, Zoning Districts of Land Development Code Update

Comprehensive Plan Future Land Use Map (FLUM) Categories		Land Development Code Zoning Districts	
<ul style="list-style-type: none"> The alternating colors below illustrate which existing FLUM Categories are bundled and renamed as proposed FLUM categories. 		<ul style="list-style-type: none"> Zoning Districts are the same as previous Land Use Districts except in five (5) cases Changes to Zoning Districts are highlighted in grey below 	
Existing	Proposed		
Small Neighborhood	Mixed Use	Small Neighborhood (SN)	
Traditional Neighborhood Development		Traditional Neighborhood Development (TND)	
Coastal Center		Coastal Center (CC)	
Coastal Center Mixed Use		Existing Mixed Use Centers (MU) District contained subset for three (3) types of Mixed Use Centers that are now separate Districts.	Coastal Center Mixed Use (CCMU)
Village Mixed Use			Village Mixed Use (VMU)
Town Center: Contained subsets: Town Center 1 Town Center 2			Town Center 1 (TC-1)
Coastal Village 1		Existing Second Town Center (TC2) District removed. As a Planned Unit Development (PUD) the Second Town Center is relocated to Special Planning Areas chapter of the LDC	
Resort: Identified on Future Land Use Map as Court Ordered Overlay		Coastal Village-1 (CV-1)	
Extractive Uses		Resort (R)	
Industrial		Industrial and Extractive Uses	Extractive Uses (EU)
Light Industrial	Existing Industrial (ID) District now redundant. Incorporated into the Light and Heavy Industrial Districts		
Heavy Industrial	Light Industrial (LI)		
Conservation	Conservation	Heavy Industrial (HI)	
Parks and Recreation	Parks and Recreation	Conservation (CON)	
Public Facilities	Public Facilities and Institutional	Parks and Recreation (PR)	
Institutional		Public Facilities (PF)	
Black Creek / Neighborhood Planning Area	Black Creek / Special Planning Area	Black Creek Low Density Residential (BCLDR) Black Creek Mixed Use Residential (BCMUR) Black Creek Rural Town Center (BCRTC)	
Development of Regional Impact (DRI), Mixed Use	DELETED A DRI is development with a particular impact not a land use category.	Development of Regional Impact Mixed Use (DRI-MU) removed. DRI is development with a particular impact not a district.	
Bay-Walton Sector Plan	Bay-Walton Sector Plan	N/A	



Phase 2: Comprehensive Plan Future Land Use Element Update & Chapter 2, Zoning Districts of Land Development Code Update

Land Development Code Frequently Asked Questions

What key changes are proposed to Chapter 2, Zoning District of the LDC?

- Each District contains a consistent structure / format for information; creates predictability
- Relocate the regulatory items like specific uses and development standards from the Comprehensive Plan's Land Use Element to the regulatory document, the LDC Zoning Districts.
- Land Use Categories permitted by Zoning District Table added as reference table for ease of use
- Density Bonus program consolidated in single location for ease of use

Why Zoning?

- Industry-standard regulatory tool for guiding future development
- Ensures sound land management and orderly development throughout Walton County
- A tool that assists in implementing the community goals and objectives of a Comprehensive Plan
- ***MOST IMPORTANTLY!*** Provides flexibility to implement the Comprehensive Plan land use vision while respecting the unique conditions of differing community areas throughout the county by implementing one or more Zoning Districts within a single FLUM Category

What are the components of zoning?

- Zoning, through Zoning Districts, establishes uses and standards applicable to various geographic areas throughout Walton County
- Zoning uses are characterized into **Primary Uses Allowed** and **Conditional Uses Allowed**:
 - **Primary Uses Allowed:** Uses that can be authorized administratively by the Planning and Development Services Department. Development exempted from the designation of Minor Development and development deemed as Minor Development are a Primary Use for the purpose of the development review process.
 - **Conditional Uses Allowed:** Uses which may be allowable within a district subject to the provisions of one or more additional sections of the Code. Each conditional use may have additional development conditions which may be imposed or additional approval process which may be required, during the development approval process. Development deemed as Major Development is a Conditional Use for the purposes of the development review process.



Phase 2: Comprehensive Plan Future Land Use Element Update & Chapter 2, Zoning Districts of Land Development Code Update

What are the benefits of these changes?

- **Eliminates items that were in Conflict** between the Comprehensive Plan and the LDC by making the Policy guidance in Future Land Use Element more clear and concise by relocating regulatory language to LDC
- Consolidating all the FLUM Categories into one Walton County Planning Areas table makes it **easier to navigate** through the Comprehensive Plan
- **Comprehensive Plan serves its intended purpose as policy guidance** so that the public can refer to LDC for day-to-day regulatory development standards
- Consolidating development regulations in LDC **reduces risk of interpretation**
- Rebranding Land Use Districts to Zoning Districts helps make them more distinct from FLUM Categories which **reduces confusion of policy versus regulatory**
- Standardizing the organization of information in Zoning Districts increases predictability for finding information relative to each Zoning District and **makes it more user friendly**