Chapter 2. Zoning Districts

CHAPTER II. LAND USE ZONING DISTRICTS

2.00.00. GENERALLY

In order to ensure that all development is consistent with the goals and objectives of the comprehensive plan, it is necessary and proper to establish a series of zoning districts to establish use and bulk regulations that control the use of land in each district consistent with this chapter. All development within each zoning district shall be consistent with the purposes stated for that district. Additional regulations applicable to each Special Planning Area, Sector Plan Area and for Planned Unit Developments are hereby provided in Chapter 16 of this Code.

2.00.01. Purpose and Intent.

The purpose of this chapter is to describe the specific uses and restrictions that apply to the land use districts established in the land use element of the Walton County Comprehensive Plan. These regulations are intended to allow development and use of property only in compliance with the goals, objectives, and policies of the County as expressed in the Walton County Comprehensive Plan.

(Ord. No. 2007-S2, § 2, 12-11-07)

The County is divided into districts of such number, shape, characteristics, area, common unity of purpose, adaptability, or use as will accomplish the objectives of the Comprehensive Plan and this Code.

2.01.00. LAND USE ZONING DISTRICTS ESTABLISHED

2.01.01. Generally.

The unincorporated portion of Walton County shall be divided by this Code into Zoning Districts, the boundaries and designations of which shall be shown on a map, covering the entire unincorporated area of Walton County, and identified as the Official Zoning Map of Walton County, hereafter referred to as the Official Zoning Map. The Official Zoning Map shall identify Planning Areas within Walton County:

- North Walton County;
- North Central Walton County;
- South Central Walton County; and
- South Walton County.

A. No structure or land in the county shall hereafter be developed, used or occupied unless expressly authorized in a zoning district in this Code.

B. Uses not specifically listed herein as a permitted or conditional use are prohibited, unless the director of planning and development services determines by written interpretation that the proposed use exhibits similar characteristics to a listed permitted use, in which case the proposed use shall be permitted in the same manner as the use with similar characteristics.

C. Accessory uses as permitted within each zoning district shall be consistent with the definition of accessory uses as set forth in Chapter xx of this Code.
## 2.01.02. List of Zoning Districts Exclusive to North, North Central, and South Central and their applicability to Walton County Planning Areas.

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>North Walton County</th>
<th>North Central Walton County</th>
<th>South Central Walton County</th>
<th>South Walton County</th>
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<td>General Agriculture (GA)</td>
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<tr>
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</table>
## Chapter 2. Zoning Districts

### 2.01.03. Table of Zoning Districts Allowable in Each Future Land Use Map Category.

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<thead>
<tr>
<th>Future Land Use Map Category</th>
<th>Implementing Zoning District(s)</th>
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<tr>
<td>Large Scale Agriculture</td>
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<td>Rural Village (RV)</td>
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<td>Black Creek Mixed Use Residential (BCMUR)</td>
</tr>
<tr>
<td></td>
<td>Black Creek Rural Town Center (BCRTC)</td>
</tr>
</tbody>
</table>

### 2.01.04 Official Zoning Map

A. The Official Zoning Map, together with all lawfully adopted explanatory material shown thereon or therewith, is hereby adopted by reference and declared to be part of this Code.

B. Other supplements, in the form of maps, indices, guides, illustrations, records, reports, interpretive material and standards, may be officially adopted, directly or by reference, to facilitate administration and public understanding of the Official Zoning Map or of regulations adopted for the zoning districts or other division established thereby.
Chapter 2. Zoning Districts

2.01.05 Zoning District Boundaries

A. For the special purposes set out below, where boundaries and designations are not shown directly on the basic map, they shall be indicated by overlays to such map or as separate maps. Overlays or separate maps shall have the same force and effect as the basic zoning map.

B. A district symbol or name shown within district boundaries in the Official Zoning Map indicates that district regulations pertaining to the district extend throughout the whole area surrounded by the boundary line, except as otherwise specifically provided.

C. Where uncertainty exists as to boundaries of districts, or other areas delineated for regulatory purposes in the Official Zoning Map, the following rules shall apply:

1. Boundaries indicated as approximately following the centerlines of streets, alleys, rights-of-way, or easements shall be construed as following such centerlines as they exist on the ground (except where variation of actual location from mapped location would change the zoning status of a lot or parcel, in which case the boundary shall be so interpreted as to avoid such change). In the event of vacation, the boundary shall be construed as remaining in its location except where ownership of the vacated property is divided other than at the center, in which case the boundary shall be construed as moving with the ownership. However, existing right-of-way is not subject to zoning regulations unless vacated.

2. Boundaries indicated as approximately following boundaries of streets, alleys, other public or private property lines, rights-of-way, or easements shall be construed as following such boundaries, except where variation of actual location from mapped location would change the district status of a lot or parcel, in which case the boundary shall be so interpreted as to avoid such change.

3. Boundaries indicated as approximately following mean high waterlines or centerlines of river, canals, lakes, bays, or other bodies of water shall be construed as following such mean high waterlines, or centerlines. If said mean high waterline or centerlines changes, the boundary shall be construed as moving with the change, except where moving would change the district status of a lot or parcel, in which case the boundary shall be interpreted in such manner as to avoid such change.

4. Boundaries indicated as approximately parallel to or extensions of features described in Paragraphs 1, 2 and 3 above, shall be construed as being parallel to or extensions of such features.

5. Where distances are not specifically indicated on any map in the Official Zoning Map, they shall be determined by reference to the scale of the map.

6. Boundaries indicated as entering any body of water, but not continuing to intersect with other zoning boundaries or with the limits of the jurisdiction of the County, shall be construed as extending, in the direction in which they enter the body of water, to intersect with other zoning boundaries or with the limits of County jurisdiction.
Chapter 2. Zoning Districts

2.02.00 ZONING DISTRICTS ESTABLISHED

Land use districts for the County are established in the Future Land Use Element (FLUE) of the Comprehensive Plan, including the Future Land Use Map (FLUM). The land use districts defined in the Future Land Use Element and delineated on the Future Land Use Map shall be the base determinants of permissible activities on any parcel in the unincorporated area of Walton County. This section describes specific uses which are allowed or prohibited in each district and provides special conditions or restrictions which may apply to all development activity within each district. Note: There may be other limitations on the type or intensity of use allowed within any of these districts beyond those described in this Chapter. These additional factors are similarly described in Chapters IV.4, and V.5 and 13 of this Code. Generally, the following apply:

A. Primary Land Uses Allowed. This section defines and prescribes the specific categories of uses allowed within each land use district described in the Comprehensive Plan and this Code. The specific types of uses allowed in each category are listed in Subsection 2.01.04 Section 2.03.00 of this Section Chapter.

B. Accessory Uses and Structures Allowed. Accessory structures and uses are allowed in any land use district in connection with any lawfully existing primary use, subject to the requirements of this Code. All accessory structures or uses shall meet the requirements for the land use district in which the structure or use is located.

C. Conditional Uses Allowed. This section describes uses which may be allowable within a district subject to the provisions of one or more additional sections of the Code. Each conditional use listed will reference the additional development conditions which may be imposed or additional approval process which may be required, during the development approval process.

Any specific conditions or process provided here will be in addition to all other permitting application requirements and development conditions required in other sections of this Code.

D. Interpretation of Use Regulations. Whenever a use is not specifically mentioned as allowable, accessory or conditional in Subsections 2.01.03 or 2.01.04, either the Commission or its delegatee, the Planning and Zoning Director, shall make a determination as to whether the proposed use is of the same general type as the uses specifically allowed in the land use district. In making such a determination, the Planning and Zoning Director shall be guided by the goals, objectives and policies of the Walton County Comprehensive Plan and this Code.

E. Local Utility Infrastructure. Utility services infrastructure such as potable water distribution lines, sanitary sewer collection systems, drainage facilities, electrical and natural gas distribution systems, police and fire stations, public works maintenance facilities, and road facilities which are necessary to provide essential public and utility services to a local commercial area or residential area may be sited in any land use zoning district. subject to the location criteria and permitting process provided in this Code.

F. Home Occupations. Within any land use district classified as residential, a home occupation as defined in this Code shall be allowed in a bona fide dwelling unit provided that the home occupation is clearly incidental and subordinate to the use of the property for residential purposes, does not change the outside appearance of the residential unit, does not occupy more than 25 percent of the total floor

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area of the residence, must be within the primary dwelling units on a site, does not result in an increase in expected traffic, and does not create a nuisance in relation to neighboring residential properties.

**G. Manufactured Housing.** 1. Manufactured homes built in compliance with the HUD code or built under the Florida Manufactured Building Act and certified by the Florida Department of Community Affairs Department of Business and Professional Regulation as complying with the structural requirements of the Standard Building Code shall be allowed to locate in all residential land use districts.

**H. Existing Lots of Record Provisions.** None of the provisions of this section preclude the development of a single family dwelling unit on an individual lot of record existing as of the November 7, 1996, on a private well and/or septic tank which comply with the other regulatory requirements of this Code and applicable state law, if central sewer or water service is unavailable. The boundaries of qualifying lots of record may be adjusted to provide for more efficient and/or workable development plans where two or more of these lots are contiguous only if established density does not increase and established type of development does not change.

**I. Division of Family Farms.** The division of land used as a family farm shall be exempt from the agricultural and silvicultural density requirements set forth in this Code provided that all other applicable requirements of this Code are met and the newly created parcel is conveyed to a member of the property owner’s immediate family.  
(Ord. No. 2007-52, § 2, 12-11-07)

### 2.01.02. Land Use Districts.
The land use districts created for the County are as follows:

**A. Large-Scale Agriculture—LSA.**

**B. General Agriculture—GA.**

**C. Estate Residential—ER.**

**D. Rural Low Density Residential—RLD.**

**E. Rural Residential—RR.**

**F. Rural Village—RV.**

**G. Urban Residential—UR.**

**H. General Commercial—GC.**

**I. Conservation Residential—CR.**

**J. Neighborhood Planning Areas—NPA.**

**K. Coastal Center—CC.**

**L. Mixed Use Centers—MU.**

**M. Coastal Village—CV.**

**N. Business Park—BP.**
Chapter 2. Zoning Districts

O. Industrial—ID.
P. Light Industrial—LI.
Q. Heavy Industrial—HI.
R. Court Ordered Overlay District—COO.
S. Public Facilities—PF.
T. Institutional—INST.
U. Parks and Recreation—PR.
V. Conservation—CON.
W. Black Creek Neighborhood Planning Area—BC/NPA
X. Neighborhood Commercial—NC.
Y. Low Density Residential—LDR.
Z. Development of Regional Impact—Mixed Use—DRI-MU.
AA. Extractive Uses—EU.
BB. The Second Town Center—TC2.
CC. Resort—R.


2.01.03. Allowable Uses and Density Allocations for Each District.

The County intends for each of these specific districts to address a particular identified class of need for use of the lands within the unincorporated areas of the County. Each of the following subsections will list the categories of primary uses which the County considers to be appropriate and allowable in each district, restrictions on density and/or intensity of development allowable within each district, specific conditions applicable to development within each district, required setbacks, if any, which are applicable to development within each district and specific buffering requirements, if any, which are applied to development within each district.

A. 2.02.01 Large-Scale Agriculture (LSA): This district includes areas now used and appropriate for continued use primarily in large-scale agricultural and silvicultural activities, including timber production.

A. Location Criteria:

Located in rural areas not served by central water or sewer facilities or located within utility service boundaries. Located predominantly in North, North Central and South Central Walton or rural areas not served by central water or sewer facilities and generally outside utility service boundaries including the South Walton Planning Area.
Chapter 2. Zoning Districts

1-B. Primary Uses Allowed:

- **Agricultural**
- **Silvicultural**
- **Community Uses**
- **General Agricultural Residential**
- **Functional Agriculture Related Non-Residential**

1. **Agriculture and Functionally Related Uses** including silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; horses, ponies and other animals; bee keeping; orchards; plant nurseries; general stores and feed stores; cemeteries and mausoleums; special care housing for less than 8 residents including group homes, congregate care homes, assisted living facilities, and foster homes; veterinary offices and animal hospitals with outside kennels; kennels and other animal boarding facilities; dog and domestic animal parks; rural home industry/occupations; agricultural manufacturing; and structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlors and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated wastewater land application disposal. Agricultural uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those uses are directly associated with the principal agricultural use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, campgrounds, eco and agri tourism related uses, retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, private clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

2. **Community facilities and services**, including places of worship, community centers, public or private schools, libraries day care centers, and infrastructure supporting the area.

3. **Single Family Residential**

C. Accessory Uses and Structures Allowed:

1. **Borrow pits and extraction of** for fish ponds are an allowed use within this zoning district so long as the excavated materials are not sold or transported offsite, but are retained permanently onsite and utilized solely in aid or support of onsite agricultural, aquacultural, or silvicultural activities.

2. **D. Conditional Uses Allowed:**

1. **Platted Residential Subdivisions**, subject to the limitations provided in number 7 below.

   1. Communication towers subject to the limitations and approval process provided in this Code.
   2. **For lots of five (5) acres or more**, a home occupation may occupy an accessory structure onsite. An accessory structure housing a rural home occupation may not exceed two thousand (2,000) square feet. Buffers may be required where adjacent to residential areas.
Chapter 2. Zoning Districts

3. E. Residential Density Allowed: The maximum residential density allowed within this district is one (1) unit per forty (40) acres (1 unit/40 acres).

1. For lots of record, as of November 7, 1996, of twenty (20) acres or less, gross density for residential use shall be allowed at a density not to exceed one (1) dwelling unit per two and one-half (2.5) acres.

2.1. Residential units may be clustered to lots as small as one-half (.5) acre, as long as the gross density is not exceeded and provided that a conservation easement, plat, deed restriction, or other similar legal instrument is recorded that shows the remainder of the property from which densities are transferred for clustering, as a permanent open space tract reserved exclusively for agricultural, silvicultural, passive recreation, or conservation.

3.2. Division of family homestead or the placement of additional residential units on a farm parcel for family members shall be governed by the provisions of §163.3179, F.S., and Policy L-1.11.4 of the Comprehensive Plan.

4.3. All land uses in Large Scale Agriculture (LSA) shall be developed and operated to ensure compatibility with surrounding land uses in accordance with Chapter 5 of this Code and related policies.

4. F. Nonresidential Intensity Allowed: The maximum intensity for any nonresidential development within this district is a floor to area ratio of 0.30 (30%) 0.25 (25%) and an impervious surface area ratio of 0.30 (30%) of the total land area of the parcel or lot proposed for development.

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. G. Special Development Standards within this District:
   a. Residential Subdivisions: The subdivision of parcels within all lands in the unincorporated areas of the County which are designated under this district shall not result in the creation of more than 50 new building lots during any calendar year.
   b. 1. Open Space: For both residential and nonresidential uses within this district, seventy percent (70%) of the development site must be retained in open space. Within this district, open space is the amount of the site that is devoted to passive recreation, resource protection, amenity and/or landscaped buffers. Open space shall include pervious areas only, including: lawns, storm water retention ponds, passive recreation areas and parks, wooded areas, and water courses. Open space does not include impervious surfaces such as driveways, parking lots, or other surfaces designed or intended for vehicular travel.

8. Workforce/Affordable Housing Density Bonus: Workforce/Affordable housing density bonuses are not applicable to this land-use designation.

9. 2.02.02 General Agriculture (GA): This mixed use district is intended to support rural development characterized by smaller-scale agricultural activities, including timber production and limited supporting commercial activities. Low density residential subdivision development is allowed subject to specific
Chapter 2. Zoning Districts

open space/clustering requirements. The General Agriculture district includes rural areas suitable for small-scale agricultural activities, including timber production.

A. Location Criteria:

Located predominantly in North, North Central and South Central Walton Planning Areas or rural areas not served by central water or sewer facilities and generally outside utility service boundaries including the South Walton Planning Area.

B. Primary Uses Allowed:

- Agricultural
- Silvicultural
- General Agricultural Residential
- Functional Agriculture Related Non-Residential
- Civic Uses
- Reclaimed Water Disposal Facilities. The additional criteria and approval process subject to the requirements for major development provided in Chapter 11 of this Code.

1. Agriculture and Functionally Related Uses including silviculture; horticulture; aquaculture; crop production; pasture lands; livestock; horses, ponies and other animals; bee keeping; orchards; plant nurseries; general stores and feed stores; cemeteries and mausoleums; special care housing for less than 8 residents including group homes, congregate care homes, assisted living facilities, and foster homes; veterinary offices and animal hospitals with outside kennels; kennels and other animal boarding facilities; dog and domestic animal parks; rural home industry/occupations; agricultural manufacturing; and structures and facilities necessary to agricultural production activities, including barns, sties, pens, corrals, stables, greenhouses, milking parlor and dairies, feedlots, silos, and other substantially similar facilities and Structures whether for the primary Use or accessory to agricultural activity. Also included is treated wastewater land application disposal. Agricultural uses may also include, farm worker housing, and residences for the farm owner, operator, or caretaker, where those uses are directly associated with the principal agricultural use of the land. Bed and Breakfast establishments limited to a maximum of ten (10) rental units, campgrounds, eco and agri tourism related uses, retreats limited to a maximum of ten (10) rental units and not exceeding an overnight occupancy of twenty (20) persons, private clubs, dude ranch, riding academy, hunting camps, game preserves, wildlife preserves, outdoor events, outdoor arenas and outdoor firing ranges, and aircraft landing fields shall be permitted.

2. Rural Home occupations which are clearly subordinate to the residential land use, and occupy no more than twenty-five percent (25%) of the floor area of the residential dwelling on the site. If the lot is a minimum of five (5) acres, the rural home occupation may occupy an accessory structure on the site. An accessory structure housing a rural home occupation may not exceed two thousand (2,000) square feet. Buffers may be required where adjacent to residential areas.

3. Community facilities and services, including places of worship, community centers, public or private schools, libraries day care centers, and infrastructure supporting the area.
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C. Accessory Uses and Structures Allowed:

1. Borrow pits and excavation of/for fish ponds are allowed within this zoning district if the excavated materials are neither sold nor transported offsite, but are retained permanently onsite and utilized solely in aid or support of onsite agricultural, aquacultural, or silvicultural activities.

2. D. Conditional Uses Allowed: Residential Subdivisions, subject to the additional conditions provided in below. Communication towers subject to the limitations and approval process provided in Subsection 5.07.09 of this Code.

3. E, Residential Density Allowed: The maximum allowable density for residential development as a primary use in this district shall be one dwelling unit per ten acres (1 unit/10 acres) gross density.

1. Dwelling units may be clustered on lots as small as one-half (1/2) acre, provided that a conservation easement, plat, deed restriction or other similar legal instrument is recorded to establish the remainder of the property, from which density is transferred, as a permanent open space.

2. Division of a family homestead or the placement of additional residential units on a farm parcel for family members shall be governed by the provisions of §163.3179, F.S. and the Policy L-1.11.4 of the Comprehensive Plan.

3. For lots of record as of November 7, 1996, of twenty (20) acres or less, gross density for residential use shall be allowed at a density not to exceed one (1) unit per 2.5 acres. Residential units may be clustered in accordance with subsection 2 above

4-F, Nonresidential Intensity Allowed: The maximum intensity of development of any commercial use allowed as a secondary or supporting use in this district is a floor to area ratio of 0.30-0.25 (25%) and a maximum impervious surface area ratio (ISR) of 0.30 (30%).

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. G. Special Development Conditions within this District Standards:

a—Residential Subdivisions:

(i) Dwelling units may be clustered on lots as small as one-half acre, provided that a plat is recorded which shows the remainder of the property, from which density is transferred, as a permanent open space tract reserved exclusively for agricultural, silvicultural, or conservation uses.

(ii) For lots of record as of November 7, 1996, of 20 acres or less, base density for residential use shall be allowed at a density not to exceed 1 unit per 2.5 acres. Within these areas, residential units may be clustered so long as the base density for the entire site is not exceeded.
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b.a. Open Space: For both residential and nonresidential uses within this district, seventy percent (70%) of the development site must be retained in open space. Within this district, open space is the amount of the site that is devoted to passive recreation, resource protection, amenity and/or landscaped buffers. Open space shall include pervious areas only, including: lawns, storm water retention ponds, passive recreation areas and parks, wooded areas, and water courses. Open space does not include impervious surfaces such as driveways, parking lots, or other surfaces designed or intended for vehicular travel.

8. Workforce/Affordable Housing Density Bonus: Workforce/Affordable housing density bonuses are not applicable to this land use designation.

E. 2.02.03 Rural Residential (RR): This mixed-use The Rural Residential district includes lands that are in proximity to unincorporated municipalities and other urbanized areas. The purpose for this district is essentially the same as Estate Residential. However, it allows for higher overall residential density. This district allows limited commercial uses and traditional types of subdivisions.

1-A. Location Criteria:

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.

Rural areas transitioning from low density rural toward more suburban densities and uses.

B. Primary Uses Allowed:

- Agricultural
- Silvicultural
- General Agricultural Residential
- Civic Uses
- Residential subdivisions
  1. Single Family Residential, Attached and Detached;
  2. Neighborhood commercial;
  3. Community Facilities and Services; and
  4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

2. D. Conditional Uses Allowed:

1. Functional Agriculture Related Non-Residential subject to Section G the additional conditions of number 7 below.

2. Communication towers subject to the limitations and approval process provided in Subsection 5.07.09 of this Code.
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3. F. Density and Intensity Allowed.

1. Residential Density Allowed: The maximum residential density allowed will be one unit per two and one half acres (1 unit/2.5 acres).

3. F. Nonresidential Intensity Allowed.

4. 1. Non-residential Intensity Allowed: The maximum intensity for non-residential development allowed in this district is a floor to area ratio of 0.50. A maximum FAR of 0.25 (25%) but shall not exceed 5,000 square feet for any non-residential development and a maximum ISR of 0.30 (30%).

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. G. Special Development Conditions within this District—Standards:

a. Commercial Development:

(i) Commercial uses may occupy up to 5% of the total area designated on the FLUM for this District.

(ii) Commercial developments shall be minor scale (less than 3,500 square feet of gross floor area) and consistent with the character of existing neighborhoods and businesses.

2. Neighborhood commercial development other than home occupations is prohibited on interior subdivision streets.

(iii) Commercial development may be located no closer than 1 mile from areas designated as Commercial on the FLUM, and shall be adjacent to improved (paved) collector or arterial roadways.

(iv) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

8. Workforce/Affordable Housing Density Bonus: Workforce/Affordable housing density bonuses are not applicable to this land use designation.

D. 2.02.04 Rural Low Density Residential (RLD): The Rural Low Density district is intended to be a mixed use district which provides residential uses where the predominant lot size is approximately one (1) acre. The intent is to prevent further subdivision into smaller lots that would further degrade water quality from septic tanks, increase densities in Floodplains and Coastal High Hazard Areas or change the character of existing residential areas. The zoning of new areas as Rural Low Density shall be based upon need, and shall be located only in areas suitable for this type of development. This category will be designated in a reasonably compact configuration.

1. A. Location Criteria:

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.
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Areas transitioning from lower density rural areas to more suburban densities and uses, where central water and sewer are available or where they are planned to be available within five (5) years, and where the proposed land use is compatible with the surrounding land uses.

B. Primary Uses Allowed:

- Agricultural
- Silvicultural
- General Agricultural Residential
- Civic Uses
- Residential subdivisions
  1. Single-family detached residential;
  2. Neighborhood commercial including small stores and restaurants up to 10,000 square feet;
  3. Community Facilities and Services; and
  4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.

C. Accessory Uses and Structures Allowed.

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

1. Functional Agriculture Related Non-Residential subject to Section G the additional conditions of number 7 below.
2. Communication towers subject to the limitations and approval process provided in Subsection 5.07.09 of this Code.

E. Residential Density Allowed:

1. The maximum allowable density for residential development is one unit per acre (1 unit/1 acre) when connected to central potable water service. The maximum allowable density is one unit per five acres (1 unit/5 acres) where central potable water is not available.

F. Non-Residential Nonresidential Intensity Allowed:

1. The maximum intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR). A maximum FAR of 0.25 (25%) and a maximum ISR of 0.30 (30%).

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. Special Development Conditions within this District Standards:

   a. Commercial Development:
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(i) Residential uses shall account for approximately 95 percent of the total land area within any area designated on the FLUM for this District. The remaining area may be utilized for related and compatible commercial uses.

(ii) The location of neighborhood commercial land uses shall be limited to collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, except that neighborhood commercial uses may be permitted in areas that are specifically designated and platted for neighborhood commercial uses.

2. Non-residential developments shall be minor scale (less than 5,000 square feet of gross floor area) and consistent with the character and scale of existing neighborhoods and businesses.

(iii) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

8. Workforce/Affordable Housing Density Bonus: Workforce/Affordable housing density bonuses are not applicable to this land use designation.

F. 2.02.05 Rural Village (RV): The Rural Village Future Zoning District is intended to support and encourage a mixture of residential and non-residential uses typical of small rural villages.

This district is a mixed use district which permits predominantly residential development up to a maximum of 2 units per acre:

A. Location Criteria.

This zoning district is applicable to the North, North Central, and South Central Walton Planning Areas.

Areas of reasonably compact configurations that already support small clusters of rural development that are either served by central public water or sewer systems or where such systems are scheduled to be extended within five (5) years.

1. B Primary Uses Allowed:

- Silvicultural
- General Agricultural-Residential
- Civic Uses

- Neighborhood commercial uses provided that the non-residential uses are compatible in scale, use, and intensity with the character of the residential areas

- Residential subdivisions

1. Single Family Residential;

2. Community Facilities and Services;

3. Neighborhood commercial uses provided that the non-residential uses are compatible in scale, use, and intensity with the character of the residential areas; and

4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.
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C. Accessory Uses and Structures Allowed.

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

1. Functional Agriculture Related Non-Residential uses subject to Section G the additional conditions of number 7 below.

E. Residential Density and Intensity Allowable Allowed:

1. Residential Density Allowed: The maximum allowable residential density is two units per acre (2 units/1 acre).

4-F. Non-Residential Intensity Allowed:

1. The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR). A maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. Special Development Conditions within this District Standards:

a. Commercial Development:

(i) Residential uses shall account for approximately 95 percent of the total land area within any area designated on the FLUM for this District. The remaining area may be utilized for related and compatible commercial uses.

(ii) Commercial uses may occupy up to 5% of the total land area designated on the FLUM for this District; however, neighborhood commercial uses shall not occupy more than four percent (4%) of this mix.

(iii) For RV developments less than ten (10) acres, neighborhood commercial land uses are limited to collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, and parcels that are specifically designated and platted for neighborhood commercial use.

(iv) Neighborhood commercial uses may not exceed 10,000 square feet per commercial building.

(v) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

8. Workforce/Affordable Housing Density Bonus: Affordable housing density bonuses are applicable to this land use designation based on the criteria detailed in section 2.04.

C. 2.02.06 Estate Residential (ER): This mixed use district is intended to support uses which are appropriate to development in proximity to unincorporated municipalities and other urbanized areas. The purpose of this district is to direct new rural development toward these more urbanized areas, and away from agriculture areas in order to preserve the working landscape in the Large-Scale and General
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Agriculture Districts. This district allows limited nonresidential uses unrelated to agricultural uses and traditional types of subdivisions with less substantial open space requirements than General Agriculture.

A. Location Criteria.

This zoning district is applicable to the North Central, South Central and North Walton Planning Areas.

This district is intended to support uses which are appropriate to development in proximity to unincorporated municipalities and other urbanized areas.

1. B. Primary Uses Allowed:
   - Agricultural
   - Silvicultural
   - General Agricultural Residential
   - Civic Uses
   - Residential subdivisions

   1. Residential uses: single-family, detached residences, rural subdivisions such as estate, ranchette, conservation, or other subdivision types typical of rural development.

   2. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.

   3. For parcels greater than five (5) acres, supporting agriculture, aquaculture, and silviculture commercial uses shall be limited to the following: kennels and veterinary services, rural neighborhood general or grocery store, feed sales, outdoor recreational activities such as hunting or fishing camps, bait and tackle shops, shooting ranges, and golf courses; travel trailer parks or campgrounds connected to outdoor recreational uses, and riding or boarding stables.

   4. Rural Home Occupations that are clearly subordinate to the residential land use and occupy no more than twenty-five percent (25%) of the floor area of the residential dwelling on site. If the lot is a minimum of five (5) acres, the rural home occupation may occupy an accessory structure on the site. An accessory structure housing a rural home occupation may not exceed two thousand (2,000) square feet. Buffers may be required where adjacent to residential areas.

   5. Civic and public uses with supporting infrastructure.

C. Accessory Uses and Structures Allowed:

   1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

   1. Neighborhood Serving Retail/Service uses subject to the additional conditions provided in number 7 below:

       a. Commercial development may be located no closer than 1 linear mile from each area designated as Commercial on the Official Zoning Map as measured from the closest...
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boundary of the applicable Commercial land use area and shall be adjacent to improved (paved) collector or arterial roadways.
b. Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.
c. Commercial development, other than home occupations, is prohibited on interior subdivision lots.

Communication towers subject to the limitations and approval process provided in Subsection 5.07.09 of this Code.

2. Residential E. Residential Density Allowed:

1. The maximum density for residential development within this district is one unit per five acres (1 unit/5 acres).

F. Nonresidential Intensity Allowed:

4. Nonresidential Intensity Allowed: The maximum intensity for any nonresidential development within this district is a floor to area ratio of 0.30 (30%)  

1. Maximum FAR of 0.25 (25%) and a maximum ISR of 0.30 (30%).

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. G. Special Development Considerations within this District Standards:

a. 1. Commercial Development: Non-residential developments shall be minor scale (less than five thousand (5,000) square feet of gross floor area) and consistent with the character of existing neighborhoods and businesses.

(i) Allowable commercial uses may occupy up to 5% of the total area designated on the FLUM under this district.

(ii) Commercial developments shall be minor scale (less than 3,500 square feet of gross floor area) and consistent with the character of existing neighborhoods and businesses.

(iii) Commercial development may be located no closer than 1 linear mile from each area designated as Commercial on the FLUM as measured from the closest boundary of the applicable Commercial land use area and shall be adjacent to improved (paved) collector or arterial roadways.

(iv) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

(v) Commercial development, other than home occupations, is prohibited on interior subdivision lots.

2. Dwelling units may be clustered on lots as small as one-half (1/2) acre when central water and sewer are not available or smaller than 1/2 acre in cases where central water and sewer are
available, provided that a conservation easement, plat, deed restriction or other similar legal instrument is recorded that establishes the remainder of the property, from which density is transferred, as a permanent open space tract reserved exclusively for agriculture, silviculture, or conservation uses.

\[2.02.07\] Conservation Residential 1 unit/10 acres (CR 1/10): This district includes private, larger tract ownership intended for very low density use and enhancement of natural resource conservation. This classification responds to a variety of circumstances such as limited development potential due to environmental sensitivity, including development constraints caused by the presence of salt marsh, wetlands, or floodplains. Land use is limited to low impact residential usage and activities compatible with natural resource and wildlife conservation.

A. Location Criteria.

This zoning district is applicable to all Planning Areas.

B. Primary Uses Allowed:

1. General Agricultural
2. Residential
3. Parks and Passive Recreational
4. Silviculture

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

1. Residential Subdivisions, subject to the conditions provided in number 7 below.

E. Residential Density Allowed:

1. The maximum density for residential development within this district is one (1) unit per ten (10) acres (1 unit/10 acres).

F. Nonresidential Intensity Allowed:

1. This district does not allow for commercial and industrial commercial uses.

G. Setback Requirements: See Section 5.00.03.

H. Buffering Requirements: See Section 5.01.02.

I. Special Development Conditions within this District Standards:

a. Residential Subdivisions:

(1) Clearance of natural vegetation is allowable on any development parcel consistent with the Comprehensive Plan.
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(iii) b. A minimum open space percentage must be provided consistent with the Comprehensive Plan.

(iii) c. Buildings shall be located on the least environmentally sensitive part of any development parcel site as determined by County staff and shall be subject to the density transfer provisions of section of this Code;

(iv). d. Septic tank drain fields shall not be permitted within wetlands and within wetlands buffer areas or within 100 feet of the shoreline of the Bay, rivers and creeks. As an alternative, aerobic systems may be permitted within the buffer areas if a conventional septic tank cannot be sited on the property in accordance with the provisions of this section, where placement of an aerobic or other alternative treatment system is consistent with Chapter 10 D-6, F.A.C.

8. Workforce/Affordable Housing Density Bonus: Workforce/Affordable housing density bonuses are not applicable to this land use designation.

2.02.08 Conservation Residential 1 unit/2.5 acres (CR 1/2.5): This district includes private, larger tract ownership intended for very low density use and enhancement of natural resource conservation. This classification responds to a variety of circumstances such as limited development potential due to environmental sensitivity, including development constraints caused by the presence of salt marsh, wetlands, or floodplains. Land use is limited to low impact residential usage and activities compatible with natural resource and wildlife conservation.

A. Location Criteria.

This zoning district is applicable to all Planning Areas.

1-B. Primary Uses Allowed:

1. General Agricultural
2. Residential
3. Parks and Passive Recreational
4. Silviculture

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

2-D. Conditional Uses Allowed:

1. Residential Subdivisions, subject to the conditions provided in number 7 below.

3-E. Residential Density Allowed:

1. The maximum density for residential development within this district is one (1) unit per 2.5 acres (1 unit/2.5 acres).
4-F. Nonresidential Intensity Allowed:

1. This district does not allow for commercial and industrial commercial uses.

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. G. Special Development Conditions within this District Standards:

a. 1. Residential Subdivisions:

(i) a. Clearance of natural vegetation is allowable on any development parcel consistent with the Comprehensive Plan.

(ii) b. A minimum open space percentage must be provided consistent with the Comprehensive Plan.

(iii) c. Buildings shall be located on the least environmentally sensitive part of any development parcel site as determined by County staff and shall be subject to the density transfer provisions of section of this Code;

(iv) d. Septic tank drain fields shall not be permitted within wetlands and within wetlands buffer areas or within 100 feet of the shoreline of the Bay, rivers and creeks. As an alternative, aerobic systems may be permitted within the buffer areas if a conventional septic tank cannot be sited on the property in accordance with the provisions of this section, where placement of an aerobic or other alternative treatment system is consistent with Chapter 10 D-6, F.A.C.

8. Workforce/Affordable Housing Density Bonus: Workforce/Affordable housing density bonuses are not applicable to this land use designation.

2.02.09 Conservation Residential 2 units/1 acre (CR 2/1): This district includes private, larger tract ownership intended for very low density use and enhancement of natural resource conservation. This classification responds to a variety of circumstances such as limited development potential due to environmental sensitivity, including development constraints caused by the presence of salt marsh, wetlands, or floodplains. Land use is limited to low impact residential usage and activities compatible with natural resource and wildlife conservation.

A. Location Criteria.

This zoning district is applicable to all Planning Areas.

1-B. Primary Uses Allowed:

1. General Agricultural

2. Residential

3. Parks and Passive Recreational

4. Silviculture
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C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

2-D. Conditional Uses Allowed:

1. Residential Subdivisions, subject to the conditions provided in number 7 below G.

3-E. Residential Density Allowed:

1. The maximum density for residential development within this district is two (2) units per one (1) acre (2 units/1 acre).

4-F. Nonresidential Intensity Allowed:

1. This district does not allow for commercial and industrial commercial uses.

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7- G. Special Development Conditions within this District Standards:

a. 1. Residential Subdivisions:

(i) a. Clearance of natural vegetation is allowable on any development parcel consistent with the Comprehensive Plan.

(ii) b. A minimum open space percentage must be provided consistent with the Comprehensive Plan.

(iii) c. Buildings shall be located on the least environmentally sensitive part of any development parcel site as determined by County staff and shall be subject to the density transfer provisions of section of this Code;

(iv) d. Septic tank drain fields shall not be permitted within wetlands and within wetlands buffer areas or within 100 feet of the shoreline of the Bay, rivers and creeks. As an alternative, aerobic systems may be permitted within the buffer areas if a conventional septic tank cannot be sited on the property in accordance with the provisions of this section, where placement of an aerobic or other alternative treatment system is consistent with Chapter 10 D-6, F.A.C.

8. Workforce/Affordable Housing Density Bonus: Workforce/Affordable housing density bonuses are not applicable to this land use designation.

G-2.02.10 Urban Residential (UR): This district includes areas that constitute reasonably compact additions to urbanized areas surrounding municipalities, which do not constitute significant habitat, wetland, or flood hazard areas, and which are either served by public water or sewer systems, or where such systems are scheduled to be extended within five years. This district allows higher density residential development in more traditional residential subdivisions and provides for a more intensive commercial component in mixed use areas.
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A. Location Criteria.

Areas transitioning from medium rural density toward a more suburban density, where central water and sewer are available or where they are planned to be available within five (5) years.

1. B. Primary Uses Allowed:

   ▲ Residential Subdivisions

   1. Residential, single-family attached and detached dwellings;

   3. Community Facilities and Service; and

   4. Neighborhood serving commercial uses.

C. Accessory Uses and Structures Allowed:

   1. Accessory structures and uses in connection with any lawfully existing primary use.

2. D. Conditional Uses Allowed:

   1. Limited Supporting Neighborhood Commercial, Multifamily, and/or Workforce/Affordable Housing subject to Section G the conditions provided in number 7 below.

   b. Affordable Housing. 2. Multi-family and Workforce/affordable housing sites may be permitted at densities up to 10 dwellings/acre within the UR district subject to the following conditions:

      (i) a. At least 20% of the dwellings are for very low, low, and moderate income workforce housing;

      (ii) b. The development is connected to a public water and sewer system; and

      (iii) c. The buffering requirements of this Code for incompatible uses are required in the setback area if adjacent to single family.

3. E. Residential Density Allowed:

   1. Residential Density allowed: The maximum residential density allowed within this district is four units per acre gross density (4 units/1 acre).

F. Nonresidential Intensity Allowed:

   4. 1. Non-Residential Intensity Allowed: The intensity of non-residential uses shall not exceed a floor area ratio of 50 percent (0.5 FAR). A maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).

5. setbacks requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. F. Special Development Conditions within this District Standards:

   a. Limited Supporting Neighborhood Commercial:
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(i) Neighborhood Commercial development shall ensure compatibility and harmony of scale and character. No more than five percent of the total area designated on the FLUM for the District shall be in limited supporting neighborhood commercial.

(ii) Commercial uses shall not occupy more than ten percent of any specific area designated as UR.

(iii) 1. Commercial uses shall be limited to collectors and arterial road intersections, intersections of subdivision collectors and arterial or collector roads.

(iv) Not more than 15% of the total frontage on both sides of a collector or arterial road shall be occupied by commercial uses within this district.

b. Affordable Housing. Multi-family, Workforce/affordable housing sites may be permitted at densities up to 10 dwellings/acre within the UR district subject to the following conditions:

(i) At least 20% of the dwellings are for very-low, low-, and moderate income workforce housing;

(ii) The development is connected to a public water and sewer system; and

(iii) The buffering requirements of this Code for incompatible uses are required in the setback area if adjacent to single-family.

e.2. Required Utility Services Connections: (i) Connection to central water and sewer systems shall be required for any residential development with a density over 2 dwelling per acre, and for any commercial development, if such service is available within one-quarter (1/4) mile; furthermore, dry lines (water and sewer) shall be installed extending to the closest point on the boundary of the closest existing utility line corridor for such development, if the extension of water or sewer lines to within 1/4 mile of the site is included for completion within five (5) years in the Capital Improvements Plan of the appropriate utility provider.

a.2.02.11 Residential Preservation Areas (RP): This district consists primarily of subdivisions existing as of November 7, 1996, approved development projects which are vested or built out, or recorded platted subdivisions that have infrastructure in place and are substantially built out.

A. Location Criteria.

The intent of this district is to protect the integrity of existing residential subdivisions, therefore it is located predominately where existing residential subdivisions are present.

B. Primary Uses Allowed:

   (i) Primary Uses Allowed within the Category: 1. Development within RP areas is limited to the type, of development that is shown in the approved plat or development order for the proposed area.

C. Accessory Uses and Structures Allowed:

   1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

   Reserved
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E. Residential Density and Intensity Allowed:

(ii) 1. Residential Density Allowed within the Category: Unless specified otherwise on a previously approved development order, the maximum allowable residential density within an area designated RP shall be one dwelling unit per platted lot. The reconfiguration of existing platted lots for sale which does not require a minor re-subdivision as defined in this Code, shall be allowed only to the extent that this stated maximum density is not increased for the subject area.

(iii) F. Non-Residential Intensity Allowed:

within the Category: 1. A maximum FAR of 0.5 (50%) and a maximum ISR of 0.6 (60%). Non-residential uses are not allowed in this district, unless part of a previously approved plat or development order.

(iv) Workforce/Affordable Housing Density Bonus: Affordable housing density bonuses are not applicable to this land use designation.

G. Special Development Standards:

1. Non-residential uses are not allowed in this district, unless part of a previously approved plat or development order.

2. Development within the Residential Preservation District is limited to the type (residential, commercial, etc.), density, and intensity of development that is shown in the approved recorded plat, unexpired development order, or unexpired covenants and restrictions that were duly recorded before November 7, 1996.

3. Neighborhood-commercial projects that were constructed prior to June 1975 may rebuild to their original footprint and height configurations and uses if they are destroyed by fire, hurricane, or other catastrophe;

4. Neighborhood-commercial projects are to be reviewed as major developments and are subject to all requirements for documentation and public notice;

5. Neighborhood commercial projects are conditional uses that are subject to public hearings and review by the Planning Commission and by the Board of County Commission;

6. Neighborhood-commercial development shall be required to submit a compatibility analysis to ensure harmony of scale and character with surrounding development.

7. Neighborhood-commercial projects must abut paved roadways and are prohibited on interior streets in residential subdivisions.

8. To promote vertical mixed uses in South Walton County, neighborhood-commercial establishments are allowed to have living units above them.

¥. 2.02.12 Low Density Residential (LDR): This district is intended to provide for single family residential at low density.
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A. Location Criteria.

This zoning district is applicable to all Planning Areas.

1-B. Primary Uses Allowed:

The following uses are allowed uses within this land use district:

- 1. Single-family duplex and detached homes
- 2. Home occupations may be allowed under the conditions established in Section 6.02.02.

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed: None.

2-E. Residential Density Allowed:

1. Gross density shall not exceed four (4) units per acre. Clustering is encouraged, and may be required by the County, to protect significant habitat and wetlands and to avoid other areas of environmental concern.

3-F. Non-Residential Intensity Allowed: None.

4. Setback Requirements: See Section 5.00.03.

5. Buffering Requirements: See Section 5.01.02. (Ord. No. 2014-07, § 3, 2-25-14)

G. Special Development Standards: None.

b. Infill Projects (IF) 2.02.13 Neighborhood Infill (NI): This district is designed to facilitate compatible development of unplatted or vacant parcels that total ten (10) contiguous acres or less within areas where the majority of the adjacent or surrounding land has been developed.

A. Location criteria:

Assigned to areas of undeveloped, unplatted or vacant parcels surrounded by existing development on two or more sides.

B. Primary Uses Allowed:

1. Single Family Residential

2. Multi Family Residential

3. Publicly Funded Community Services and Facilities

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.
D. Conditional Uses Allowed:

1. Civic uses are not allowed as a primary use but may be approved by the County with a detailed plan and a demonstration of need.

2. Commercial projects shall be limited to neighborhood-serving commercial uses which may be allowed if compatible with the surrounding neighborhood in use, size, character, and scale, and there is a demonstrated need for such development.

3. Neighborhood serving commercial uses shall be governed by Section G.

E. Residential Density Allowed:

1. Densities ranging from two (2) dwelling units per acre up to eight (8) dwelling units per acre, subject to Section G.

F. Nonresidential Intensity Allowed:

2. Non-residential Intensity allowed: A maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).

The maximum intensity for any nonresidential development within this district is a floor to area ratio of 0.50 (50 percent).

Density for residential development shall be determined by considering the compatibility analysis and all other requirements of the Comprehensive Plan and Land Development Code.

(i) Primary Uses Allowed Within the Category:
   a. Residential subdivisions
   b. Community uses
   c. Public Uses

(ii) Conditional Uses Allowed Within the Category: Civic uses are not required but may be approved by the County with a detailed plan and a demonstration of need. New neighborhood commercial uses may be approved in accordance with section 2.01.03.L.4.

(iii) G. Special Development Conditions within this Category Standards:

(aa) 1. New development must show its compatibility with the neighborhood it infills, including the neighborhood’s ultimate size, boundary, and center, and shall be functionally related to the existing pattern of development for that neighborhood and be compatible with any existing development plan. The density and intensity of the proposed development must be compatible with the surrounding densities and intensities and must be supported by the compatibility analysis. In determining the compatibility of the proposed development with the adjacent land uses, buildings, structures, developments, and the surrounding neighborhood, the developer shall be required to submit a compatibility analysis demonstrating the following:

   i. a. that proposed new residential development complements the predominant housing type in the surrounding neighborhood;
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ii. **b.** that proposed structures for residential and non-residential development complement the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building type and style;

iii. **c.** that the proposed development maintains and complements the fundamental development pattern of the surrounding neighborhood, considering lot area, lot dimensions, and lot configuration, as well as the pattern and spacing of lots and buildings;

iv. **d.** that the proposed development maintains a similar density of residential development, intensity of non-residential development, and scale and mass of buildings as found in the surrounding neighborhood;

v. **e.** that the proposed development is consistent with the extent, design, and location of parking, parking access drives, service areas, outside storage, landscaping, and other site features of the surrounding neighborhood, including but not limited to setbacks, buffers, fences, wall, and open space;

vi. **f.** that the hours of operation of proposed non-residential development will be compatible with the hours of operation of the surrounding non-residential uses, if applicable;

vii. **g.** that the proposed development will not create adverse impacts from noise, smoke, exhaust, emissions, dust, lighting, vibration, or odors that are detrimental to the reasonable use or quiet enjoyment of existing development in the surrounding neighborhood; and

For purposes of this compatibility analysis, “surrounding neighborhood” shall be construed as the subdivisions or other developments within one-quarter mile of the infill parcel, with the strongest consideration given to those subdivisions or other developments that are adjacent to the infill parcel.

The county may require that any or all of the following techniques be used in a proposed development to wholly or partially mitigate incompatible impacts:

i. variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare, and/or pollution, and screening of physical features of a proposed development;

ii. variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass, or height;

iii. placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage, or other features with potential negative impacts;

iv. effective transitions of on-site densities, intensities, scale, mass, or height;

v. other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.

(bb)2. New Commercial projects permitted after November 11, 1999, shall be limited to neighborhood-serving commercial uses governed by criteria set forth in Section 2.01.03.L.4 as
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defined in Section 2.03.00.A. Any proposal for expansion of an existing commercial use shall be subject to a detailed plan, including buffers between incompatible uses, interconnections between adjacent parking and access facilities, submission and approvals of a description of all uses including scale and character adjacent to the proposed expansion.

\(2.02.14\) General Commercial (GC): The General Commercial District is intended to provide for general commercial uses that serve the larger community and the traveling public. This category permits a broad range of commercial operations and services. For new GC designation, the proposed location, uses, and development must be compatible with the character and size of the site and the surrounding areas.

\(3\) Infill projects must conform with the following, as applicable:

1. \(a\) Native vegetation must be re-established in the buffer areas of the US 98/331 Scenic Corridor.

2. \(b\) Residential projects within the US 98/331 Scenic Corridor must meet landscaping requirements of the US 98/331 Scenic Corridor Standards.

3. \(c\) Residential projects within 300 feet of C30-A must have bike path connectors.

4. \(d\) Drought-tolerant plant species must be used for landscaping within the Scenic 30-A Corridor buffer.

5. \(e\) New residential developments in the US 33 1/98 Corridor and the Scenic 30-A Corridor must have sidewalks on both sides of new residential streets.

6. \(f\) To promote a traffic grid pattern, streets in new residential subdivisions must be coordinated with and interconnected to the street system of the surrounding area.

7. \(g\) New infill development south of C-30A that is adjacent to [a] single-family residence must set back an additional 10 feet for each story greater than that of the existing single-family residence.

8. \(h\) To promote the compatibility of new infill projects with existing development, the developer must hold a community meeting that will take place following a pre-application conference with the County and before submitting a development order application. Topics covered in community meetings may include — but not be limited to — building heights, building setbacks, and architectural compatibility.

\(4\) Workforce/Affordable Housing Density Bonus: Affordable housing density bonuses are applicable to this land use designation zoning district based on the criteria detailed in Section 2.04. Any development shall meet compatibility criteria established by Walton County.

5. Development transitioning from lower intensities to higher intensities may require additional buffering from adjacent developments to meet compatibility as prescribed in Section 5.01.02.

6. Infill development shall adhere to the site and building design criteria as established in Chapter 5.
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A. Location criteria

1. North, North Central, and South Central Walton -- The GC Zoning District shall be located on parcels or lots fronting arterials, major collectors, or at intersections of major collectors and arterials.

2. South Walton -- The GC Zoning District shall only be located on parcels or lots fronting, and with direct access to, US Highway 98 or US Highway 331, south of the Clyde B. Wells Bridge. An exception to this locational criterion may be made by the Board of County Commissioners for parcels on Goldsby Road within 3,000 linear feet of U.S. Highway 98 if a 1.5 acre Special Land Use Buffer is provided adjacent to existing or allowed residential use on non-state owned lands. Within this 1.5 acre Special Land Use Buffer, stormwater management systems and passive recreation are allowable uses; however, no development infrastructure such as buildings, roads, parking, utilities, etc. are allowed.

   The appropriate size and location of a parcel proposed for designation as General Commercial shall be limited by the nature and intensity of the uses proposed, the proximity of the property to existing neighborhoods and residential areas, and the intensity of existing nonresidential uses in the area.

B. Primary Uses Allowed:

1. Offices, retail, wholesale, lodging, restaurants, shopping centers, medical facilities, commerce parks, fueling or gas stations, repair shops, convenience stores, supermarkets, and other substantially similar business activities.

   Mobile home parks that are licensed by the Florida Department of Health and Rehabilitative Services are reconsidered commercial developments and are to be reviewed as such. A maximum of 12 mobile home units per acre are allowed within any mobile home park.

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

1. Multi-family residential: In order to facilitate the development of workforce and affordable long-term rental housing multi-family apartment complexes may be authorized within a GC development, subject to the following restrictions:

   a. Multi-family apartments are a high density conditional use that require, at a minimum, a showing of need, compatibility with adjacent land uses, and the necessary supporting infrastructure;

   b. Apartment complexes shall be limited to 50% of the area designated GC; and

   c. Apartment complexes may be developed at a density of up to seventeen (17) dwelling units per acre. The determination of the appropriate density shall be site specific, based upon a demonstration that the density proposed is integral but secondary to the general
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...commercial uses, and consistent with the intensity and mix of the general commercial development that is proposed.

d. At least twenty percent (20%) of the dwelling units are for very low, low, and moderate income housing:

E. Residential Density Allowed:

1. No density is assigned to this category, except as otherwise provided in Section 7 below. Up to 17 dwelling units per acre which shall be provided in multifamily apartments and only as a secondary use to the commercial use. Residential uses are subject to the requirements of Section D.

F. Nonresidential Intensity Allowed:

1. A maximum FAR of 1.00 (100%) and a maximum ISR of 0.85 (85%).

G. Special Development Standards:

1. GC developments must be served by central water and sewer facilities;

2. All development within this zoning district shall provide for safe and efficient access and shall be required to meet State and County access management design standards for appropriate driveway spacing, interconnections with adjacent parcels, and shared access to collector and arterial roads.

3. Standards and regulations for compatibility, landscaping, vehicular and pedestrian access, traffic circulation, signage, and building and parking lot orientation contained elsewhere in this Code may be applicable to developments within this district.

X. 2.02.15 Neighborhood Commercial (NC): The purpose of this district is to designate small areas in proximity to residential areas that will allow for a limited group of commercial uses to serve the needs of those residential areas. All neighborhood commercial uses must be designed in use, scale, character, and intensity to be compatible with, and to protect, the abutting and surrounding residential areas.

A. Location criteria

This zoning district is applicable to all Planning Areas at the intersection of arterial/collector, collector/collector, and collector/local paved streets. However, in areas south of the Choctawhatchee Bay and the Intercoastal Waterway, NC districts shall be limited to those intersection areas described above that are within the designated Scenic Corridors. For purposes of this Section, County Road 83 and County Road 283, south of County Road 30-A, shall not be considered as designated Scenic Corridors. This limitation shall not prevent the designation of an existing neighborhood development as NC if such development was lawfully in operation prior to the date of adoption of this amendment, and is an ongoing business, or is a property designated Residential Preservation on the adopted FLUM which is authorized for a non-residential use on a plat or in unexpired covenants and restrictions recorded prior to November 7, 1996.
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The above stated locational criteria, including the intersection requirement, shall not prohibit new NC designations on parcels adjacent to the east side of County Road 283 south of County Road 30A and north of Pine Street.

Notwithstanding the foregoing, no property shall be designated NC that fails to meet the compatibility requirements contained herein.

(Ord. 2013-11, 4-9-2013)

B. Primary Uses Allowed:

1. Allowed neighborhood scale uses: offices, professional services, storefront retail shopping, neighborhood grocery stores, bed and breakfast facilities not to exceed ten (10) lodging rooms, banks, bakeries, cafés, and restaurants without drive-thru facilities.

2. Prohibited uses: Gas stations and convenience stores with or without fuel, bars, and auto repair services, and the like. However, this provision does not preclude restaurants, or other similar allowed uses, from alcohol sales/services during course of business.

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:

1. Maximum of one (1) dwelling unit per lot of record as of November 7, 1996, unless developed pursuant to Section F, below.

F. Nonresidential Intensity Allowed:

1. A maximum FAR of 0.65 (65%) and a maximum ISR of 0.60 (60%).

G. Special Development Standards:

1. Live/Work uses are encouraged, so long as the overall density for the development does not exceed four (4) dwelling units per acre and the development must be in scale and character of adjacent residential areas.

2. Outdoor storage, outdoor broadcasting or music, display of goods, or outdoor seating for cafés and restaurants is prohibited, unless specifically approved as part of the development order review process by the Board of County Commissioners. This determination shall be made in the course of a case-by-case determination of its impact on the abutting neighborhood and where it does not conflict with the Scenic Corridor Guidelines.

3. Size, mass, or scale of uses or structures shall be limited to ensure compatibility with adjacent and surrounding neighborhood. In addition, compatibility must be considered through building design specifically including articulation of the building façade, roof design, compatible building
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materials which exclude entirely metal facades and other materials not conducive to the preservation of surrounding residential uses, primary entrance design, and glazing.

a. The following glazing and façade relief requirements shall be required for neighborhood commercial uses located along major pedestrian corridors on the façade facing the principal street:
   i. Minimum of 40% glazing is required on the first floor (below 10 feet)
   ii. Minimum of 25% glazing on the second floor (between 10 feet and 30 feet)

b. For all other building frontages – minimum of 25% glazing of the area between two feet and ten feet

N. 2.02.16 Business Park (BP): The Business Park This district is intended to provide a wide range of business, office, commercial, professional services, and manufacturing, and supporting civic, institutional, recreational, infrastructure, and open space uses and activities arranged within a contiguous campus setting.

A. Location Criteria.

This zoning district is applicable to all Planning Areas.

Developments within this district are intended to be located on arterial highways or major collector roadways, as listed in the Traffic Circulation Element, with limitations on access provided to minimize traffic congestion and to control traffic impacts within each development.

To limit linear strip development and to provide for access management along thoroughfares, commercial uses shall be located totally within business park campuses or in activity centers within a maximum of 1,320 feet on either side of the intersections of arterial and/or collector roadways.

B. Primary Uses Allowed:

1. Greenhouse, Nursery, Floriculture Production; and Agriculture
2. Seafood Support Activities
3. Utilities and Infrastructure Systems
4. Construction and Specialty Trade Contracting
5. Manufacturing
6. Wholesale Trade
7. Retail Trade
8. Transportation and Warehousing
9. Information and Communication Services
10. Finance, Insurance, Real Estate, Leasing, & Rental Services
11. Professional, Scientific, and Technology Based Businesses and Services
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12. Health Care & Social Assistance

13. Accommodations and Food Service

14. Research Based Businesses, Institutions and Services

15. Other Services:
   a. Performing and Fine Arts Centers
   b. Recreational Facilities and Open Space

C. Accessory Uses and Structures Allowed:
   1. Supporting infrastructure, recreation, open space and green space may be included within these parks.

D. Conditional Uses Allowed:
   
   Reserved

E. Residential Density Allowed:
   
   1. No maximum or minimum residential density is assigned to this zoning district.

F. Nonresidential Intensity Allowed:
   
   1. The intensity of uses shall not exceed a 0.15 FAR for a parcel designated BP. The intensity of use on any individual development site shall not exceed 1.0 FAR (100%).

G. Special Development Standards:
   
   1. Business Park areas shall have a minimum of 10 contiguous acres.
   2. Uses within the Business Park district will be required to provide buffers when adjacent to any residential use. To ensure a compatible mix of uses, landscaped buffers shall be required between the Business Park uses and any adjacent residential uses. The buffer shall be at least 20 feet in width and include an opaque fence. For all other uses, the standards set forth in Objective L-1.16 and the implementing Policies shall apply. Interior storage yards shall be fenced and screened to minimize visual and noise impacts.
   3. In order to foster a park-like environment, where vehicles and pedestrians can move freely within the project boundary, uses shall be connected by an internal network of roads and sidewalks.

J.1(e). 2.02.17 Small Neighborhood (SN) Projects: This district is intended for areas transitioning from fragmented developments to an area with higher density and a mixed use core that will facilitate neighborhood continuity. Each Small Neighborhood shall provide for a mixture of uses to encourage economic diversity and sustainability within the area, promote the future viability of the neighborhood, and encourage a walking and bicycle-friendly design to conserve energy and reduce emissions.
A. Location Criteria.

This zoning district is applicable to the North Central, South Central and South Walton Planning Areas.

B. Primary Uses Allowed within this Category:

• 1. Residential
• 2. Civic Uses
• 3. Public Uses

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

{aa} 1. Workplace is prohibited, except as an extension of an existing use. Any proposal for an extension of an existing workplace type use shall be subject to submission and approval of a detailed plan by the County. The detailed plan shall provide buffers between incompatible adjacent uses, lateral interconnections between adjacent parking and access facilities, a description of abutting neighborhood uses of similar scale and character. The extension of existing workplace uses is limited to a maximum new area that does not exceed 50 percent of the existing land area occupied by the workplace use.

{bb} 2. Neighborhood Serving Commercial and Retail is allowed but may not exceed ten percent of the project acreage. Residential units may occur over the commercial and this configuration is encouraged.

{cc} 3. In order to prevent strip commercial development, commercial uses must be located within 330 feet of either existing commercial uses, or commercial use locations in an approved Neighborhood Plan, or the boundary of a Mixed Use district.

E. Residential Density Allowed:

1. Residential densities and unit types can be mixed in accordance with the bonus provisions of this Code.

F. Nonresidential Intensity Allowed:

1. The intensity of non-residential uses within this category shall not exceed a floor to area ratio of 50 percent (0.5 FAR).

G. Special Conditions Required within the Category Development Standards:

{aa} 1. Any proposal for a Small Neighborhood project within an designated NPA must constitute, or be based upon, a specific Neighborhood Plan, must identify whether the proposed development is infill or new development, and if based on an existing adopted Neighborhood Plan, must identify the specified NPA’s ultimate size, boundary and center, and the proposed development’s relationship to it.
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(bb).2. A Small Neighborhood project shall be pedestrian in scale and shall facilitate and encourage pedestrian use. The placement of residential and commercial land uses shall be such that pedestrian rather than vehicular access to commercial uses is facilitated and encouraged.

i-a. Residential units may be constructed over the commercial buildings, and are encouraged for core development at the higher intense areas of the neighborhood;

ii-b. Civic uses shall comprise a minimum of one percent (1%) of any project proposed on a SN parcel or designated SN area that is served by central water and sewer;

iii-c. Public uses are required to comprise a minimum of one percent (1%) of each SN;

iv-d. Commercial uses are limited to neighborhood commercial uses, and shall comprise a minimum of five percent (5%) and a maximum of ten percent (10%) of any area designated SN;

v-e. Neighborhood commercial uses must be served by central water and sewer; and

vi-f. Workplace is prohibited, except as an extension of an existing use, subject to a detailed plan approved by the County. The detailed plan shall include buffers, interconnections, abutting neighborhood uses, scale and character.

vii-g. For new development projects on existing SN parcels of less than five (5) acres as of June 13, 2014, the requirement for a mixture of uses may be waived by conditional use approval. Requests for single use projects (residential, commercial, civic, public, etc.) on these parcels are conditional uses to be reviewed as major developments subject to public hearings before the Planning Commission and Board of County Commissioners.

(vi).3. Workforce/Affordable Housing Density Bonus: A residential Affordable housing density bonuses are applicable to this land use designation zoning district based on the criteria detailed in Section 2.04, if developed as a standard subdivision. If developed to the Small Neighborhood standards, the affordable housing bonus system is applicable at the discretion of the developer.

2.02.18 Traditional Neighborhood Development Projects (TND): This district provides for flexibility in design that will create vibrant walkable, accessible, and distinctive neighborhoods with densities and intensities that can support transit-oriented development and multimodal transportation alternatives to conserve energy. This district allows a broad range of design alternatives from traditional neighborhood design to a mix of conventional subdivision design centered around town centers and public squares. The intent of the category is to allow compact development with varying residential types, lot sizes, and lot dimensions with supporting neighborhood and general commercial uses, civic uses, and public uses.

A. Location Criteria.

Traditional Neighborhood Development Projects consist of undeveloped, unplatted or redevelopment parcels which range from 40 acres to less than 160 acres.

(i).B. Primary Uses and Use Mix Allowed within this District:
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1. Any Plan for a Traditional Neighborhood Development Project must be based upon a mix of the following primary uses and complies with the related use criteria. Residential uses shall not exceed 80 percent of the entire project.

aa. Public Use:
   
   (1) Each Plan must provide for a minimum of five (5) percent of the neighborhood area or three (3) acres (whichever is greater) to be designated for Public use.
   
   (2) Each Plan must contain at least one (1) public square, close to the geographic center of the Plan.

bb. Civic Use:

   (1) Each Plan must provide for a minimum of two (2) percent (2%) and a maximum of 15 percent (15%) of the project area to be designated for Civic uses.
   
   (2) Each plan should designate Civic uses within or adjacent to squares and parks or on a lot terminating a street vista.
   
   (3) Each plan should designate off-street parking to the side or rear of buildings and may provide for parking to be shared with other adjacent uses. Shared parking shall be permitted subject to approval of the Planning Commission at a duly noticed public hearing.
   
   (4) The maximum FAR is 1.00 (100%) for civic uses.

cc. Workplace:

   (1) These uses shall only be allowed if they are of a neighborhood scale and neighborhood character.

   (2) There shall be no outdoor storage, bulk storage, or storage of hazardous materials allowed.

   (3) Such uses shall create no off-site impacts with regard to noise, particulate matter, vibration, odor, fumes, glare and fire hazard.

   (4) Each Plan must provide for a minimum of one (1) percent (1%) and may allow up to a maximum of 25 percent (25%) of the project area to be designated in Workplace uses.

   (5) Each Plan should provide for off-street parking which is to the side or rear of the buildings.

dd. Commercial Center:

   (1) Each Plan must provide for a minimum of two (2) percent (2%), or one (1) acre, and may provide up to a maximum of 20 percent (20%) of the project area in Commercial Center Uses.

   (2) Each Plan must designate at least 25 percent (25%) of the building area for residential uses, unless the site is less than two (2) acres.
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(2)iii. Each Plan must include front streets with parallel parking and with sidewalks which are a minimum of ten feet wide.

(4)iv. Each Plan should provide for off-street parking to the side or rear of the buildings and may provide for parking to be shared with other uses. A shared parking plan shall be subject to approval of the Planning Commission at a duly noticed public hearing.

(5)v. A Plan may provide for limited lodging facilities as a part of this use category. Limited lodging is a bed and breakfast type lodging facility housed within one primary structure which is residential in exterior character.

(6)vi. Heights may not exceed four (4) stories above ground level.

(7)vii. Entertainment and recreational uses, without outdoor broadcasting or music, are allowed.

ee. Small Apartment Buildings and Townhouses:

(1)xii. Each Plan may designate up to a maximum of 80 percent (80%) of the entire Project area for Small Apartment Buildings and Townhouses uses.

(2)‐ii. Buildings in areas designated for these uses may have limited office and retail uses, cafes, limited lodging and artisanal uses on the ground floor. All building areas above the ground floor must be designated for residential use.

(3)‐iii. These uses require front streets with parallel parking and sidewalks a minimum of six (6') feet wide.

(4)‐iv. These uses require all off-street parking to be located behind the buildings except for on-street parallel parking.

(5)‐v. Building heights are limited to three stories above ground level for townhouses and/or four (4) stories above ground level for small apartments.

(6)‐vi. Outbuildings of no greater than 800 square feet in size are allowed. If a different size is specified in the applicable Neighborhood Plan, that size will control.

ff. Single Houses:

(1)‐i. Each Plan can designate up to 80 percent (80%) of the Neighborhood area as single houses.

(2)‐ii. Home occupation uses which comply with the provisions of this Code are allowable if located on the ground floor.

(3)‐iii. Single houses and lots must face roads with a minimum of six-foot wide sidewalks on at least one (1) side of the road and optional parallel parking.

(4)‐iv. All off-street parking related to single houses is to the side or rear of the building. Where access is through the front, garages or carports are located a minimum of 20 feet behind the building facade.
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(ii) g. Workforce/Affordable Housing Density Bonus: Affordable housing density bonuses are applicable to this land use designation—zoning district based on the criteria detailed in Section 2.04, if developed as a standard subdivision. If developed to the Traditional Neighborhood standards, the affordable housing bonus system is applicable at the discretion of the developer.

4.2. Neighborhood-commercial uses may be allowed in some Neighborhood Planning Areas. The intent of allowing neighborhood commercial uses within selected areas is to offer neighborhoods opportunities to have needed goods and services within walkable distances. Neighborhood commercial uses are intended to peacefully coexist with their host neighborhoods.

a. Neighborhood-commercial projects that were constructed prior to June 1975 may rebuild to their original footprint and height configurations and uses if they are destroyed by fire, hurricane, or other catastrophe.

b. Neighborhood-commercial projects permitted after November 11, 1999, are to be permitted as conditional uses that are subject to public hearings by the Planning Commission and by the Board of County Commission.

c. Neighborhood-commercial projects permitted after November 11, 1999, are to be permitted as major developments in the review process and subject to all requirements for documentation and public notice.

d. Neighborhood-commercial projects established after November 11, 1999, are limited to neighborhood-serving retail and services, service businesses, restaurants, financial institutions, retail sales stores, grocery stores, bed-and-breakfasts, public uses, and civic uses.

e. Neighborhood-commercial development shall ensure compatibility and harmony of scale and character with surrounding development.

f. Neighborhood-commercial projects permitted after November 11, 1999, shall have floor-area ratios that do not exceed 0.50 (50%) and impervious surface ratios of 0.60 (60%).

g. Neighborhood-commercial projects permitted after November 11, 1999, are prohibited on interior streets in residential subdivisions, and they must front paved roadways.

h. To promote vertical mixed uses in South Walton County, neighborhood-commercial establishments are allowed to have living units above them.

i. Neighborhood-commercial projects permitted after November 11, 1999, may be allowed on lots that are designated as commercial on recorded subdivision plats and/or by recorded covenants and restrictions that were recorded before November 7, 1996, provided that the uses do not conflict with the other provisions of this policy.
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C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:

1. Refer to Section B.

F. Nonresidential Intensity Allowed:

1. Refer to Section B.

G. Special Development Standards:

1. Refer to Section B.

K. 2.02.19 Coastal Center (CC): This land use district is primarily residential, allowing medium residential densities and supporting uses. All development is required to be connected to a public water and sewer system, and shall comply with applicable provisions of the US 98 Scenic Corridor guidelines adopted by the County.

A. Location Criteria.

This zoning district is applicable to the South Walton Planning Area.

1-B. Primary Uses Allowed: The uses allowed in this district include:

1. Residential

2. Multifamily residential.

3. Public uses

4. Civic uses

5. Workplace, limited to offices and artisanal uses

6. Commercial shall be for retail, entertainment, restaurant, services and lodging. There shall be no outdoor entertainment or broadcasting. In order to prevent visual blight from all roadways and neighborhoods, no outdoor storage is permitted without an adequate screening plan being approved as a condition of a development plan within the coastal center category. Outdoor display of retail items is permitted during business hours. Commercial uses are specified as the following:

-- Retail sales stores, such as shoe stores, clothing stores, home accessories and furnishings, pharmacies, florist, bookstores, and the like

-- Sports clubs

-- Fitness centers
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-- Dance schools and other performing arts
-- Small indoor theaters
-- Dinner clubs/lounges
-- Restaurants (standard sit-down without drive-up facilities)
-- Garden supply, vehicle parts and accessories (but specifically excluding vehicle sales/service/repair)
-- Specialty food stores (such as meat markets, delicatessens and bakeries)
-- Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, local laundromat/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops)
-- Professional office uses such as accountants, attorneys, engineers, doctors, financial institutions, and the like
-- Limited lodging (125 rooms or less) including full services, such as supporting restaurant use

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

2. Residential Density Allowed:

1. The maximum allowable density for residential development in this district is eight units per acre (8 units/1 acre).

3. Commercial intensity allowed. Nonresidential Intensity Allowed:

1. Commercial development within this district shall have a maximum floor area ratio of 1.5 and an impervious surface ratio of 0.75.

4. Setback Requirements: See Section 5.00.03.

5. Buffering Requirements: See Section 5.01.02.

6. Special Development Conditions Within the District Standards: The following restrictions apply to all development and redevelopment within this category:

a) Mixed Use Requirement: Development projects of 40 acres or more shall be required to be mixed use, and shall include a minimum of ten percent and not more than 35 percent (35%) commercial uses.

b) Access to commercial and workplace use in projects located along US 98 and US 331 shall be subject to the minimum spacing standards, joint driveway provisions and cross access
Chapter 2. Zoning Districts

easements of the Walton County Scenic Corridor Guidelines, as provided in Chapter 13 of this Code.

c) Each parcel or lot, except single family, with a public street frontage shall provide vehicular connections to abutting lots to limit access impacts on US 98.

d) Drive-through businesses in the Coastal Center land use district are a conditional use [restricted to financial institutions] where the business is located on US 98 or US 331, and are subject to the following restrictions:

1. Drive through facilities may only be permitted as an accessory use to an existing primary development;

2. No drive-through facility shall be permitted within 100 feet of either an existing residential use or a vacant lot with a future land use designation zoning district that limits the allowable use to single family homes. This setback shall be measured from the outer limit of the drive-through facility to the nearest common property boundary between the financial institution and the residential use;

3. All drive through facilities must provide a minimum 25-foot landscape buffer between the drive-through and any adjacent residential use;

4. Drive-through facilities must provide a landscape buffer from the scenic corridor per the Walton County Scenic Corridor Guidelines, as provided in Chapter 13 of this Code, if this buffer has not already been provided;

5. All drive-through facilities must be accessed from US 98 or US 331, and may not allow access from adjacent residential streets;

6. All drive-through facilities shall be subject to a compatibility analysis that at a minimum must demonstrate the following:

   a. The proposed non-residential structure must complement the predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building type and style;

   b. The proposed drive-through is consistent with the extent, design, and location of parking, parking access drives, drive through access drives, service areas, outside storage, landscaping and other site features of the surrounding neighborhood, including but not limited to setbacks, buffers, fences, walls, and open space;

   c. The hours of operation will be compatible with the hours of operation of the surrounding non-residential uses and with adjacent residential development;

   d. The proposed drive-through will not create adverse impacts from noise, smoke, exhaust, emissions, dust, lighting, vibration, or odors that are detrimental to the reasonable use or quiet enjoyment of existing development in the surrounding neighborhood.
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(7)g. For purposes of the required compatibility analysis, "surrounding neighborhood" shall be construed as the subdivisions or other developments within 1/4 mile of the development site, with the strongest consideration given to those subdivisions or other developments that are adjacent to the proposed drive-through.

(8)h. The county may require that any or all of the following techniques be used in conjunction with a proposed drive-through to wholly or partially mitigate adverse impacts:

(a)-i. Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare, and/or pollution, and screening of physical features of a proposed development;

(b)-ii. Variable setbacks, based upon number of proposed drive-through lanes, intensity of expected drive-through traffic, intensity, scale, mass, or height;

(e)-iii. Placement and effective screening or shielding of site features such as lights, signs, parking areas, stacking areas, or other features with potential negative impacts;

(d)-iv. Other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.

7-i. Workforce/Affordable Housing Density Bonus: Affordable housing density bonuses are applicable to this land use designation zoning district based on the criteria detailed in section 2.04.


2.02.20 Coastal Center Mixed Use (CCMU): This district to supports economic development by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living.

A. Location Criteria.

This zoning district is applicable to the South Walton Planning Area.

B. Primary Uses Allowed:

1. The following uses are allowed uses within this mixed land use district:

   ▲ 1. Public uses
   ▲ 2. Civic uses
   ▲ 3. General Commercial
   ▲ 4. Residential
   ▲ 5. Multifamily Residential

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.
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D. Conditional Uses Allowed:

Reserved

(2) E. Residential Density Allowed:

1. The maximum allowable residential density is 12 units per one (1) acre as established in Subsection 3 above.

(3) F. Commercial Intensity Allowed - Nonresidential Density Allowed:

1. The maximum intensities of site development for this district are a floor to area ratio of 2.00 (200%) and an impervious surface ratio of 0.85 (85%).

(4) Setback Requirements: See Section 5.00.03.

(5) Buffering Requirements: See Section 5.01.02.

(6) G. Special Conditions on Development within this District Standards:

(a) 1. Maximum height of four (4) stories above ground level.

(b) 2. The scale and uses at the edge shall be compatible with the abutting land uses.

(c) 3. A detailed site plan is required for each project.

(d) 4. Allowed Lodging includes hotels, motels, inns and bed and breakfasts.

(e) 5. Entertainment and recreation uses include amusement arcades, fitness centers, sports clubs, nightclubs, indoor movie theaters, dinner clubs, small indoor theaters and restaurants with outdoor entertainment.

(f) 6. Each parcel or lot, except for single family, shall provide vehicular connections to abutting lots as a way of limiting traffic congestion as specified in Section 5.04.04(D) of the Code.

(g) 7. All development within established corridor boundaries is subject to the additional development conditions provided in Chapter XIII 13 of this Code.

(h) 8. Workforce/Affordable Housing Density Bonus: Affordable A housing density bonuses are is applicable to this land use designation zoning district based on the criteria detailed in Section 2.04.

M. 2.02.21 Coastal Village (CV-1): The Coastal Village mixed-use This district is intended to provide a location where opportunities may occur for working, shopping, lodging, recreation and entertainment, and living. Coastal Village activity centers are intended to create a sense of place and identity. The Coastal Village district may serve regional or local needs, providing shopping, professional services, offices, institutional services, or recreational facilities within village centers. A range of uses is anticipated within the district, including mixed-use buildings with commercial and office uses mixed with residential uses. Residential units may be mixed within each block with commercial and office uses. The district permits residential development at a variety of densities up to a maximum of one unit per gross acre.
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A. Location Criteria.

This zoning district is applicable to the South Walton Planning Area.

1. B. Primary Uses Allowed:
   ▲ 1. Residential
   ▲ 2. Civic
   ▲ 3. Public
   ▲ 4. Professional Service/Office
   ▲ 5. Commercial

C. Accessory Uses Allowed:
   1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

   Reserved

2. E. Residential Density Allowed:
   1. The maximum density for residential development is one (1) unit per one (1) acre (1 unit/1 acre).

3. F. Non-Residential Density Allowed:

   1. The intensity of non-residential uses on an individual non-residential development sites shall not exceed a 0.50 floor area ratio (FAR) [50%]. The total non-residential building floor area within a parcel designated CV-1 shall not exceed the equivalent of a 0.050 FAR [50%] as applied to the maximum allowable non-residential area of a CV-1 district.

4. Buffering Requirements: See section 5.01.02.

5. G. Special Development Standards within this District:

   A.1. Mixture of Uses: Allowable residential and accessory uses as defined in paragraph (a) above shall account for 85 percent (85%) to 95 percent (95%) of the gross parcel area designated CV-1. Allowable non-residential uses shall account for five (5) percent to 15 percent (15%) of the gross parcel designated CV-1. Internal landscaped buffers shall be required between residential uses and non-residential uses, if necessary to achieve compatibility. Neighborhoods shall be designed to be interconnected for vehicular, bicycle, and pedestrian access with minimum impacts to environmentally sensitive lands.

   B.2. Location Criteria for Commercial Uses: Commercial uses shall be limited to collector and arterial roadway intersections, intersections of subdivision collectors and arterial or collector roads, and areas specifically designated and platted for commercial uses as a part of PUD master plans. To limit linear and/or strip development and to provide for access management along
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throughfares, community-serving commercial uses shall be located in activity centers within a maximum of 1,320 feet either side of the intersections or arterial and/or collector roadways.

C-3. Uses Proximate to Water Bodies: Residential uses, recreational uses, water dependent uses, water-related uses, and ancillary commercial uses are allowed subject to all generally applicable plan policies as further limited by this policy. Recreational uses may include docks piers, footbridges, boardwalks, boat launching ramps, swimming pools, gazebos, picnic areas, playgrounds and ancillary uses. Development within the coastal dune lake protection zone on any coastal dune lake or tributary depicted on the map entitled Walton County Coastal Dune Lake System shall be subject to Section 4.02.06 B and to all generally applicable Comprehensive Plan policies including, but not limited to Policies C-3.2.1 and C-3.2.8 of the comprehensive plan. In designated coastal dune lakes, docks shall not provide permanent mooring for watercraft with internal combustion engines, except for safety/rescue watercraft or water taxis. Fueling, re-fueling and boat repair activities shall be prohibited, except for routine service and maintenance on allowed watercraft.

D-4. Wetlands Protection: All new development or redevelopment within this land use district shall be designed to avoid impacts on wetlands. During the site plan approval process, the County will ensure that the wetlands are avoided to the maximum extent practical. Wetland impacts, where unavoidable, shall require a permit from the Florida Department of Environmental Protection and/or the U.S. Army Corps of Engineers as described in Comprehensive Plan Policy Coastal Zone/Conservation Policy C-3.2.2 C-1.10.1. Buffers shall be located around wetlands in accordance with the provisions of Chapter 4, consistent with comprehensive plan policy Coastal Zone/Conservation Policy C-3.2.1(c).

6-5. Workforce/Affordable Housing Density Bonus: Affordable housing density bonuses are applicable to this land use designation zoning district based on the criteria detailed in Section 2.04.

L.1.b) 2.02.22 Village Mixed Use Center (VMU): This district is intended for small scale mixed use development designed to serve a series of neighborhoods.

A. Location Criteria.

This zoning district is applicable to the South Walton Planning Area.

(1) B. Primary Uses Allowed: The following uses are allowed uses within this commercial land use district:

▲ 1. General Commercial Uses
▲ 2. Public Uses
▲ 3. Civic Uses
▲ 4. Entertainment and Recreation
▲ 5. VMU Limited Lodging
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C. Accessory Uses Allowed:
   1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

   Reserved

(2) E. Residential Density Allowed:
   1. 12 units per one (1) acre.

(3) F. Commercial Nonresidential Intensity Allowed:
   1. The maximum intensities of site development for this district are a floor to area ratio of 2.0 (200%) and an impervious surface ratio of 0.85 (85%).

(4) Setback Requirements: See Section 5.00.03.

(5) Buffering Requirements: See Section 5.01.02.

(6) G. Special Conditions on Development within this District Standards:

   (a) 1. Maximum height of four (4) stories above ground level.

   (b) 2. Limited lodging means an inn of no more than one hundred twenty-five (125) rooms and can include full services, such as supporting restaurant use; except in the Route 30A Scenic Corridor, which includes all properties located contiguous to C.R. 30A, C.R. 393, or C.R. 395, or are contiguous to those portions of C.R. 83 and C.R. 283 that are south of U.S. Highway 98 (as depicted in Map 13-2) and excluding those parcels located within the U.S. Highway 98 Scenic Corridor, where limited lodging means an inn of no more than fifty (50) rooms and can include full services, such as supporting restaurant use.

   (c) 3. Entertainment and recreation uses include sports clubs, health clubs, lounges, restaurants with limited outdoor entertainment, small indoor theaters and similar uses.

   (d) 4. The scale and uses at the edge shall be compatible with abutting neighborhood uses.

   (e) 5. The center shall be interconnected whenever practicable and feasible with abutting uses for car and pedestrian linkage.

   (f) 6. A detailed plan is required.

   (7) 7. Workforce/Affordable Housing Density Bonus: Affordable housing density bonuses are applicable to this land use designation zoning district based on the criteria detailed in Section 2.04.

   (Ord. No. 2015-13, §§ 2, 3, 5-26-2015)

L-1.c) 2.02.23 Town Center One (TC-1): This district is intended to be a planned mixed use community that is, in essence, a new planned traditional town to be developed in South Walton according to the master development plan adopted for the area by the County. The master development plan includes the following map series, included as an exhibit to this section:
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1. Town Center One Exhibit Boundaries
2. Town Center One Land Use
3. Town Center One Features Overlay
4. Town Center One Trails
5. Town Center One Traffic Circulation
6. Town Center One Storm Water Features
7. Town Center One Soils
8. Town Center One Wetlands and Flood Zone
9. Town Center One Parcel Ownership
10. Town Center One GEC Area

A. Location Criteria.

This zoning district is applicable to the South Walton Planning Area.

B. Primary Uses Allowed: The primary uses allowed within this district shall be in accordance with the uses specified in the adopted master plan as follows:

(a) 1. Public uses
(b) 2. Civic and Community uses
(c) 3. Parks and Recreation
(d) 4. Professional Service/Office
(e) 5. Neighborhood Serving Commercial/Retail/Commercial Center
(f) 6. Single Family Residential
(g) 7. Multifamily Residential
(h) 8. Live/Workplace
(i) 9. Institutional

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:
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1. This category will allow a base density of four dwelling units per acre with a maximum of ten dwelling units per acre with available density bonus points. In those cases where a residential unit is located in a mixed use development, bonus points may only be applied to either floor area ratio or density requirements. Bonus point allowances may not be applied for both floor area ratio and density, and the applicant may choose which bonus to apply.

(3) F. Commercial Nonresidential Intensity Allowed:

1. The maximum allowable intensity for development in this district is a floor-to-area ratio of 2.0 and an impervious surface ratio of 0.85. Civic, public and institutional development is exempt from F.A.R. requirements. In those cases where a residential unit is located in a mixed use development, bonus points may only be applied to either floor area ratio or density requirements. Bonus point allowances may not be applied for both floor area ratio and density, and the applicant may choose which bonus to apply.

(4) Setback Requirements: See Section 5.00.03.

(5) Buffering Requirements: See Section 5.01.02.

(6) G. Special Conditions on Development within this District:

(a) 1. Development in this district requires a detailed site plan for each project.

(b) 2. The scale and uses at the boundaries shall be compatible with the abutting land uses.

(c) 3. The center shall be interconnected with abutting uses for car and pedestrian linkage. Each parcel or lot, except for single family home, shall provide vehicular connections to abutting lots as a way of limiting traffic congestion as specified in Section 5.04.04(D) of the code.

(d) 4. All development within established corridor boundaries is subject to the additional development conditions provided in Chapter XIII of this code.

(e) 5. Shared parking will be allowed.

(f) 6. No drive-through facilities will be allowed.

(g) 7. The following usage definitions will apply to development within Town Center One (1):

Arcade - A continuous walkway or passageway adjacent to a building and parallel to and open to a street or open space, or a passageway within a building, usually covered by a canopy or permanent roofing, and open to public use.

Affordable Housing - Those units targeted for lower income households shall be affordable at a rent that does not exceed 80 percent of area median income. Those units targeted for very low income households shall be affordable at a rent that does not exceed 50 percent of area median income.

Block - An increment of urban land, typically circumscribed by thoroughfares and/or streets.
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Build-To-Line - A line established on a parcel to indicate the placement of the principal structure upon the parcel, parallel to the frontage and/or right-of-way, facing a street or open space. The intent of the build-to-line is to align structures on a street or open space.

Civic Building - A structure whose principal purpose is a public or civic use, such as government offices, school, post office, meeting house, private or public children’s recreational or learning center, community center, etc. Entertainment and recreation uses include sports clubs, health clubs, and lounges, restaurants with limited outdoor entertainment, small indoor theaters and similar uses.

Civic/Community Use - Community uses such as meeting halls, libraries, post offices, schools, child care centers, clubhouses, private or public children’s recreational or learning center, religious buildings, recreational facilities, higher education, museums, cultural societies, visual and performance arts buildings, municipal buildings, and substantially similar uses, specifically excluding the maintenance & servicing of vehicles and specifically excluding animal boarding facilities.

DBP - Density bonus points

Expression Line - An architectural treatment extending or offset from the surface plane of the building wall, or change of material, color or other treatment. Expression lines typically delineate the transition between floor levels and base-middle-top of a building.

Entertainment and Recreation - uses include sports clubs, health clubs, and lounges, restaurants with limited outdoor entertainment, small indoor theaters and similar uses.

Frontage - The linear dimension along the front and/or side of a lot, bordering a street, public right-of-way, or open space.

Frontage Coverage - The percentage of a block occupied by building facades. The frontage coverage is calculated as the sum of the length of the building facades divided by the block length.

Frontage Façade - The front facade of a built structure parallel to a street or public right-of-way and coinciding with the build-to-line.

Frontage Street - The street bordering on a property toward which the front facade and main entrance are oriented.

Green Building - Development consistent with maximum energy efficiency of buildings using environmentally sound building materials, energy/water conservation systems, preservation or restoration of any on-site natural features i.e. wetlands, riparian corridors, watersheds, steep slopes, significant grasslands, etc., use of local vegetation on site to minimize impact on local habitats to minimize water consumption and an established recycling program with tenants.

Institutional - This district includes land designated for major public and semi-public uses not included as allowed uses within public facilities district.

Limited Lodging - An inn of no more than one hundred twenty-five (125) rooms and can include full services, such as supporting restaurant use.
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Live/Workplace - Buildings with vertical mixed use, with neighborhood serving commercial/retail on the ground floor and residential above.

Master Plan - The South Walton New Town Master Plan of Development.

Mixed-Use Building - A structure consisting of multiple uses, whose ground floor use is typically, but not limited to, retail, restaurant or similar service business, with residential, office or other uses on upper floors.

Neighborhood Serving Commercial/Retail - Buildings of neighborhood scale or character primarily for business uses. This group of uses includes but is not limited to retail and personal service uses which support residential areas as follows:

- Community centers and fraternal lodges
- Commercial or trade schools such as dance and martial arts studios
- Retail sales stores, such as: shoe stores, clothing stores, pharmacies, florists, and bookstores.
- Garden supply
- Financial institutions
- Food marts
- Grocery stores, supermarkets, and specialty food stores (such as meat markets, delicatessens and bakeries)
- Restaurants
- Temporary seasonal roadside produce stands
- Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops)
- Child care center

Open Space - May include, but is not limited to, lawns, decorative planting, walkways, active and passive recreation areas, playgrounds, fountains, swimming pools, wooded areas, nature trails and watercourses.

Parks & Recreation - These uses include facilities for recreational activities such as picnicking, jogging, cycling, hiking, ball fields, outdoor ball courts, outdoor swimming pools, private or public children’s recreational or learning center, nature trails and similar recreational facilities.

Public Use - Includes streets, squares, parks, playgrounds, and substantially similar uses.

Professional Service/Office - This group of uses includes business and professional offices, medical offices or clinics, government offices, financial institutions, and personal service businesses where the service is performed on an individual-to-individual basis as opposed to services which are performed on objects or personal property. Examples of personal service businesses are beauty shops, barbershops, and photography studios. This group of uses may include: a dispatching, communications/office center for the distribution of goods, but specifically excludes the warehousing or actual distribution of goods.
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Signature Building - A structure whose location in relationship to the public realm, such as a position on a street or open space, requires significant attention to its architectural design because of its prominent location.

Single Houses - Buildings for residential uses, including single family houses, duplexes and other compatible residential uses on individual lots.

Small Apartment Buildings & Townhouses - Buildings for residential uses including triplexes, townhouses and small apartment buildings. These buildings for residential use may have limited office and retail use, cafes, limited lodging & artisanal uses.

Storefront - The facade or portion of a building’s front facade (typically the ground level only) with business or retail uses, typically aligned along the frontage line with the entrance to the business or retail use at sidewalk grade.

Town Center Design Committee - an organization composed of Walton County staff and voluntary Town Center property owners and other designated stakeholders appointed by the Board of County Commissioners who shall meet regularly, on an “on-call” basis to provide oversight of design, nature trails, wetland buffers and common areas for purposes of maintaining the overall intent of the TC-1 master plan.

Town Center - The area designated on the Walton County Future Land Use Map as TC-1 and the overlay district adopted as part of the Land Development Code.

Vista - A view framed by buildings, structures or the landscape.

Vista Terminus - A building, site structure, or significant element of a building that terminates or punctuates the framed view. Civic buildings, sculptural pieces and special building elements serve as the most appropriate view terminators.

Workforce Housing - Those households whose members collectively earn between 60% to 120% of area median income, adjusted for family size, that are able to make housing payments of 30% or less of gross monthly income.

8. Town Center One Master Plan Density Bonus Points Density Bonus: A residential Affordable housing density bonuses are is applicable to this land use designation zoning district based on the criteria detailed in Section 2.04.

H. The following Town Center One (TC-1) maps are hereby incorporated in the Town Center One (TC-1) Zoning District.
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TOWN CENTER ONE FEATURES OVERLAY

Legend:
- Storm Water Pond - Dry
- Storm Water Pond - Wet
- Existing Water
- Streams
- Additional Ponds (Prebi-Rich)
- Roads Proposed By Others
- Proposed Storm Water Outfalls
- Proposed Storm Water Ponds
- Existing Sidewalks
- Existing Trails
- Existing Roadways
- Proposed Roadways
- Trails Under Construction
- Streets
- Parcel Outlines

Scale: 1 inch equals 750 feet

Exhibit 3

Disclaimer: Proposed elements are conceptual in nature and subject to final field location and design.
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TOWN CENTER ONE TRAILS

- Proposed Trail Head
- Trails Under Construction
- Existing Trails
- Existing Sidewalks
- Streams
- Parcel Outlines

Exhibit 4

Disclaimer: Proposed elements are conceptual in nature and subject to final field location and design.

1 inch equals 750 feet

500 1,000 2,000 Feet
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Chapter 2. Zoning Districts

CC. 2.02.24 Resort (R): For clarification, this category district is established expressly for the purpose of accommodating the land uses and development that were agreed upon as a part of the acquisition of the Topsail Hill and Deer Lake sites by the State of Florida in the Consent Amended Final Judgment, Topsail and Deer Lake, which was entered by the Court in Case No. 94-923-CA.

A. Location Criteria.

These areas are depicted as Court Ordered Overlay (COO) on the FLUM. These areas are located on the eastern border of Grayton Beach State Recreation Area and to the immediate east of the Deer Lake State Park site. The use and development of this area shall be in accordance with the provisions of the agreement and judgment. The provisions of this Plan Code, including but not limited to the provisions of the Resort category district, shall not apply to the area described above to the extent that such provisions would be inconsistent with the above-referenced agreement and judgment.

B. Primary Uses Allowed:

1. Residential Dwelling Units
2. Golf Courses (upon site specific design and performance standards sufficient to protect the water quality of the Coastal Dune Lake or Lakes)
3. Neighborhood Commercial Uses, such as retail, services, entertainment, restaurants, clubs, offices, and medical facilities.
5. Churches, Synagogues, and similar religious institutions.
7. Hotels, motels, and lodging accommodations.
8. Agriculture/Silviculture.

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:

1. Maximum of 12 dwelling units per one (1) gross acre.

F. Nonresidential Intensity Allowed:

Reserved

G. Special Development Standards:

1. Any development of the property at Seagrove within the Resort district shall protect the water quality of the coastal dune lakes.
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2. Any project proposed in Seagrove within the Resort district, including a golf course, must undergo development-of-regional-impact review and approval in conformity with the requirements of Chapter 380, Fla. Stat., except as otherwise provided in this Exhibit "C" of the Consent Amended Final Judgment, prior to commencement of construction and prior to the issuance of any development permits by the County.

3. No development over 4 stories or 50 feet.

4. Hotel/Motel/Resort development architecture to be similar to and compatible with surrounding development in Grayton Beach, Seaside areas, as determined by Walton County Commission which will not be unreasonably withheld.

5. Conditions specified herein, together with acquisition of the land taken in this case shall be construed to meet FDEP wetland mitigation requirements, listed plant and animal species protection, Walton County native vegetation requirements, Walton County recreation and open space, and Walton greenway corridor requirements, on portion of property retained by St. Joe or its successors, only with respect to the specific subject matter of the conditions that are set forth herein.

6. All development shall be served by public or central water and sewer systems. No septic tanks or package plants are permitted. Private wells are permitted for landscape irrigation only.

7. There shall be no development, development activity, or vegetation clearing within the 100-foot Coastal Dune Lakefront Protection Zones as shown on Proj. No. 95149-10.2, Exhibit 3-A, dated 8-31-1995, except for boardwalks and docks with a maximum width of 4 feet, and except for the limited marina specified in Item 10. Furthermore, this restriction shall not apply to the road crossings in the general locations shown on the attached "Concept Plan", which may require refinement in the wetland permitting process.

8. Seventy-five feet of the beach landward of the mean high water line to be recorded as a permanent public access easement allowing public pedestrian access laterally along the beach.


AA. 2.02.25 Extractive Uses (EU): The Extractive Use Future Land Use Category—This district applies to the removal of resources from their location to make them suitable for commercial, industrial, or construction use, but does not include excavation solely in aid of on-site agricultural or silvicultural activities where the extracted materials are not transferred off-site or sold.

A. Location Criteria.

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.

1. Primary Uses Allowed: The following uses are allowed uses within this land use district.

   ▲ 1. Land alteration or mining activities on a site for the purpose of removing or extracting minerals or materials for sale.
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- 2. Quarries
- 3. Sand or gravel excavation
- 4. Other substantially similar mining uses or activities.

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

2-E. Residential Density Allowed:

1. No residential density is associated with the Extractive Use Future Land Use Category Zoning District, with the exception of one (1) dwelling unit per development for security purposes only.

3-F. Non-Residential Nonresidential Intensity Allowed:

1. The maximum intensity of site development for this district is an impervious surface ratio of 0.10 (10%) in order to accommodate maintenance and equipment sheds, inclusive of a general office for development operations.

4. Setback Requirements: See Section 5.11.02.

5. Buffering Requirements: See Section 5.11.02.

6. G. Special Development Conditions Within This District Standards: The following restrictions apply to all development and redevelopment within this category:

   a.1. Mining that will have an adverse impact on environmentally sensitive areas that cannot be restored is prohibited.

   b.2. The County may increase the minimum separation and buffering requirements based on the location of the proposed mine, whether the activity is temporary or long term, and the extent to which the following occur: vegetated stockpiles, non-vegetated stockpiles, or crushing, processing, or blasting activities.

   c.3. New mining operations shall prevent off-site erosion of soils and shall maintain a 50 foot buffer zone of existing vegetation around the perimeter of the site.

   d.4. Mine operators shall submit to the County a mine reclamation plan. This reclamation plan shall include provision of revegetation of disturbed areas using native species. Mining areas shall be reclaimed to be suitable for use in agriculture or silviculture, or to be suitable for uses compatible with the surrounding area consistent with the site’s Future Land Use category zoning district.

(Ord. No. 2014-07, § 3, 2-25-14)

P– 2.02.26 Light Industrial (LI): This district provides for areas containing a single use or combination of uses, such as offices, showroom/warehouse, and light assembly or storage uses that do not generate
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noise, particulate matter, vibrations, odors, fumes, glare, and other hazards incompatible with residential uses.

A. Location Criteria.

This zoning district is applicable to all Planning Areas.

Light industrial district shall be located on a major collector or arterial roadways with immediate access to the regional roadway network.

B. Primary Uses Allowed:

1. Office, showroom/warehouse, wholesaling, light industrial and product assembly, building service trade, communications towers, automotive maintenance and repair, and substantially similar uses. General commercial and civic uses are also allowed.

2. Extractive and heavy industrial uses are prohibited.

C. Accessory Uses and Structures Allowed:

1. Accessory uses allowed within a development include: personal services, business services, restaurants and cafes, newsstands, and similar support uses.

D. Conditional Uses Allowed:

1. Personal services, business services, restaurants and cafes, newsstands, other similar supporting uses on the condition that they are housed in a building which principally serves allowed primary uses.

E. Residential Density Allowed:

1. No maximum or minimum residential density is associated with this category, but, a maximum of one (1) dwelling unit may be approved for security purposes for a development.

F. Nonresidential Intensity Allowed:

1. A maximum FAR of 0.5 (50%) and a maximum ISR of 0.75 (75%).

G. Special Development Standards:

1. Twenty-five (25) feet buffer between Industrial uses and any other land use.

Q- 2.02.27 Heavy Industrial (HI): This district includes areas devoted exclusively to industrial development, allowing a mix of heavy and light industry, storage, distribution, and other industrial uses.

A. Location Criteria.

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.

B. Primary Uses Allowed:

1. Asphalt and concrete plants

2. Class I and Class II landfills
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c-3. Extractive uses

d-4. Hazardous waste collection and handling

C. Accessory Uses Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

2-E. Residential Density Allowed:

1. This district does not provide for residential uses.

3-F. Nonresidential Intensity Allowed:

1. The maximum intensity for non-residential uses in this district is a floor to area ratio of 0.70 and an impervious surface ratio of 0.85.

4. Setback Requirements: See Section 5.00.003.

G. Special Development Standards:

1. Twenty-five (25) feet buffer between Industrial uses and any other land use.

V. 2.02.28 Conservation (CON): This district is intended for those publicly-owned lands or privately-owned lands restricted by conservation easement held by the Florida Department of Environmental Protection, the County, or by a land trust or conservancy, containing important natural resources, such as wetlands, open space, habitat, significant aquifer recharge, or other ecological, historical or cultural features, suitable only for passive recreational and resource management uses.

A. Location Criteria.

This zoning criteria is applicable to all Planning Areas.

B. Primary Uses Allowed:

1. State Forest: Publicly-owned land utilized for natural and wildlife resource management and conservation, and passive recreation uses. These lands are managed by the State of Florida and may include timber harvesting as a part of its management responsibilities.

   a. Non-residential uses are prohibited, except for conservation use necessary to provide public access, and to manage conservation lands, including ranger stations, towers, recreational uses, greenways and trails, educational facilities, and amenities.

   b. Conservation and recreation uses and necessary support uses and structures are allowed.

2. State Park and Recreation: Publicly owned lands that fall into the following descriptions of State parks, State recreation areas, State preserves, property owned and managed by the Northwest Florida Water Management District (NFWWMD) and ornamental gardens.
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a. Non-residential uses are prohibited, except for recreation and conservation uses as identified in the approved State or NWFWMD management plans. Such uses include ranger stations, recreation facilities and amenities, recreational trails, greenways and camping facilities.

C. Accessory Uses Allowed:

1. Uses limited to public access and residential and nonresidential uses necessary to manage such conservation lands (e.g., ranger stations, research stations and park amenities).

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:

1. No maximum residential density.

F. Nonresidential Intensity Allowed:

1. No maximum nonresidential intensity.

G. Special Development Standards: None.

2.02.29 Parks and Recreation (PR): Land devoted to parks and recreation facilities that are owned, operated, or leased by the State, Federal or County government, an agency of the County, public/private joint ownership, and/or lands dedicated to the County by plat or deed for the purpose of recreational use for the purpose of active and passive recreational use. Beach access is included in this definition.

A. Location Criteria.

This zoning district is applicable to all Planning Areas.

B. Primary Uses Allowed:

1. Active and passive recreation and civic uses.

C. Accessory Uses and Structures Allowed.

1. Accessory structures needed for recreation and park uses and maintenance are allowed.

D. Conditional Uses Allowed: None.

E. Residential Density Allowed:

1. No maximum residential density is assigned to this zoning district.

F. Nonresidential Intensity Allowed:

1. A maximum FAR of 0.50 (50%) and a maximum ISR of 0.50 (50%).

G. Special Development Standards: None
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S. 2.02.30 Public Facilities (PF): This district is intended to accommodate public facilities and uses, civic uses and private utility uses.

A. Location Criteria.
This zoning district is applicable to all Planning Areas.

B. Primary Uses Allowed:

1. Buildings, structures, equipment, or uses of land which is customary and necessary to the maintenance and operation of essential public services and major capital improvements, including transportation, sanitary sewer, electricity and gas transmission systems; water distribution, law enforcement and fire protection, solid waste management facilities, communication, drainage, potable water, educational, parks and recreational, publicly operated health systems and facilities, and similar services and facilities.

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

Reserved

E. Residential Density Allowed:

1. No maximum density is assigned to this district.

F. Nonresidential Intensity Allowed:

1. A maximum FAR of 0.60 (60%) and a maximum ISR of 0.75 (75%), with a maximum building height of 36 feet, excluding towers.

G. Special Development Standards:

1. Tall structures are subject to the review process provided in Section 5.07.09 of this Code.

2. The County will ensure adequate buffering per Chapter 5 between any proposed public facility and adjoining or abutting lower intensity or residential land use.

T. 2.02.31 Institutional (INST): This district is intended for public or semi-public facilities and uses that may be developed on public or private land.

A. Location Criteria.
This zoning district is applicable to the South, North Central, South Central and North Walton Planning Areas, Particularly in areas served by central sewer and central water, where a diversion of community needs may be met or centralized. Areas already being used as institutional or with civic uses may continue to operate as such without a zoning map amendment.

B. Primary Uses Allowed:

1. Places of worship, schools, medical facilities and services, libraries, and active recreation areas.
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C. Accessory Uses and Structures Allowed:
   1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed: None.

E. Residential Density Allowed:
   1. No maximum residential density is assigned to this zoning district.

F. Nonresidential Intensity Allowed:
   1. A maximum FAR of 2.00 (200%) and an ISR of 0.85 (85%).

G. Special Development Standards:
   1. Community residential homes with greater than six (6) residents shall be treated as a non-residential uses subject to these policies.

W. 2.02.32 Black Creek Low Density Residential (BCLDR): This district is intended for low density residential development on land adjacent to, or presently included within, the designated Black Creek (BC) Special Planning Area (SPA) boundary. The objective of this district is to increase, through long-term planning, the financial feasibility and reasonable likelihood of the urban service provider expanding central sewer throughout the designated BC SPA, to support the long-term sustainability of the BC SPA, and to better preserve and protect conservation, rural, and agricultural lands surrounding the BC SPA from piecemeal development and adverse impacts.

A. Location Criteria.

This zoning district is applicable to areas within the BC SPA or adjacent to the BC SPA boundary in the South Central Walton Planning Area where central sewer may not be available, but where such low density development, if allowed, would otherwise facilitate the build-out and efficacy of the designated BC SPA community.

B. Primary Uses Allowed:
   1. Low-density single-family residential and neighborhood-serving commercial.

C. Accessory Uses and Structures Allowed:
   1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed: None.

E. Residential Density Allowed:
   1. Maximum of one (1) dwelling unit per one (1) acre, served by septic, consistent with Infrastructure Policy I-2.1.5. Higher densities shall not be authorized within this district unless and until the property is connected to central water and sewer in accordance with the requirements of Infrastructure Policies I-2.1.4, I-2.1.5, and I-2.1.8. Upon connection to central water and sewer, density within this subcategory may be authorized up to a maximum of four (4) dwelling units per acre.
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F. Nonresidential Intensity Allowed:

1. Non-residential uses within this category shall be limited to neighborhood-serving and neighborhood-scale retail uses and services as part of a Planned Unit Development. Such non-residential uses may not exceed five (5) percent of the gross acreage of this subcategory within the designated BC SPA. Intensity of development shall not exceed the maximum FAR of 0.30 (30%), and the maximum ISR of 0.40 (40%).

G. Special Development Standards:

1. A minimum one hundred (100) foot buffer shall be required for any development proposed on any properties within this district that abuts conservation lands under the ownership and management of the Northwest Water Management District.

2. A minimum of thirty percent (30%) of any development in this district shall be retained in open space in order to preserve natural resources and wildlife habitat. The calculation of open space shall be inclusive of undisturbed wetlands and other natural resource located on the development site.

W. b) 2.02.33 Black Creek Mixed Use Residential (BCMUR): This district is intended for higher density residential development and neighborhood-serving commercial uses on thirty (30) or more contiguous acres that are served by central water and sewer, or will be served by central water and sewer concurrent with the completion of the development. Connection to central water and sewer shall be a condition of development order approval for any project in this district, and shall be a pre-condition to the County issuing a final certificate of occupancy or plat for any portion of the approved development.

A. Location Criteria.

This zoning district is applicable to areas within the BC SPA boundary in the South Central Walton Planning Area

B. Primary Uses Allowed:


C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed: None.

E. Residential Density Allowed:

1. Maximum residential density of four (4) units one (1) per acre. Clustering is encouraged, and may be required by the County, to protect significant habitat and wetlands, to avoid other areas of environmental concern, or to facilitate the creation of open space, public squares, and similar public spaces.
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F. Nonresidential Intensity Allowed:

1. Non-residential uses within this district shall be limited to neighborhood-serving and neighborhood-scale retail uses and services. Such non-residential uses may not exceed five percent (5%) of the gross acreage of this district within the designated BC SPA. Intensity of development shall not exceed the maximum FAR of 0.50 (50%), and the maximum ISR of 0.60 (60%).

2. Public Uses include squares, parks, golf courses, pools, playgrounds, passive recreation areas, preserved natural resource areas, equestrian centers, or community or neighborhood supporting amenities. Public uses shall comprise a minimum of fifteen (15) percent of this district within the designated BC SPA. Public uses as specified in this section shall not exceed the maximum FAR of 0.40 (40%) and the maximum ISR of 0.50 (50%);

3. Civic uses, including churches, libraries, meeting halls, schools, government buildings, and post offices and the like, may be included within this district. Civic uses as specified in this section shall not exceed a maximum FAR of 0.40 (40%) and the maximum ISR of 0.50 (50%);

4. Nonresidential uses, as described above, may only be located at collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, or as part of a master plan if the proposed non-residential use and location are compatible with existing development and land uses.

G. Special Development Standards: None.

W. e) 2.02.34 Black Creek Rural Town Center (BCRTC): This district is intended for a town center that affords maximum exposure to a mix of commercial, resort, office, and high density residential uses served by central water and sewer. The BC SPA shall include a minimum of five percent (5%) and a maximum of ten percent (10%) of the gross acreage designated as BCRTC. The county may allow the designation of more than one BCRTC in the BC SPA if such design would be financially feasible and facilitate a more efficient and effective delivery of services and land uses for the BC SPA. However, if more than one area is designated BCRTC, the acreages for all parcels so designated shall not exceed in total the BCRTC percentages stated above.

Each RTC shall serve as the employment center(s) for the BC SPA and provide for the highest density and intensity of development within the BC SPA. Residential neighborhoods within each RTC will be designed to be linked by street grid networks, bike paths, and pedestrian paths. Residential and mixed-use development within the BCRTC will be organized around public spaces, such as village greens and squares, which will buffer the higher density and intensity development from lower density development. The lowest impact residential uses shall be located at the outer boundaries of the BCRTC.

A. Location Criteria.

This zoning district is applicable to areas within the BC SPA boundary in the South Central Walton Planning Area.
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B. Primary Uses Allowed:

1. Each BCRTC will provide the opportunities for permanent and seasonal residents of the BC SPA and surrounding rural areas to work, shop, live, and recreate by designing the BCRTC area to include a mix of single family, multi-family, public, civic, and commercial uses.

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed: None.

E. Residential Density Allowed:

1. Maximum residential density of eight (8) dwelling units per one (1) acre, for single family and multifamily housing. Multifamily housing, including condominiums, apartment buildings, and townhouses, shall comprise not less than fifteen percent (15%) of the BCRTC. Density bonuses for affordable and workforce housing to a maximum of ten (10) units per acre is authorized within the BCRTC. Clustering of residential multifamily development is encouraged to facilitate the creation of open space, public squares, parks, and to protect natural resources located within the BCRTC area.

F. Nonresidential Intensity Allowed:

1. Non-residential uses within this district shall be limited to:
   a. Commercial uses, including retail, entertainment, resort, lodging, private marinas, restaurants, services, and other compatible non-residential uses. Intensity of development shall not exceed the maximum FAR of 0.50 (50%) and the maximum ISR of 0.75 (75%). Commercial uses shall comprise not less than fifteen percent (15%) of the RTC.
   b. Public Uses, including squares, parks, golf courses, pools, playgrounds, equestrian centers, public water- dependant uses, and such other amenities, shall comprise no less than five percent (5%) of the RTC.
   c. Civic uses, including churches, libraries, meeting halls, schools, government buildings, post offices, and the like, shall comprise no less than one percent (1%) of the BCRTC.

G. Special Development Standards:

1. To ensure that the BCRTC is designed to incorporate the constraints and advantages specific to the surrounding area and existing site conditions, including the vegetation, topography, drainage, wildlife, siting, and lighting considerations, every plan of development within an RTC shall address the following:
   a. The specific uses proposed, lot sizes and location, and lot coverage;
   b. The internal road network proposed, including road widths and block sizes. Roads shall be designed to retain their rural character and not be designed to the characteristics or standards for suburban commercial or subdivision streets;
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c. Proposed road and pedestrian interconnections to the abutting neighborhoods and the BCRTC;
d. Proposed parking standards and criteria;
e. Abutting uses, including scale and character;
f. Existing soils, topography and drainage;
g. Existing vegetation and wildlife;
h. Proposed landscape, buffering, and setback standards;
i. Proposed architectural standards and controls;
j. Proposed lighting standards and controls that preserve the rural character of the area by prohibiting light pollution through sky glow, glare, light trespass, and light clutter; and
k. Required connection to public water and sewer;

I. Neighborhood Planning Areas (NPA): This district builds upon the historical patterns of settlement in South Walton County. Neighborhood Planning Areas (NPA) consist of a mixture of existing platted or vested development, unplatted or undeveloped vacant areas, infill areas and small neighborhoods. It is the intention of the County that walkable, mixed use neighborhoods shall be developed within areas designated in this district through the implementation of infill development, the expansion of existing neighborhoods, cooperative planning, and the use of traditional principles of community design.

1. Types of Projects Allowed within this District: There are five project types allowed within the NPA land use district; any proposal for development in an NPA shall be either (a) a RESIDENTIAL PRESERVATION AREA PROJECT, (b) an INFILL PROJECT, (c) a SMALL NEIGHBORHOOD PROJECT, (d) a TRADITIONAL NEIGHBORHOOD DEVELOPMENT PROJECT, or (e) a VILLAGE SCALE DEVELOPMENT PROJECT. Each NPA project proposed for an area within this district, regardless of type, shall conform to the standards established in this section for either: (i) the project type, or (ii) a specific adopted Neighborhood Plan. A Neighborhood Plan may be adopted for all or part of an area designated as NPA, as more fully described in Section 2.03.00 of this Code. The following criteria are established to determine generally which project type will be applied to new development in this district:

(a) Residential Preservation Areas (RP): Residential Preservation Areas consist of previously existing platted subdivisions and approved development projects which are vested or built out, or existing platted subdivisions that have infrastructure in place and are substantially sold and developed.

(b) Infill Development (IF): Infill development generally consists of unplatted, vacant or redevelopment parcels of land surrounded by development, conservation or public lands on three or more sides, where the size of the undeveloped infill parcels is ten acres or less for the total infill area.

(c) Small Neighborhood Projects (SN): Small Neighborhood Projects consist of undeveloped, unplatted or redevelopment parcels which range from more than ten to less than 40 acres.

(d) Traditional Neighborhood Development Projects (TND): Traditional Neighborhood Development Projects consist of undeveloped, unplatted or redevelopment parcels which range from 40 acres to less than 160 acres.
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(e) Village Scale Development Projects (VSD): A Village Scale project is one that is greater than 160 acres and is subdivided into more than one neighborhood. Two neighborhoods, autonomous by identity and boundary, make a Village. All development projects that are greater than 160 acres in area shall be divided into neighborhoods, so that no neighborhood is greater than 160 acres, and each neighborhood shall meet the land use and design requirements for a Traditional Neighborhood.

2. General Regulations and Requirements Applying to All Five Types of Development Projects within an NPA.

a. Base Density for Areas with a Neighborhood Plan:

(i) Two units per acre if central water and sewer is not available

(ii) Three units per acre if connected to central water but using septic tanks.

(iii) Four units per acre if connected to central water and either central sewer or dry lines (sewer) are installed and the extension of sewer to within 1/4 mile of the site is adopted within the Capital Improvements Plan of the appropriate utility provider, and connection is mandatory when available.

(iv) Up to ten units per acre if connected to both central water and sewer if developed in conformity with the density bonuses provided herein.

b. Base Density for Areas without a Neighborhood Plan: The base densities for areas without adopted Plans are the same as those specified in Subsection (b) above. A site may be developed up to this base density without the adoption of a neighborhood plan using any of the proposed traditional design criteria.

c. Density Limitations Based on Location: Development projects within one mile of County Road 30A or within a drainage basin of a coastal dune lake shall be allowed a maximum density consistent with the Comprehensive Plan.

d. General Traditional Neighborhood Design Criteria: All projects proposed for any type of development within an NPA will be required to comply with the fundamental design standards established in this Code.

e. Compatibility with Existing Neighborhoods: The compatibility of new development with existing adjacent neighborhoods shall be considered as part of the review of any proposal for development within the NPA district. To accomplish this, all individual project plans and Neighborhood Plans shall establish a specific combination and quantity of uses which relate to existing adjacent conditions and in effect, preserve or enhance the desirable aspects of existing development in the adjacent areas and ensure compatible new development. The specific criteria which shall be used to by an applicant, where applicable, establish presumption of compatibility is as follows:

(i) No new commercial or workplace uses shall be established within a 250-foot buffer around areas which meet the definition of Residential Preservation Areas within the NPA district. This specific buffer does not apply to areas designated as Coastal Center, Mixed Use Center, Light Industrial Center or Court Ordered Overlay District on the FLUM.

(ii) New residential projects with buildings over two stories in height shall be set back 50 feet from Residential Preservation Areas which contain more than 75 percent one or two story dwellings.
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(iii) These buffer requirements may only be modified by the County Commission, as an express part of an adopted Neighborhood Plan for an area within the NPA district.

3. Density, Mix, and Standards For Each Specific Type of Development Project Allowed Within an NPA.

Matrix Analysis Comment: Relocated to New Chapter 16, Special Planning Areas of the Land Development Code.

L. Mixed Use Centers (MU): The intent of the Mixed Use Center land use district is to support the economic development strategy by providing a specific, defined location where multiple opportunities may occur for working, shopping, entertainment, lodging and living. These centers are the most intense activity centers and are intended to create a sense of place and identity. They can have regional or local significance.

1. Types of Mixed Use Centers. The types of Mixed Use Centers for South Walton County are:

a) Coastal Center Mixed Use Center

b) Village Mixed Use Center

c) Town Center

2. Primary Uses Common to All the Types of Mixed Use Centers:

a) Public Uses

b) Civic Uses

c) Workplace, except warehousing

d) Neighborhood Commercial

e) Multifamily Housing

3. Development Restrictions Common To All the Types of Mixed Use Centers: a) A base density of 12 units per acre is the maximum residential density allowed, so long as the units are integrated with compatible non-residential uses to create a mixed use within the specific center where it is to be located.

b) For parcels of less than three acres in existence as of the adoption of this Code, this mixed use requirement does not apply.

c) Compatibility shall be established between uses in a mixed use development. The intent of mixed use is to promote an integration of land uses, not require a separation.

d) Mixed use projects shall submit a detailed site plan to demonstrate effective alternatives to buffering, such as street alignment and orientation, screening, pedestrian continuity, building articulation, building heights at the edge of the project, and controlled window views.

4. Development Restrictions Applicable to Specific Types of Mixed Use Centers:

B. Wetlands Protection: All new development or redevelopment within this land use district shall be designed to avoid impacts on wetlands. During the site plan approval process, the County will ensure
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that the wetlands are avoided to the maximum extent practical. Wetland impacts, where unavoidable, shall require a permit from the Florida Department of Environmental Protection and/or the U.S. Army Corps of Engineers as described in comprehensive plan policy Coastal Zone/Conservation Policy C-3.2.2 Buffers shall be located around wetlands consistent with comprehensive plan Coastal Zone/Conservation Policy C-3.2.1(c).

Matrix Analysis Comment: Incorporated in Coastal Center Mixed Use Center, Village Mixed Use, Town Center One and Town Center Two Zoning Districts. This land use district deleted.

R. Court Ordered Overlay District (COO): Within the areas of South Walton designated as Court Ordered Overlay District and Town Center Two on the FLUM of the Comprehensive Plan, the land uses and development shall be governed by the agreement with the State of Florida which was executed as a part of the acquisition of the Topsail and Deer Lake sites by the State of Florida and adopted by the court in the Consent Amended Final Judgement, Topsail and Deer Lake in Case No. 94-923-A. This agreement is included as Attachment A to the County's Comprehensive Plan and is hereby incorporated as a part of this code as Appendix D. The general provisions of this Code which govern the use and development of lands within the County shall not apply to the extent that these general provisions would be inconsistent with the above-referenced agreement.

Matrix Analysis Comment: Incorporated provisions relating to Town Center Two in Chapter 16 Special Planning Areas of the Land Development Code since Town Center Two is a Planned Unit Development.

W. Black Creek Neighborhood Planning Area (BC/NPA): The objective of this category is to direct future growth in North Walton County into a delineated neighborhood planning area in order to facilitate the development of a quality rural mixed-use community, and to prevent the historically inefficient use and piecemeal development of the surrounding rural lands. The county’s intent is to focus and facilitate future development within the designated Black Creek NPA to better ensure the protection of the historically rural character of the area and the significant environmental resources and habitat of the surrounding conservation lands.

The BC/NPA shall be comprised of the following sub-categories of land uses, which shall be depicted as discrete categories within the delineated BC/NPA on the Future Land Use Map, as follows: (1) BC/NPA Low Density Residential (2) BC/NPA Mixed Use; and (3) BC/NPA Rural Town Center. Given the acreage included within the BC/NPA, it is likely that the included properties will have multiple owners. If the lands within the BC/NPA are developed through a series of smaller development projects, each project within the BC/NPA must have its own detailed plan of development that will be designed to achieve the overall economic, environmental, and aesthetic objectives of the BC/NPA in its entirety. Building heights within the BC/NPA shall not exceed four stories, or 50 feet, whichever is less.

The standards and criteria for each sub-category of land use within the BC/NPA shall be as follows:

a. BC/NPA Low Density Residential: The purpose of this BC/NPA low density land use sub-category is to direct low density residential development to lands adjacent to, or presently included within, the designated BC/NPA boundary where central sewer may not be available, but where such low density development, if allowed, would otherwise facilitate the build-out and efficacy of the designated BC/NPA community. The objective of this sub-category is to increase, through long-term planning, the financial feasibility and reasonable likelihood of the urban service provider expanding central sewer throughout
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the designated BC/NPA, to support the long-term sustainability of the BC/NPA, and to better preserve and protect conservation, rural, and agricultural lands surrounding the BC/NPA from piecemeal development, and the adverse impacts thereof.

(i) Primary Uses Allowed: The following uses are allowed uses within this land use district:

- Low-density single-family residential
- Neighborhood-serving commercial

(ii) Residential Density Allowed: Maximum of one (1) dwelling unit per acre, served by septic, consistent with Infrastructure Policy I-2.1.5 of the comprehensive plan. Higher densities shall not be authorized within this subcategory unless and until the property is connected to central water and sewer in accordance with the requirements of Infrastructure Policies I-2.1.4, I-2.1.5, and I-2.1.8 of the comprehensive plan. Upon connection to central water and sewer, density within this subcategory may be authorized up to a maximum of four (4) dwelling units per acre.

(iii) Non-Residential Intensity Allowed: Non-residential uses within this category shall be limited to neighborhood-serving and neighborhood-scale retail uses and services as part of a Planned Unit Development. Such non-residential uses may not exceed five percent (5%) of the gross acreage of this subcategory within the designated BC/NPA. The maximum intensities of site development for this district are a floor area ratio of 0.30 and an impervious surface ratio of 0.40.

(iv) Special Development Conditions Within This District: The following restrictions apply to all development and redevelopment within this category:

(aa) A minimum one hundred (100) foot buffer shall be required for any development proposed on any properties within this subcategory that abuts conservation lands under the ownership and management of the Northwest Florida Water Management District.

(bb) A minimum of thirty percent (30%) of any development in this subcategory shall be retained in open space in order to preserve natural resources and wildlife habitat. The calculation of open space shall be inclusive of undisturbed wetlands and other natural resource located on the development site.

b. BC/NPA Mixed Use Residential: This land use subcategory allows higher density residential development and neighborhood-serving commercial uses on thirty (30) or more contiguous acres within the designated BC/NPA that are served by central water and sewer, or will be served by central water and sewer concurrent with the completion of the development. Connection to central water and sewer shall be a condition of development order approval for any project in this subcategory, and shall be a pre-condition to the County issuing a final certificate of occupancy or plat for any portion of the approved development.

(i) Primary Uses Allowed: The following uses are allowed uses within this land use district:

- Single and multi-family residential
- Neighborhood-serving commercial
- Public uses
- Civic uses
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(ii) Residential Density Allowed: Residential density shall not exceed four (4) units per acre. Clustering is encouraged, and may be required by the County, to protect significant habitat and wetlands, to avoid other areas of environmental concern, or to facilitate the creation of open-space, public squares, and the like.

(iii) Non-Residential Intensity Allowed: Non-residential uses within this category shall be limited to neighborhood-serving and neighborhood-scale retail uses and services. Such non-residential uses may not exceed five percent (5%) of the gross acreage of this sub-category within the designated BC/NPA. The maximum intensities of site development for this district are a floor area ratio of 0.50 and an impervious surface ratio of 0.60.

(aa) Public uses shall include squares, parks, golf courses, pools, playgrounds, passive recreation areas, preserved natural resource areas, equestrian centers, and/or community or neighborhood supporting amenities. Public uses shall comprise a minimum of fifteen percent (15%) of the subcategory within the designated BC/NPA. Public uses as specified in this section shall not exceed a maximum floor area ratio of 0.40 and a maximum impervious surface ratio of 0.50.

(bb) Civic uses shall include churches, libraries, meeting halls, schools, government buildings, and post offices and the like, may be included within this subcategory. Civic uses as specified in this section shall not exceed a maximum floor area ratio of 0.40 and a maximum impervious surface ratio of 0.50.

(iv) Special Development Conditions Within This District: The following restrictions apply to all development and redevelopment within this category:

(aa) Non-residential uses, as described above, may only be located at collector and arterial road intersections, intersections of subdivision collectors and arterial or collector roads, or as part of a master plan if the proposed non-residential use and location are compatible with existing development and land uses.

bc. BC/NPA Rural Town Center: The BC/NPA shall be designed around a town center that affords maximum exposure to a mix of commercial, resort, office, and high density residential uses served by central water and sewer. The town center shall be designated on the Future Land Use Map as the BC/NPA Rural Town Center (RTC). The BC/NPA shall include a minimum of five percent (5%) and a maximum of ten percent (10%) of the gross acreage designated as RTC. The County may allow the designation of more than one (1) RTC in the BC/NPA if such design would be financially feasible and facilitate a more efficient and effective delivery of services and land uses for the BC/NPA. However, if more than one area is designated RTC, the acreages for all parcels so designated shall not exceed in total the RTC percentages stated above.

Each RTC shall serve as the employment center(s) for the BC/NPA and provide for the highest density and intensity of development within the BC/NPA. Residential neighborhoods within each RTC will be designed to be linked by street grid networks, bike paths, and pedestrian paths. Residential and mixed-use development within the RTC will be organized around public spaces, such as village greens and squares, which will buffer the higher density and intensity development from lower density development. The lowest impact residential uses shall be located at the outer boundaries of the RTC.

(i). Primary Uses Allowed: The following uses are allowed uses within this land use district:
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- Each RTC will provide the opportunities for permanent and seasonal residents of the BC/NPA and surrounding rural areas to work, shop, live, and recreate by designing the RTC area to include a mix of single-family, multi-family, public, civic, and commercial uses.

(ii) Residential Density Allowed: Residential density shall not exceed eight (8) dwelling units per acre, for single family and multi-family housing. Multi-family housing, including condominiums, apartment buildings, and townhouses, shall comprise not less than fifteen percent (15%) of the RTC. Density bonuses for affordable and workforce housing to a maximum of ten (10) units per acre is authorized within the RTC. Clustering of residential multi-family development is encouraged to facilitate the creation of open space, public squares, parks, and to protect natural resources located within the RTC area.

(iii) Non-Residential Intensity Allowed: Non-residential uses within this category shall be limited to:

(aa) Commercial uses shall include retail, entertainment, resort, lodging, private marinas, restaurants, services, and other compatible non-residential uses. The maximum intensities of site development for this district are a floor area ratio of 0.50 and an impervious surface ratio of 0.75. Commercial uses shall comprise not less than fifteen percent (15%) of the RTC.

(bb) Public Uses, shall include squares, parks, golf courses, pools, playgrounds, equestrian centers, public water-dependant uses, and such other amenities, which shall comprise no less than five percent (5%) of the RTC.

(cc) Civic uses shall include churches, libraries, meeting halls, schools, government buildings, post offices, and the like, which shall comprise no less than one percent (1%) of the RTC.

(iv) Special Development Conditions Within This District: The following restrictions apply to all development and redevelopment within this category. To ensure that the RTC is designed to incorporate the constraints and advantages specific to the surrounding area and existing site conditions, including the vegetation, topography, drainage, wildlife, siting, and lighting considerations, every plan of development within an RTC shall address the following:

(aa) The specific uses proposed, lot sizes and location, and lot coverage.

(bb) The internal road network proposed, including road widths and block sizes. Roads shall be designed to retain their rural character and not be designed to the characteristics or standards for suburban commercial or subdivision streets.

(cc) Proposed road and pedestrian interconnections to the abutting neighborhoods and the RTC.

(dd) Proposed parking standards and criteria.

(ee) Abutting uses, including scale and character.

(ff) Existing soils, topography and drainage.

(gg) Existing vegetation and wildlife.

(hh) Proposed landscape, buffering, and setback standards.

(ii) Proposed architectural standards and controls.
Chapter 2. Zoning Districts

(jj) Proposed lighting standards and controls that preserve the rural character of the area by prohibiting light pollution through sky glow, glare, light trespass, and light clutter.

(kk) Required connection to public water and sewer.

(Ord. No. 2014-07, § 3, 2-25-14)

Matrix Analysis Comment: Incorporated the existing Black Creek NPA Low Density Residential, Mixed Use Residential and Rural Town Center districts into Zoning Districts in Sections 2.02.33, 2.02.33 and 2.02.34 above.

Z. Development of Regional Impact – Mixed Use (DRI-MU): This land-use category is intended for developments of regional impacts (DRIs), and shall apply only to projects approved pursuant to Chapter 380, Florida Statutes. This category shall be requested simultaneously with an application for development approval pursuant to Chapter 380, Florida Statutes.

1. Primary Uses Allowed: The following uses are allowed uses within this land use district:

▲ Residential, both single family and multi-family

▲ Commercial

▲ Mixed-use (defined as combination of otherwise allowable uses within a single area such as but not limited to vertical mixed-use of residential over commercial)

▲ Industrial

▲ Civic

▲ Institutional

▲ Recreational

2. Prohibited Uses: The following use is prohibited uses within this land use district:

▲ Solid waste facilities and redevelopment within this category:

3. Residential Density Allowed: Gross density shall not exceed twelve (12) units per acre. Clustering is encouraged, and may be required by the County, to protect significant habitat and wetlands and to avoid other areas of environmental concern.

4. Non-Residential Intensity Allowed: The maximum intensities of site development for this district are a floor area ratio of 0.75 and an impervious surface ratio of 0.75.

5. Setback Requirements: See Section 5.00.03.

6. Buffering Requirements: See Section 5.01.02.

7. Special Development Conditions Within This District: The following restrictions apply to all development and redevelopment within this category:

a. Central water and sewer shall be available or shall be developed as part of the DRI.
Chapter 2. Zoning Districts

b. The applicant shall submit a compatibility analysis demonstrating that the proposed uses, densities, and intensities are compatible with the surrounding area. The compatibility analysis shall meet the following criteria:

(i) That any proposed new residential development complements the predominant housing type in the surrounding area;

(ii) That proposed structures for residential and non-residential development complement the predominant features of the surrounding area as defined by building orientation, building setbacks, building heights, and general building type and style;

(iii) That the proposed development maintains and complements the fundamental development pattern of the surrounding area, considering lot area, lot dimensions, and lot configuration as well as the pattern and spacing of lots and buildings;

(iv) That the proposed development maintains a similar density of residential development, intensity of non-residential development and scale and mass of buildings as found in the surrounding area;

(v) That the proposed development is consistent with the extent, design, and location of parking, parking access drives, service areas, outside storage, landscaping, and other site features of the surrounding area, including but not limited to setbacks, buffers, fences, walls and open space;

(vi) That the hours of operation of proposed non-residential development will be compatible with the hours of operation of the surrounding non-residential uses, if applicable; and

(vii) That the proposed development will not create adverse impacts from the noise, smoke, exhaust, emissions, dust, lighting, vibration, or odors that are detrimental to the reasonable use or quiet enjoyment of existing development in the surrounding area.

(viii) For purposes of this compatibility analysis, “surrounding area” shall be construed as the developments within one quarter mile of the border of the DRI with the strongest consideration given to those subdivisions or other developments that are adjacent to the DRI.

(ix) The County may require that any or all of the following techniques be used in a proposed DRI to wholly or partially mitigate incompatible impacts: (aa) Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare and/or pollution and screening of physical features of a proposed development;

(bb) Variable setbacks based upon degree of difference in proposed density, intensity, scale mass or height;

(cc) Placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage or other features with potential negative impacts;

(dd) Effective transitions of on-site densities, scale, mass or height; and

(ee) Other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.
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c. The County may restrict the overall density and intensity to less than the maximum permitted by this land use designation to address environmentally sensitive areas, incompatible land uses, and the need for additional public infrastructure or similar issues.

d. The County has the authority to add additional conditions to the master plan to address environmentally sensitive areas, incompatible land uses, and the need for additional public infrastructure or similar issues.

e. An itemized checklist shall be included with the application for development approval (ADA) identifying each applicable objective of the comprehensive plan and detailing the master plan’s compliance with each objective.

f. A preservation plan meeting the county’s preservation requirements must be submitted to and approved by the County. (Ord. No. 2014-07, § 3, 2-25-14)

Matrix Analysis Comment: Developments of Regional Impact (DRI) do not warrant an independent zoning district as a DRI is defined by Section 380.06(1), F.S. as a development which, because of its character, magnitude, or location, would have a substantial effect upon the health, safety or welfare of citizens of more than one county.

BB. The Second Town Center (TC2): is located at the northwest corner of U.S. 98 and C.R. 30A. The Second Town Center is established expressly for the purpose of accommodating the land uses and development that were agreed upon as a part of the acquisition of the Topsail Hill and Deer Lake sites by the State of Florida in the Consent Amended Final Judgment, Topsail and Deer Lake. The use and development of TC2 shall be in accordance with the provisions of the agreement and judgment with the State of Florida. The provisions of this Plan, including but not limited to the provisions of the Town Center category, shall not apply to the area described above to the extent that these provisions would be inconsistent with the above-referenced agreement and judgment. (Ord. No. 2014-07, § 3, 2-25-14)

Matrix Analysis Comment: Incorporated in Chapter 16 Special Planning Areas of the Land Development Code since this is a Planned Unit Development. See stricken Section R. Court Ordered Overlay District (COO).

2.03.00. Categories of Primary Uses.

A. Defined Primary Uses for All Use Categories, except NPA Use Categories Neighborhood Planning Areas which are defined in Chapter 16 of the Code:

Agriculture - Croplands, pastures, livestock, aquaculture, feedlots.

Silvicultural - Commercial forestry activities.

General Agricultural Residential - Individual farm dwellings, including onsite farmworker housing.

Functional Agriculture Related Non-Residential -

- Farm equipment sales and repair
- Kennels and veterinary services
- Sale of agricultural feeds, chemicals and supplies
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- Blacksmith and wood working shops
- Processing, storage, or sale of agricultural products
- Hunting or fishing camps
- Bait and tackle shops
- Shooting ranges
- Travel trailer parks and campgrounds
- Riding or boarding stables
- Communications facilities, including towers
- Small engine repair
- Welding shops

Civic Uses - Uses include the following, and substantially similar activities, based upon similarity of characteristics:

- Emergency service activities such as buildings, garages, parking, and/or dispatch centers for ambulances, fire, police and rescue, but specifically excluding maintenance of service vehicles.
- Recreational Facilities
- Libraries
- Schools, Daycare, Museums, Schools of Art, Auditoriums and Government Buildings
- Places of Worship

Business Park - The Business Park district is intended to provide a wide range of business, office commercial, professional services, and manufacturing, and supporting civic, institutional, recreational, infrastructure, and open space uses and activities arranged within a contiguous campus setting.

- Greenhouse, nursery, floriculture production and agriculture
- Seafood support activities
- Utilities and infrastructure systems
- Construction and specialty trade
- Wholesale trade
- Retail trade
- Transportation and warehousing
- Information and communication services
- Finance, insurance, real estate, leasing, and rental services
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- Professional, scientific, and technical services
- Health Care and Social Assistance
- Accommodations and food services
- Other services, including performing and fine arts centers and recreational facilities and open space

**Parks and Passive Recreational** - These uses include facilities for passive outdoor resource based recreational activities such as picnicking, jogging, cycling and hiking and water-related or water-dependent uses such as boat ramps, fishing docks and piers. Uses include substantially similar resource based activities, based on similarity of characteristics.

Specifically excluded from this group of uses are activity based recreational uses such as firing ranges, marinas, miniature golf courses, batting cages, racetracks, golf courses, ball fields, outdoor ball courts, stables, outdoor swimming pools and similar recreational activities that are more intensive (as measured by factors including, but not limited to, trip generation rates and impervious surface coverage) than the allowable outdoor resource based recreational uses described.

**Professional Service/Office** - This group of uses includes business and professional offices, medical offices or clinics, government offices, financial institutions without drive-up facilities, and personal service businesses where the service is performed on an individual-to-individual basis as opposed to services which are performed on objects or personal property. Examples of personal service businesses are:

  - Barbershops, beauty shops
  - Photography studios

This group of uses may include a dispatching/communications/office center for the distribution of goods, but specifically excludes the warehousing or actual distribution of goods.

**Neighborhood Serving Commercial/Retail** - This group of uses includes but is not limited to retail and personal service uses which support residential areas.

  - Community centers and fraternal lodges
  - Commercial or trade schools such as dance and martial arts studios
  - Retail sales stores, such as shoe stores, clothing stores, pharmacies, florists, and bookstores
  - Farm and garden supply, building supply, and vehicle parts and accessories (but specifically excluding vehicle sales/service/repair)
  - Financial institutions with drive-up facilities
  - Food marts with gasoline sales
  - Grocery stores, supermarkets, and specialty food stores (such as meat markets, delicatessens and bakeries)
Chapter 2. Zoning Districts

- Restaurants (standard sit-down without drive up)
- Temporary Seasonal roadside produce stands
- Service businesses such as blueprint, printing, catering, tailoring, travel agencies, upholstery shops, laundries/dry cleaners, and light mechanical repair stores (such as camera, TV, or bicycle repair shops)

**General Commercial** - A wide variety of general commercial, commercial recreational, entertainment, and related activities is included in this group of uses.

- Department stores
- Hospitals
- **Bed and Breakfast**
- Hotels or motels
- LP gas storage and distribution facilities below 1,000 gallons
- Marinas
- Miniature golf, golf driving ranges
- Outdoor arenas, rodeo grounds, livestock auction facilities, racetracks (auto, dog, go-cart, horse, motorcycle), shooting and firing ranges, and similar activities
- Miniwarehouses
- Plant nurseries
- Recreational vehicle and travel trailer parks
- Shopping centers
- Taverns, bars, lounges, nightclubs, and dance halls
- Theaters and auditoriums
- Vehicle sales, rental, service, and repair, including carwash facilities, and the sales, rental, repair and service of new or used automobiles, boats, buses, farm equipment, motorcycles, trucks, recreational vehicles, and mobile homes
- Veterinary offices and animal hospitals
- Mobile Home Parks
- Indoor Recreational Uses
- All Neighborhood Serving Commercial/Retail Uses
- Mini Storage
- Inventory Storage as part of a business
Light Industrial - This category contains those industrial uses which are generally not objectionable because of noise, heavy truck traffic or fumes, or which generate nuisances which may be ameliorated adequately by performance standards. These uses include:

- Automotive maintenance and repair
- Blacksmith shops
- Boatworks (custom building and repair)
- Building materials sales or storage yards (excluding asphalt or concrete mixing)
- Building materials sales or storage yards (excluding asphalt or concrete mixing)
- Bulk materials or machinery storage (fully enclosed)
- Carpet and rug cleaning plants
- Communications towers
- Contractors' offices and equipment storage yards
- Dry cleaning and laundry plants serving more than one outlet
- Dyeing plants
- Extermination shops
- Food processing and packing plants (except meat packers)
- Fuel oil
- Ice and wood sales
- Furniture cleaning plants
- Furniture refinishing shops
- Lumberyards
- Manufacturing (including the production, processing, cleaning, testing and distribution of materials, goods, foodstuffs, and products in plants with less than 500,000 square feet of floor area, or fewer than 2,000 total employees • Mini warehouses or storage facilities
- Monument works
- Ornamental iron workshops
- Pilot plants
- Publishing plants
- Scientific (e.g., research, testing, or experimental) laboratories
- Trade shops (including cabinet, carpentry, planning, plumbing, refinishing, and paneling)
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- Truck terminals
- Veterinary offices with fully enclosed runs, yards, pens, and kennels)
- Warehouses
- Wholesale business and storage

Medium Industrial - This industrial category includes uses that could generate noise, particulate matter, vibrations, odors, fumes, glare, and other hazards uncharacteristic of and incompatible with residential uses.
- LP gas storage and/or distribution facilities over 1,000 gallons
- Junkyards or salvage yards
- Warehousing
- All light industrial uses

Heavy Industrial - This type of use includes those wholesale and retail businesses for manufacturing, processing, storing, or distributing goods. Included in this district are uses which require primarily outdoor storage or the industrial activity itself is conducted outdoors. Such uses include:
- LP gas storage and/or distribution facilities over 1,000 gallons
- Junkyards or salvage yards
- Waste-to-energy incinerators
- Recycling centers
- Class I and Class II landfills
- Hazardous waste collection and handling centers
- Borrow pits, surface mining, rock quarries, strip mining, and any extraction activities.
- Buildings and businesses for the refinement, processing, packaging, and transportation of extracted materials are included in this group of uses.
- Storage yards for equipment, machinery and supplies for building and trades contractors, garbage haulers
- Asphalt and Concrete Plants
- All Light and Medium-Industrial uses

B. Primary Use Categories for specific to the Areas of South Walton Planning Area Designated as NPA:

Workplace - Buildings for uses such as offices, artisanal, custom fabrication of home furnishings, clothing and clothing accessory manufacture, assembly of small household and business equipment, repair and service of household goods and small business equipment, office and household and business services and substantially similar uses.
Chapter 2. Zoning Districts

Commercial Center - Buildings of neighborhood scale or character primarily for business uses, such as retail, services, entertainment, office, medical, artisanal, limited lodging, restaurants without drive-up facilities, with no outdoor broadcasting or music, sports clubs, fitness centers, dance schools, small theaters, small taverns with no outdoor broadcasting or music and substantially similar uses.

Civic Use - Community uses such as meeting halls, libraries, post offices, schools, child care centers, clubhouses, religious buildings, recreational facilities, higher education, museums, cultural societies, visual and performance arts buildings, municipal buildings, and substantially similar uses.

Public Use - Includes streets, squares, parks, playgrounds, 18-hole par three or championship golf courses (as greenbelts only) and substantially similar uses.

Small Apartment Buildings and Townhouses - Buildings for residential uses including tripexes, townhouses and small apartment buildings. Building heights are limited to three stories for townhouses and four stories for small apartments. These buildings for residential use may have limited office and retail use, cafes, limited lodging and artisanal uses.

Single Houses - Buildings for residential uses, including single family houses, duplexes and other compatible residential uses on individual lots.

Live/Work - Buildings with vertical mixed use, with neighborhood serving commercial/retail on the ground floor and residential above.

Limited Lodging (TND) - A bed and breakfast located in a single structure which is residential in exterior character.

Limited Lodging (VMU) - An inn, motel or hotel with no more than one hundred twenty-five (125) rooms; except in the Route 30A Scenic Corridor, which includes all properties located contiguous to C.R. 30A, C.R. 393, or C.R. 395, or are contiguous to those portions of C.R. 83 and C.R. 283 that are south of U.S. Highway 98 (as depicted in Map 13-2) and excluding those parcels located within the U.S. Highway 98 Scenic Corridor, where limited lodging means an inn of no more than fifty (50) rooms and can include full services, such as supporting restaurant use.

(Ord. No. 2015-13, §§ 2, 3, 5-26-15)

Lodging - Hotels, motels, inns and bed and breakfasts

(Ord. No. 2004-15, §§ 2, 3, 4-6-04; Ord. No. 2014-14, 6-10-14 contained scrivener’s error corrected with Ord.No. 2014-20, 10-28-14)

C. The following table summarizes the categories of use by zoning district. Entries identified by a “P” are primary uses allowed. Entries identified by a “C” are conditional uses allowed.
### Chapter 2. Zoning Districts

#### Use Category/Use

<table>
<thead>
<tr>
<th>Zoning District</th>
<th>Agriculture</th>
<th>Silvicultural</th>
<th>General Ag Residential</th>
<th>Functional Agriculture Related Non Residential</th>
<th>Civic and Community Uses</th>
<th>Business Park</th>
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### Chapter 2. Zoning Districts

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<tr>
<td><strong>Use Category/Use</strong></td>
<td>Parks and Passive Recreational</td>
<td>Professional Services/Office</td>
<td>Neighborhood Serving Commercial/Retail</td>
<td>General Commercial</td>
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<td>Passive Outdoor Resource-Based Recreation Activities</td>
<td>Golf Course</td>
<td>Business and Professional Offices</td>
<td>Community Centers and Fraternal Lodges</td>
<td>Department Stores</td>
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<td>Medical Offices or Clinics</td>
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<td>Financial Institutions without Drive-Up Facilities</td>
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<td>Personal Service Businesses</td>
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<td>Service Businesses</td>
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</table>
### General Commercial continued

- Shopping Centers
- Taverns, Bars, Lounges, Nightclubs, and Dance Halls
- Theaters and Auditoriums
- Vehicle Sales, Rental, Service, and Repair, including Carwash Facilities
- Sales, Rental, Repair, and Service of New or Used Automobiles, Boats, Farm Equipment, and Mobile Homes
- Veterinary Offices and Animal Hospitals
- Mobile Home Parks
- Indoor Recreational Uses
- All Neighborhood Serving Commercial/Retail Uses
- Mini Storage
- Inventory Storage as part of a business

#### Light Industrial

- Automotive Maintenance and Repair
- Blacksmith Shops
- Boatworks (Custom Building and Repair)
- Building materials sales or storage yards (excluding Asphalt or Concrete Mixing)
- Building Materials Sales or Storage Yards (excluding Asphalt or Concrete Mixing)
- Bulk Materials or Machinery Storage (fully enclosed)
- Contractors' Offices and Equipment Storage Yards
- Dry Cleaning and Laundry Plants serving more than one outlet
- Dyeing Plants
- Extermination Shops
- Food Processing and Packing Plants (except Meat Packers)
- Fuel Oil
- Ice and Wood Sales
- Furniture Cleaning Plants
- Furniture Refinishing Shops
- Lumberyards
- Manufacturing Foodstuffs, and products in plants with less than 500,000 total square feet of floor area, or fewer than 2,000 employees
- Mini Warehouses or Storage Facilities
- Monument Works
- Ornamental Iron Workshops
- Pilot Plants
- Publishing Plants
- Scientific (e.g., Research, Testing, or Experimental) Laboratories
- Trade Shops (including Cabinet, Carpentry, Planning, Plumbing, Refinishing, and Paneling)
- Truck Terminals
- Veterinary Offices with fully enclosed runs, yards, pens, and kennels
- Warehouses
- Wholesale Business and Storage
Chapter 2. Zoning Districts

Use Category/Use

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2.03.00. NEIGHBORHOOD PLANNING PROGRAM

2.03.01. Statement of Purpose.

The County hereby establishes its Neighborhood Planning Program as a component of its land use planning and development programs. This program is primarily aimed at the facilitation of development, adoption and maintenance of Neighborhood Plans which are required by Subsection 2.01.03(L) of this Code within areas designated as NPA and/or TND on the FLUM. This program can also be of assistance in educational efforts in relation to encouragement of traditional community design standards in areas outside these districts.

2.03.02. Development of Neighborhood Plans.

A. Development of Neighborhood Plans by the County. The County may choose to adopt a Neighborhood Plan for any area designated as NPA on the Future Land Use Map. These amendments shall be incorporated into this Code as overlay districts.

B. Development of Neighborhood Plans by a Developer or Interested Property Owners. The County encourages the development of neighborhood associations to act as catalysts for local input into the ongoing Neighborhood Planning Program. Residents, neighborhood associations, individual property owners or property owners’ associations may prepare a proposed neighborhood plan for property located within the Neighborhood Planning Area district for the County's consideration as an overlay district. The applicant for a Code amendment will be responsible for preparing the neighborhood plan and all supporting information required under this Section as well as responding to additional information requests made by County staff.
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1. Registration. The individuals or group investigating the possibility of establishing a neighborhood plan for a particular neighborhood shall register with Walton County as a recognized Neighborhood Planning Group (NPG) and designate a specified agent who will be the primary contact for the NPG.

2. Pre-Application Conference. After becoming registered, the NPG investigating the possibility of establishing a neighborhood plan for a particular neighborhood shall attend a mandatory neighborhood plan pre-application conference with Division of Planning and Development Services staff, where the NPG will receive detailed information identifying the requirements for establishing a Neighborhood Planning Area (NPA) and Neighborhood Plan (NP).

C. The Neighborhood Planning Process. The process of preparing a neighborhood plan involves a series of specific steps and a timeline established to facilitate community involvement in its development. The process is designed to allow a Neighborhood Plan to be prepared and adopted within an 18-month period.

1. Community Notification and Ballot of Interest. Central to the success of citizen-based planning is gauging interest and gathering support for the concept of creating a neighborhood plan. Affected property owners must be notified and be given an opportunity to demonstrate support for investigating the idea of creating a neighborhood plan for their area in order for the effort to proceed.

(a) The Neighborhood Planning Group (NPG) must notify each property owner in the proposed Neighborhood Planning Area (NPA) of the initiative to investigate the possibility of establishing a NPA and Neighborhood Plan.

(b) A Ballot of Interest will be included in the information packet to allow the affected property owners to indicate to the NPG and the county their level of interest in investigating the possibility of creating a formal Neighborhood Plan. The property owner may vote YES to indicate interest in investigating the idea or NO if not interested.

(c) Ballots must be returned to and received by the Walton County Division of Planning an (d) The Ballots of interest will be counted by the Clerk of Courts and the Clerk will certify the percentage of YES votes compared to total votes received from the notified property owners. If over 20 percent vote YES the initiative MAY proceed to the next step. If 20 percent or less vote YES, the initiative DOES NOT proceed in this cycle.

(e) The Planning Department will notify the NPG with the results of the Ballot of Interest vote count by certified mail return receipt requested. If the minimum approval percentage is achieved, the NPG will then provide notice to affected property owners of the initial Community Organizational Meeting required by Section 2.03.02.C.2.

2. Community Organizational Meeting(s). In order to facilitate public input into the neighborhood planning process, the NPG proposing the adoption of a neighborhood plan must hold at least one community meeting that is advertised and open to the public. The community meeting(s) should identify neighborhood concerns and issues and identify possible solutions to be incorporated into the neighborhood plan.

(a) An initial community organizational meeting must be held.
Chapter 2. Zoning Districts

(b) All property owners within the area proposed to be included in the neighborhood plan shall be notified at least 30 calendar days in advance of the initial organizational meeting by certified mail, return receipt requested, at the address listed on the latest approved ad valorem tax roll.

(c) The community meeting must be advertised in the legal section of the local newspaper at least 14 days in advance.

(d) Two signs announcing a “Neighborhood Plan” is being proposed shall be placed in highly visible locations within the proposed neighborhood plan boundary. Signs shall include NPG contact information and shall remain until the process is completed.

(e) The returned receipts, an affidavit of mailing, an affidavit of installation of signs, and proof that the community meeting was duly advertised in the legal section of the local newspaper at least 14 days before the meeting date must be submitted to the county before a proposed neighborhood plan can be considered.

(f) The initial community organizational meeting may be attended by county staff who will discuss Neighborhood Plans, what they are, what they do, and what is allowed to be addressed in them.

(g) At this initial meeting a schedule of future meetings will be established and that schedule will be mailed to each property owner within the proposed plan boundary by regular mail.

3. Additional Community Meetings. Additional community meetings are strongly encouraged to facilitate the planning process and may be held provided written notice is given by regular mail to all affected property owners. The additional meetings described in this section may be needed beyond those initially scheduled at the Community Organizational Meeting due to emerging priorities or issues that arise as the proposed plan is developed.

4. Documentation of Community Involvement. One or more of the following items shall be submitted as additional proof of community involvement for any meeting held concerning the neighborhood plan:

(a) Original attendance list for the meeting(s),

(b) Copy of an audio/video recording of the meeting(s),

(c) Original minutes of the meeting(s),

(d) Summary of the issues and concerns discussed at the meeting(s), consideration of possible solutions, and options available for resolution.

5. Final Draft of the Proposed Neighborhood Plan. The final draft of the proposed Neighborhood Plan must be complete in order to be considered for adoption in accordance with Section 2.03.02.E. Adoption of Neighborhood Plans.

6. Timeline Extension Requests. The intent of the neighborhood planning process timeline is to provide a clearly defined schedule for accomplishing the creation and adoption of a Neighborhood Plan within an 18-month period. In the event that the NPG identifies the need to extend the timeline in order to accomplish the required tasks, the NPG may request a one-time 90-day extension of the timeline from the Planning Department. The NPG must demonstrate adequate progress is being made towards plan development when requesting the extension of the timeline. A revised timeline will be established for the initiative upon approval of the request.
D. Contents of Neighborhood Plans. The proposed neighborhood plan will be prepared by the Neighborhood Planning Group (NPG). During the process of developing the neighborhood plan, the Neighborhood Planning Group (NPG) may use the services of the Walton County Planning Department to assist them in preparing the neighborhood plan in accordance with generally accepted planning principles. Drafts of the proposed plan prepared by the NPG may be submitted in advance to the Planning Department for review and suggestions. When complete, the proposed neighborhood plan shall include the following elements:

1. An introductory statement including a summary of the past development patterns in the neighborhood for existing established neighborhoods;

2. A description of community involvement;

3. A statement of the community's goals;

4. An existing-conditions map;

5. A proposed neighborhood plan map;

6. A provision for establishing the vested rights of existing properties, including, but not limited to, a provision that such properties shall be permitted to be reconstructed, as vested, if destroyed by natural causes or other casualty outside the control of the owner of the property.

7. One or more specific elements CHOSEN by the Neighborhood Planning Group from the following list of possible plan elements:

   (a) Transportation;

   (b) Neighborhood access (ingress/egress);

   (c) Building height;

   (d) Parking;

   (e) Landscaping;

   (f) Architectural review;

   (g) Minimum and maximum lot sizes;

   (h) Setbacks;

   (i) Lot coverage;

   (j) Other elements as identified by the Neighborhood Planning Group and approved by the Planning Department;

   (k) Provisions concerning the grandfathering of non-conforming structures, uses, and properties.

E. Adoption of Neighborhood Plans. Once a neighborhood meeting(s) has been held and a proposed plan developed, the neighborhood may choose to initiate the process of having Walton County adopt the neighborhood plan as an overlay district in the following manner:
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1. The Neighborhood Planning Group (NPG) must mail a copy of the proposed neighborhood plan to all property owners within the proposed boundary of the plan, by certified mail, return receipt requested, at the address listed for the owner on the latest approved ad valorem tax rolls.

2. The proposed neighborhood plan package shall include a ballot allowing the property owner to vote to approve or disapprove the neighborhood plan. The ballot shall state that for the vote to be counted it must be returned to, and received by, the Walton County Planning Department within 30 days.

3. The proposed neighborhood plan package shall also include a notice of the public hearing dates where the neighborhood plan will be considered by the Walton County Planning Commission and the Walton County Board of County Commissioners, a contact name and number for additional information concerning the plan, and an address where comments concerning the plan may be mailed to the Walton County Planning Department to be presented to the commissioners at a public hearing.

4. The plan must receive a recommendation of approval from at least 66 percent of the property owners who responded with a vote before it may be submitted to Walton County for further consideration for adoption.

5. After the Walton County Clerk of Courts counts the ballots and certifies the required percentage of voting property owners voting in favor of approval, the NPG may submit to the Walton County Planning and Development Services Division an application for neighborhood plan with the required supporting materials, and the final proposed plan.

6. Department staff shall review the plan within 30 days for compliance with the Walton County Comprehensive Plan and general consistency with other provisions of the Walton County Land Development Code. The Neighborhood Plan can be more restrictive than the Comprehensive Plan and Land Development Code.

7. After the review period, the plan shall be scheduled for a public hearing at the next available meeting of the Walton County Planning Commission and subsequent hearings before the Board of County Commissioners. Staff shall provide the commissioners with findings of fact concerning the compliance of the proposed plan with the Walton County Comprehensive Plan and general consistency with the Walton County Land Development Code.

8. The proposed overlay must be adopted as an amendment to the Walton County Land Development Code and shall be adopted through the same process as any other amendment to the Code.

9. The procedure for amending the Neighborhood Plan shall be the same as the procedure for enacting the Neighborhood Plan.

F. Inlet Beach Neighborhood Plan. The Inlet Beach Neighborhood Plan shall remain a part of the Walton County Comprehensive Plan unless the Inlet Beach neighborhood changes the plan to an overlay district as described above.

G. Recognition of Existing Neighborhood Planning Efforts. The county recognizes that neighborhood planning efforts are already underway in certain neighborhoods and a significant amount of time and effort has been expended toward developing neighborhood plans consistent with the intent of the procedures contained herein. Any group that has undertaken a Neighborhood Plan prior to the adoption
Chapter 2. Zoning Districts

of this ordinance may begin the process at Section E. Adoption of Neighborhood Plans, unless they desire otherwise.

(Ord. No. 2008-10, § 1, 4-8-08)

2.03.03. Beach Highland Neighborhood Plan (NP.BH).

A. The Beach Highland Neighborhood Plan dated May 14, 2008, is an overlay district with specific standards that govern development within the boundary of the Beach Highland neighborhood.

B. The boundary of the overlay district shall include the Beach Highland Subdivision as recorded in Plat Book 3, Page 47, of the Official Records of Walton County, Florida, less and except Lot 1, Block F (the location of Journey’s End Condominium).

C. The Beach Highland Neighborhood Plan (NP.BH), included in this ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix NP-1.

(Ord. No. 2008-35, § 1, 10-28-08)

2.03.04. Blue Mountain Beach Neighborhood Plan (NP.BMB).

A. The Blue Mountain Beach Neighborhood Plan (NP.BMB) is an overlay district with specific standards that govern development within the boundary of the Blue Mountain Beach neighborhood.

B. The boundary of the overlay district is the Blue Mountain Beach Subdivision #1, recorded in Deed Book 2, Page 41. This area is located in the southeast 1/4 of the northeast 1/4 of Section 12 and the northeast 1/4 of the Southeast 1/4 of Section 12 in Township 3 South, Range 20 West. It also lies in the north 1/2 of the southwest 1/4 of Section 7, and southwest 1/4 of northwest 1/4 of Section 7 in Township 3 South, Range 19 West. It is bounded by the Gulf of Mexico to the south, the shoreline of Big Red Fish Lake to the east, County Road 30-A to the north, and County Road 83 to the west, including all parcels within. The Blue Mountain Beach Neighborhood Plan (NP.BMB), included in this ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix NP-2.

(Ord. No. 2009-12, § 1, 8-11-09)

2.03.05. Gulf Pines Neighborhood Plan (NP.GP).

A. The Gulf Pines Neighborhood Plan (NP.GP) is an overlay district with specific standards that govern development within the boundary of the Gulf Pines neighborhood.

B. The boundary of the overlay district includes the following recorded plats in Walton County:

Gulf Pines Subdivision as recorded in Plat Book 2, Page 86, with the exception of the commercially developed lots along U.S. Highway 98 (Blocks 1 and 2), The First Addition to Gulf Pines as recorded in Plat Book 3, Page 48, The Second Addition to Gulf Pines as recorded in Plat Book 3, Page 48, and The Third Addition to Gulf Pines as recorded in Plat Book 3, Page 62. The Gulf Pines Subdivision is located in South Walton County, generally south of US Hwy 98, bordered on the north and west by Sandestin and on the east by Hidden Dunes. It is bordered on the south by the Gulf of Mexico.

(Ord. No. 2010-02, § 1, 1-26-2010)
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*Editors Note: The Gulf Pines Neighborhood Plan (NP.GP), included in this ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix NP-3.

2.03.06. Gulf Trace Neighborhood Plan (NP.GT).

A. The Gulf Trace Neighborhood Plan (NP.GT) is an overlay district with specific standards that govern development within the boundary of the Gulf Trace neighborhood.

B. The boundary of the overlay district includes the following recorded plats in Walton County:

Gulf Trace Subdivision as recorded in as recorded in Plat Book 5, Page 44; and The Gulf Trace First Addition as recorded in Plat Book 5, Page 73. It is bounded by the Gulf of Mexico to the south, and is surrounded on the east, west and north by state-owned land managed as part the Grayton Beach State Park.*

(Ord. No. 2010-03, § 1, 2-23-2010)

*Editors Note: The Gulf Trace Neighborhood Plan (NP.GT), included in this ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix NP-4.

2.03.07. Point Washington Neighborhood Plan (NP.PW), this boundary description. A. The Point Washington Neighborhood Plan (NP.PW) is an overlay district with specific standards that govern development within the boundary of the Point Washington neighborhood:

B. The boundary of the overlay district includes the following described area in Walton County:

Beginning at the Southwest corner of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West Walton County Florida, proceed Northerly along the West line of the said Northeast One Quarter of Section 35 a distance of 1985 feet more or less to the South boundary of the TIITF-OF-STATE OF FLORIDA parcel, as recorded in Official Records book 2159 at page 389; thence proceed Easterly along the said South boundary of the TIITF-OF-STATE OF FLORIDA parcel a distance of 310 feet more or less to the East boundary of the TIITF-OF-STATE OF FLORIDA parcel and the West boundary of the TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel; thence proceed Northerly along the common boundary line between the TIITF-OF-STATE OF FLORIDA and TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcels a distance of 680 feet more or less to the South Line of Section 26, Township 2 South, Range 19 West, Walton County Florida; thence proceed Northerly along the common boundary line between the TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel tax ID # 26-2S-19-24000-016-0020 and TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel tax ID # 35-2S-9-24000-002-0020, passing into said Section 26, a distance of 35 feet more or less to a concrete monument; thence continue Easterly along the common boundary line between the TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel tax ID # 26-2S-19-24000-016-0020 and TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcel tax ID # 35-2S-9-24000-002-0020 the following bearings and distances calls: South 89 degrees 37 minutes 45 seconds East a distance of 240.00 feet; thence North 49 degrees 44 minutes 30 seconds East a distance of 209.40 feet; thence North 06 degrees 52 minutes 36 seconds East 215 more or less to the water's edge of Tucker Bayou; thence departing the common boundary line between the TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA and TIITF RECREATION AND PARKS OF THE STATE OF FLORIDA parcels, meander Easterly along the water's edge of Tucker Bayou as approximated by the following bearing and distance calls: North 87 degrees 31 minutes 12
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seconds East 283 feet; thence South 69 degrees 11 minutes 24 seconds East 135 feet; South 24 degrees 16 minutes 12 seconds East 147 feet; thence South 45 degrees 53 minutes 24 seconds East 227 feet; thence North 89 degrees 03 minutes 36 seconds East 139 feet; thence North 81 degrees 37 minutes 12 seconds East 53 feet more or less to the intersection of the centerline of State Road 395 with the water's edge of Tucker Bayou; thence departing the centerline of State Road 395 continue Easterly along the water's edge of Tucker Bayou North 74 degrees 56 minutes 24 seconds East a distance of 80 feet; thence South 77 degrees 20 minutes 24 seconds East a distance of 143 feet more or less to the intersection of the water's edge of Tucker Bayou and the East boundary line of the Robert S. Davis property as recorded in Official Records Book 399 at page 348; thence departing the water's edge of Tucker Bayou proceed South along the East boundary line of the Roberts S. Davis property a distance of 100 feet more or less to the South line of Section 26, Township 2 South, Range 19 West; thence passing the South Line of Section 26, Township 2 South, Range 19 West, proceed South into Section 35 along the West boundary of the Ollie S. Butler and Albert B. Butler property as recorded in Official Records Book 2702 at page 2836 a distance of 302.5 feet; thence continue South a distance of 430 feet more or less to the Southwest corner of the Marvin H. Scott and Jane Scott property as recorded in Official Records Book 1549 at page 247; thence proceed Easterly along the South boundary line of the Marvin H. Scott and Jane Scott property a distance of 99 feet more or less to the Easterly boundary of the Kathryn Green property as recorded in Official Records Book 344 at page 55; thence proceed South 09 degrees 39 minutes 55 seconds East along the Easterly boundary of the Kathryn Green property a distance of 439.62 feet to an iron rod and the North boundary line of the Charles C. Fowler and Anne M. Fowler property as recorded in Official Records Book 2584 at page 1687; thence proceed North 55 degrees 12 minutes 09 seconds East along the North boundary line of the Charles C. Fowler and Anne M. Fowler property a distance of 138.14 feet; thence proceed South 09 degrees 35 minutes 44 seconds East a distance of 200.00 feet to the curved Northerly right-of-way line of a County maintained road being concave Southerly, having a radius of 176.03 feet; thence proceed Southwesterly along the arc of the curved right-of-way line of the County maintained road a distance of 130.22 feet through a central angle of 42 degrees 23 minutes 14 seconds to a point of tangency; thence departing the curved right-of-way line, continue South 35 degrees 45 minutes 03 seconds West along the Northerly right-of-way line of the County maintained road a distance of 11.58 feet; thence continue South 35 degrees 45 minutes 03 seconds West along the Northerly right-of-way line of the County maintained road a distance of 144 feet more or less to the North right-of-way line of Eden Dr as denoted on the plat of Eden Estates recorded in Plat Book 5 at page 25; thence proceed South 45 degrees 00 minutes 00 seconds West a distance of 102.7 feet more or less to the South right-of-way line of Eden Dr as denoted on the plat of Eden Estates recorded in Plat Book 5 at page 25; thence departing the South right-of-way line of Eden Dr proceed Southwesterly along the West boundary line of the Otis Earl Barrett property, recorded in Official Records Book 2241 at page 24 as approximated by the following bearing and distance calls: South 21 degrees 57 minutes 09 seconds West 78.19 feet, thence South 18 degrees 10 minutes 11 seconds West 201.58 feet, thence South 31 degrees 22 minutes 03 seconds West 98.83 feet, thence South 37 degrees 00 minutes 11 seconds West 116.95 feet, thence South 49 degrees 05 minutes 37 seconds West 174 feet more or less to the Northerly boundary of Stephen Tyron Nunn and Brett Anderson Nunn property as recorded in Official Records Book 2307 at page 676; thence proceed South 41 degrees 44 minutes 00 seconds East along the Northerly boundary of Stephen Tyron Nunn and Brett Anderson Nunn property a distance of 73.45 feet; thence continue along the Northerly boundary of Stephen Tyron Nunn and Brett Anderson Nunn property South 71 degrees 15 minutes 00 seconds a distance of 160.00 feet to the
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centerline of Tucker Creek; thence proceed Southwesterly along the centerline of Tucker Creek approximated by the following two bearing and distance calls South 32 degrees 56 minutes 11 seconds West a distance of 30.00 feet; thence South 29 degrees 13 minutes 14 seconds West a distance of 145 feet more or less to the North West corner of Lot 3 Block A, Eden Estates as recorded in Plat Book 5 at page 25; thence proceed South 19 degrees 13 minutes 01 seconds West along the Westerly boundary line of Lot 3 Block A Eden Estates as recorded in Plat Book 5 at page 25 a distance of 110.71 feet to the must Southwesterly corner of Lot 3 Block A Eden Estates as recorded in Plat Book 5 at page 25; thence departing the boundary line of Lot 3 Block A Eden Estates meander Southwesterly along the center line of Tucker Creek as approximated by the following bearing and distance calls: thence South 27 degrees 05 minutes 06 seconds West 66.53 feet; thence South 45 degrees 00 minutes 18 seconds West 79.01 feet, thence South 60 degrees 51 minutes 03 seconds West 40.08 feet, thence South 41 degrees 59 minutes 22 seconds West 36.21 feet, thence South 17 degrees 55 minutes 08 seconds 48.0 feet more or less to the South line of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West; thence proceed North 87 degrees 44 minutes 05 Seconds West along the South line of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West a distance 1464.0 feet more or less to the Southwest corner of the Northeast One Quarter of Section 35, Township 2 South, Range 19 West Walton County Florida and the Point of Beginning of the area herein described; Less and Except: COM AT SW/C OF NE4 OF SEC 35 THENCE RUN S 89DEG38'27"E A DIST OF 111.90 FT TO POB AND RUN N 0DEG34'10"E A DIST OF 39.87 FT THENCE N 65DEG14'56"E A DIST OF 44.25 FT THENCE S 00DEG34'10"W A DIST OF 33.65 FT THENCE S 89DEG38'27"E A DIST OF 620.00 FT THENCE S 0DEG22'38"W A DIST OF 25.00 FT THENCE N89DEG38'27"W A DIST OF 660.09 FT TO POB, containing approximately 111.6 acres more or less and as depicted in the map included in the Point Washington Neighborhood Plan.

(Ord. No. 2011-60, 6-14-2011)

*Editors Note: The Point Washington Neighborhood Plan (NP.PW) included in the adopting ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix NP-5.

2.03.08 Grayton Beach Neighborhood Plan (NP.GB)

A. The Grayton Beach Neighborhood Plan (NP.GB) is an overlay district with specific standards that govern development within the boundary of the Grayton Beach neighborhood.

B. The boundary of the overlay district includes the following described area in Walton County:

“Grayton Beach” is defined as the area represented by the following boundaries: County Road 30-A to the north, the Gulf of Mexico to the south, Grayton Dunes State Park to the west, and Grayton Beach State Park and Western Lake to the east, excluding the community of Lake Place at Grayton Beach.

*Editors Note: The Grayton Beach Neighborhood Plan (NP.GB) included in the adopting ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix NP-6.

Matrix Analysis Comment: Incorporated in Chapter 16 Special Planning Areas of the Land Development Code.

(Ord. No. 2015-02, § 1, 2-10-15)
Chapter 2. Zoning Districts

2.04.00. WORKFORCE/AFFORDABLE HOUSING DENSITY BONUS

DENSITY BONUS SYSTEM

2.04.01. Purpose.

It is the purpose of this section to:

A. Expand housing opportunities for extremely low-, low-, moderate-, and workforce/affordable income persons/households throughout the county by providing increased residential densities to developers who guarantee that a portion of their housing development will be affordable to persons/households of extremely low-, low-, moderate-, and workforce/affordable income. The density bonus system is intended to create neighborhoods comprised of many different income levels and housing types.

(Ord. No. 2007-52, § 3, 12-11-07)

B. Expand housing opportunities throughout the county by providing increased residential densities to developers who encourage innovative design for the purpose of creating walkable communities which support the town and village concept, reduce traffic generation by creating more interests within walking distance, and reduce emissions by discouraging urban sprawl. The acreage utilized to secure one type of density bonus credit shall not be utilized to secure any additional density bonus credits for that same acreage (e.g. an acre above the minimum required preservation may not be used for calculation of density bonus credits in both Habitat Protection and Greenway Corridor).

2.04.02. Applicability.

Density bonuses may be utilized in accordance with this section in all residential land use categories except neighborhood planning area, residential preservation area, conservation residential 2:1, conservation residential 1:2.5, rural low density, rural residential, large scale agriculture, and general agriculture. The Neighborhood Infill (NI), Small Neighborhood (SN), Traditional Neighborhood Development (TND), Coastal Center (CC), Coastal Center Mixed Use (CCMU), Coastal Village (CV-1), Village Mixed Use (VMU), and Town Center One (TC-1) and Black Creek Special Planning Area Rural Town Center (BCRTC) Zoning Districts. However, if in any case the administration of this section conflicts with Rule 10D-6, F.A.C., Standards for On-site Sewage Disposal Systems, the standards of Rule 10D-6 shall apply.

(Ord. No. 2007-52, § 3, 12-11-07)

2.04.03. Calculation of Bonuses.

A. Workforce/Affordable Housing. The following points may be obtained for workforce/affordable housing density within the Neighborhood Infill (NI), Traditional Neighborhood Development (TND), Coastal Center (CC), Village Mixed Use (VMU), Coastal Village (CV-1) Zoning Districts and the Black Creek Special Planning Area. To calculate the workforce/affordable housing density bonus, determine the percentage of total housing units in a residential project that are devoted to workforce/affordable housing in accordance with Section 2.04.04, and calculate that percentage as a bonus, up to a maximum of 100 percent (100%) affordable housing criteria in each project in order to take advantage to the density bonus point system and expedited review process.

(Ord. No. 2007-52, § 3, 12-11-07)
Chapter 2. Zoning Districts

1. Standards considered in the workforce/affordable housing bonus system include the following: type of residential unit, location within the County, services availability, income level of occupants, percentage of workforce/affordable units in project, and occupancy type.

2. The Density bonus point scoring system for workforce/affordable housing is illustrated in Appendix C.4.

<table>
<thead>
<tr>
<th>Percentage of Affordable Housing Units in a Project</th>
<th>Points Awarded</th>
</tr>
</thead>
<tbody>
<tr>
<td>76%--100%</td>
<td>4</td>
</tr>
<tr>
<td>51%--75%</td>
<td>3</td>
</tr>
<tr>
<td>26%--50%</td>
<td>2</td>
</tr>
<tr>
<td>10%--25%</td>
<td>1</td>
</tr>
</tbody>
</table>

**Service Availability**
- Central Water and Sewer, onsite: 4 points
- Central Water and Sewer, within 1/4 mile: 3 points
- Private Water and/or Septic: 1 point

**Location**
- Located within 3 miles of incorporated area: 4 points
- Located south of the bay: 5 points

**Type of Unit**
- Single family: 2 points
- Multi-family: 3 points

**Income Level, Adjusted for Family Size**
If the project mixes housing income levels, the maximum number of income points will be 10

- Workforce; 100% to 140% of Median Family Income: 1 point
- Moderate Income; 81% to 100% Median Family Income: 1 point
- Low Income; 51% to 80% of Median Family Income: 2 points
- Very Low Income; 31% to 50% of Median Family Income: 3 points
- Extremely Low Income; 30% or less of Median Income: 4 points

**Occupancy Type**
- Ownership: 4 points
- Rental/Lease: 3 points

**Total Points**
- Base Density Increase
- 35 or more: 100%
- 28 to 34: 50%
- 20 to 27: 25%

(Ord. No. 2007-52, § 4, 12-11-07)

Matrix Analysis Comment: Incorporated from Appendix C4 of the Land Development Code.
Chapter 2. Zoning Districts

ɛ-3. Bonus density points will be awarded in the following manner:

- 35 points or more may increase the base density up to 100 percent (100%) of the land use category zoning district base density.
- 28 to 34 points may increase up to 50 percent (50%) of the land use category zoning district base density.
- 20 to 27 points may increase up to 25 percent (25%) of the land use category zoning district base density.

B. Innovative Community Design. The following points / density may be obtained for innovative community design within the Small Neighborhood (SN), Coastal Center Mixed Use (CCMU), and Town Center One (TC-1) Zoning Districts.


3. Density Bonus Criteria:

For the purpose of approval of up to ten (10) dwelling units per one (1) acre, implementation of bonus density points is intended as a mechanism to allow higher density within a SN development by encouraging innovative design for the purpose of creating walkable communities which support the town and village concept, reduce traffic generation by creating more interests within walking distance, and reduce emissions by discouraging urban sprawl. The acreage utilized to secure one type of density bonus credit shall not be utilized to secure any additional density bonus credits for that same acreage (e.g. an acre above the minimum required preservation may not be used for calculation of density bonus credits in both Habitat Protection and Greenway Corridor).

i. a. Primary Category: Certain types of design criteria are acceptable as a primary category for which bonus density points are allotted to a development. This primary category includes:

a) i. Habitat Protection or Habitat Enhancement which exceeds the minimum standards may gain a up to: 3 points for protecting or maintaining a known wildlife corridor and 2 points for an innovative mitigation, protection or enhancement measure.

b) ii. Right-of-Way Dedication (Arterial or Collector) which exceeds the minimum standards required by the Code may gain up to 2 points for every 1/5 acre platted or deeded to Walton County.

c ) iii. Greenway Corridors developed and dedicated to Walton County, exceeding the five percent (5%) minimum development requirements, may gain up to 1 point for every 1/5 acre provided.

d) iv. Scenic Corridors: Design standards which exceed the minimum requirements of the corridor guidelines and are innovative aesthetically pleasing measures to enhance the corridors may gain up to 3 points. This requires DRB approval and recommendation to the Board of County Commissioners for acceptance.
Chapter 2. Zoning Districts

e)-v. Affordable Housing: For developments that provide bona-fide affordable housing, the following points may be awarded: 10% of project = 10 points; 10-20% of project = 4 points (for increment); 20-30% of project = 3 points (for increment); 30-40% of project = 2 points (for increment); so that for each additional 10% = 1 point to a maximum of 25 points total.

g)-vi. Pervious Surface Coverage: For developments that provide an increased pervious area exceeding those provisions of this policy, the following points may be awarded: 25% of paved area = 3 points; 50% of paved area = 5 points; 75% of paved area = 10 points.

h)-vii. Energy Efficiency: 2 points for site planning to maximize solar orientation; for exceeding the Florida BEERS Rating Guide and System minimum standards, or other similar rating system or certification program, the following points may be awarded: 3 points for improving the average efficiency by 15%; 5 points for improving the average efficiency by 25%.

h)-viii. Beach Access/Parking: 10 points for exceeding the required minimum beach access and reserved parking spaces, with dedication of such access to Walton County.

i)-b. Secondary Categories: Certain types of design criteria are acceptable as a secondary category for which bonus density points are allotted to a SN development. No points may be awarded to a development which does not include at least two (2) primary category density bonus items. This secondary category includes:

a)-i. Civic Use, Open Space: must exceed both the required and the primary density bonus categories. For the purpose of density bonus criteria, the following points may be awarded: 1 point per 1/2 acre; maximum of 5 points.

b)-ii. Vertical Mixed Use: 3 points

c)-iii. Water Conservation: 2 points - Use of retention water for irrigation.

d)-iv. On-street parking (pervious): 2 points

e)-v. Community Garden: 1 point

f)-vi. Community Compost Area: 1 point

<table>
<thead>
<tr>
<th><strong>Bonus Points Worksheet</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Density based on availability of central water and sewer:</td>
</tr>
<tr>
<td>Density based on bonus points</td>
</tr>
<tr>
<td>10 points or more</td>
</tr>
<tr>
<td>15 points or more</td>
</tr>
<tr>
<td>25 points or more</td>
</tr>
<tr>
<td>35 points or more</td>
</tr>
<tr>
<td>50 points or more</td>
</tr>
</tbody>
</table>

Matrix Analysis Comment: Incorporated from existing Comprehensive Plan Policy L-1.3.4.

B. Coastal Center Mixed Use (CCMU) Density Bonus Criteria and Points.

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5. Density Bonus Criteria:

For the purpose of approval of up to twelve (12) dwelling units per acre, implementation of bonus density points is intended as a mechanism to allow higher density within a CCMU development by encouraging innovative design for the purpose of creating walkable communities which reduce traffic generation by creating more interests within walking distance and reduce emissions by discouraging urban sprawl. The acreage utilized to secure one type of density bonus credit shall not be utilized to secure any additional density bonus credits for that same acreage (e.g., an acre above the minimum required preservation may not be used for calculation of density bonus credits in both Habitat Protection and Greenway Corridor). In addition to the bonus points below, the maximum density of twelve (12) units per acre requires that residential units be integrated with compatible nonresidential uses to create a mixed use.

i. 1. Primary Category: Certain types of design criteria are acceptable as a primary category for which bonus density points are allotted to a development. This primary category includes:

(aa) a. Habitat Protection or Habitat Enhancement which exceeds the minimum standards may gain up to: 3 points for protecting or maintaining a known wildlife corridor and 2 points for an innovative mitigation, protection or enhancement measure

(bb) b. Right-of-Way Dedication (Arterial or Collector) which exceeds the minimum standards required by this Code may gain up to 2 points for every 1/5 acre platted or deeded to County.

(cc) c. Greenway Corridors developed and dedicated to Walton County, exceeding the five percent (5%) minimum development requirements, may gain up to 1 point for every 1/5 acre provided.

(dd) d. Scenic Corridors: design standards which exceed the minimum requirements of the corridor guidelines and are innovative aesthetically pleasing measures to enhance the corridors may gain up to 3 points. This requires DRB approval and recommendation to the Board of County Commissioners for acceptance.

(ee) e. Affordable Housing. For developments that provide bona-fide affordable housing, the following points may be awarded: 10% of project = 10 points; 10-20% of project = 4 points (for increment); 20-30% of project = 3 points (for increment); 30-40% of project = 2 points (for increment); so that for each additional 10% = 1 point to a maximum of 25 points total.

(ff) f. Pervious Surface Coverage. For developments that provide an increased pervious area exceeding those provisions of this policy, the following points may be awarded: 25% of paved area = 3 points; 50% of paved area = 5 points; 75% of paved area = 10 points.

(gg) g. Energy Efficiency: 2 points for site planning to maximize solar orientation; for exceeding the Florida BEERS Rating Guide and System minimum standards; or other similar rating system or certification program, the following points may be awarded: 3 points for improving the average efficiency by 15%; 5 points for improving the average efficiency by 25%.
Chapter 2. Zoning Districts

(hh). Beach Access/Parking: 10 points for exceeding the required minimum beach access and reserved parking spaces, with dedication of such access to Walton County.

ii.-2. Secondary Categories: Certain types of design criteria are acceptable as a secondary category for which bonus density points are allotted to a CCMU development. No points may be awarded to a development which does not include at least two (2) primary category density bonus items. This secondary category includes:

(aa). Civic Use, Open Space: must exceed both the required and the primary density bonus categories. For the purpose of density bonus criteria, the following points may be awarded: 1 point per ½ acre; maximum of 5 points.

(bb). Vertical Mixed Use: 3 points

(cc). Water Conservation: 2 points - Use of retention water for irrigation.

(dd). On-street parking (pervious): 2 points

(ee). Community Garden: 1 point

(ff). Community Compost Area: 1 point

<table>
<thead>
<tr>
<th>Bonus Points Worksheet</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density based on bonus points:</td>
</tr>
<tr>
<td></td>
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<tr>
<td></td>
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<tr>
<td></td>
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<tr>
<td></td>
</tr>
</tbody>
</table>

Matrix Analysis Comment: Incorporated from existing Comprehensive Plan Policy L-1.3.7.

C. Town Center One (TC-1) Density Bonus Criteria and Points.

(7) Town Center One Master Plan Density Bonus Points

(a). The following items, following review and approval by the Design Review Board and if approved as part of a development order, will allow a developer to increase the density available on their parcel:
## Chapter 2. Zoning Districts

### Density Bonus Points (units per acre/Additional FAR)

<table>
<thead>
<tr>
<th>Item #</th>
<th>Item</th>
<th>Residential</th>
<th>Commercial</th>
<th>Max DBP/FAR</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Dedicated commercial at least 10% of building area</td>
<td>6</td>
<td>0</td>
<td>6/0</td>
<td>(may be built at future date, but reserved with DO)</td>
</tr>
<tr>
<td>2</td>
<td>Dedicated Public parking</td>
<td>2</td>
<td>0.10</td>
<td>2/0.10</td>
<td>10% above required development spaces</td>
</tr>
<tr>
<td>3</td>
<td>Dedicated road frontage for public use</td>
<td>6</td>
<td>0.10</td>
<td>6/0.30</td>
<td>Must traverse entire frontage of parcel</td>
</tr>
<tr>
<td>4</td>
<td>Live/work units</td>
<td>1</td>
<td>0.10</td>
<td>6/0.50</td>
<td>(per 10 units)</td>
</tr>
<tr>
<td>5</td>
<td>Public bathrooms</td>
<td>2</td>
<td>0.10</td>
<td>2/0.10</td>
<td>Per Male/Female unit</td>
</tr>
<tr>
<td>6</td>
<td>Public drinking water fountain</td>
<td>.25</td>
<td>.025</td>
<td>2/0.10</td>
<td>Must be spaced a min. 200-feet apart</td>
</tr>
<tr>
<td>7</td>
<td>Public tennis courts or other sport type amenity</td>
<td>2</td>
<td>0.10</td>
<td>1/0.10</td>
<td>2/0.10</td>
</tr>
<tr>
<td>8</td>
<td>Bicycle racks</td>
<td>0.10</td>
<td>.025</td>
<td>1/0.10</td>
<td>Must be spaced a min. of 100-feet apart (Set of 5 bike slots per rack)</td>
</tr>
<tr>
<td>9</td>
<td>Multi Story Public parking garage</td>
<td>4</td>
<td>0.20</td>
<td>4/0.20</td>
<td>50% above required development parking</td>
</tr>
<tr>
<td>10</td>
<td>Wetland observation platform, benches, seating, etc.</td>
<td>.2</td>
<td>.025</td>
<td>1/0.5</td>
<td>Must be spaced a min. of 100-feet apart</td>
</tr>
<tr>
<td>11</td>
<td>Dedicated Regional Stormwater Facilities area or stormwater facility partnering</td>
<td>2</td>
<td>0.10</td>
<td>6/0.30</td>
<td>Per acre ft above required volume</td>
</tr>
<tr>
<td>12</td>
<td>Green Building</td>
<td>4</td>
<td>0.20</td>
<td>4/0.20</td>
<td></td>
</tr>
<tr>
<td>13</td>
<td>Transit Stop with park and ride spaces</td>
<td>1</td>
<td>0.05</td>
<td>2/0.10</td>
<td>Must be at least 1,500-feet apart</td>
</tr>
<tr>
<td>14</td>
<td>Public square, plaza or commons</td>
<td>4</td>
<td>0.20</td>
<td>4/0.20</td>
<td>Minimum 10% of project site</td>
</tr>
<tr>
<td>15</td>
<td>Major public building to house government services</td>
<td>4</td>
<td>0.20</td>
<td>4/0.20</td>
<td>Minimum 50,000 square feet</td>
</tr>
<tr>
<td>16</td>
<td>Public school site</td>
<td>1.5</td>
<td>0.1</td>
<td>6/0.40</td>
<td>Per 10 Acres; 10-Acres Elementary; 20-Middle, 40-High School</td>
</tr>
<tr>
<td></td>
<td>Area set aside for community scale park or nature trail</td>
<td>6</td>
<td>0.20</td>
<td>6/0.20</td>
<td>min 10% of project area, setbacks measured from park or trail boundary</td>
</tr>
<tr>
<td>18</td>
<td>Mixed use/commercial component</td>
<td>3</td>
<td>0.30</td>
<td>3/0.30</td>
<td>(min. 3 separate land uses)</td>
</tr>
<tr>
<td>19</td>
<td>Multiple housing types</td>
<td>4</td>
<td>0</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>Stormwater design exceeding minimum requirements</td>
<td>2</td>
<td>0.20</td>
<td>2/0.20</td>
<td>Must exceed minimum design volume by 20%</td>
</tr>
<tr>
<td>22</td>
<td>Wetland buffers exceeding minimum requirements</td>
<td>3</td>
<td>0.20</td>
<td>3/0.20</td>
<td>Must exceed minimum buffer requirement by 5%</td>
</tr>
<tr>
<td>23</td>
<td>Affordable Housing</td>
<td>6</td>
<td>0.40</td>
<td>6/0.40</td>
<td>at least 30% of units design, very low income</td>
</tr>
<tr>
<td>24</td>
<td>Affordable Housing</td>
<td>3</td>
<td>0.20</td>
<td>3/0.20</td>
<td>at least 10% of units design, very low income</td>
</tr>
<tr>
<td>25</td>
<td>Affordable Housing</td>
<td>6</td>
<td>0.40</td>
<td>6/0.40</td>
<td>at least 20% of units low income</td>
</tr>
<tr>
<td>26</td>
<td>Workforce Housing (Ord. No. 2006-18, § 11-28-06)</td>
<td>6</td>
<td>0.40</td>
<td>6/0.40</td>
<td>At least 10% of units</td>
</tr>
</tbody>
</table>
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Matrix Analysis Comment: Incorporated from existing Section 2.01.03 L.4.(c).

D. Neighborhood Planning Area (NPA) Bonus Criteria and Points.

APPENDIX C.2: CRITERIA FOR CALCULATION OF NPA DENSITY BONUS PROVISIONS

I–1. HABITAT PROTECTION

A–a. WILDLIFE CORRIDORS - For the purposes of this process, known wildlife corridors intersecting with any property will be those which are identified in either of the following ways:

1–i. Florida Natural Areas Inventory Wildlife Habitat and Occurrence Survey

2–ii. Florida Game and Fresh Water Fish Commission Survey Data

3–iii. Site specific survey of the subject parcel performed by a qualified environmental expert retained and funded by the plan applicant/sponsor and provided to County planning staff as a part of the supporting documentation for the plan.

B–b. INNOVATIVE MEASURES - For purposes of the process related to this item, an innovative protection or enhancement measure shall be any measure which goes beyond the minimum protection or enhancement measures already required by Chapters II, IV, V and XIV of this Code and provides benefits which, in the opinion of review staff, provide substantial benefits to the target resource area. Innovative mitigation measures shall be any measure which goes beyond the minimums required by this Code, even if the mitigation measure is provided in all or in part to satisfy the requirements of state or federal regulatory programs.

C–c. REFORESTING - The bonus for reforestation is available when the Plan applicant provides a reforestation/revegetation plan as part of the supporting data for its Neighborhood Plan submittal which addresses either restoration areas already impacted as of plan submittal date or areas to be impacted by development patterns proposed in the plan. Any plan shall address at least the following items, along with any others reasonably requested by staff:

1–i. Location and configuration of proposed reforestation/revegetation areas.

2–ii. Survey of existing and/or desired habitat enhancement species for these areas.

3–iii. Species of materials to be used in each area with planting intervals and densities and success criteria for each species.

4–iv. Legal means of ensuring adequate monitoring for and full achievement of specified success criteria.

II.2. RIGHT OF WAY DEDICATION

A–a. Right of way dedications proposed to meet these criteria shall be provided as a part of the supporting documentation for the Plan submittal. The documentation shall include a sealed survey of each proposed dedication area and legal documentation for each proposed area in a form acceptable to the County Attorney. Applicant shall also provide evidence of good title
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for each proposed dedication in the form of a title insurance policy issued by a provider acceptable to the County.

### 3. GREENWAY CORRIDORS

A. For purposes of calculating the bonus available for providing greenway connections as a component of a neighborhood plan, the following shall apply:

Points shall be awarded for dedication of greenway segments that transverse a site. Greenway dedications may be utilized to satisfy the requirements of Section 4.06.03 of this Code in addition to providing for density credit under this provision.

A developer may purchase off-site property which provides greenway connection or access if he is unable to provide the dedication within the proposed development.

B. Documentation - The location of the proposed greenway corridors within the boundaries of the plan area shall be clearly indicated on the master plan for the neighborhood and the terms of the Plan shall expressly limit the use of these areas to uses compatible with greenway location and function.

Developer may purchase off-site property adjacent to a greenway if he is unable to provide it within his development.

### 4. AFFORDABLE HOUSING

A. For purposes of calculating the bonus available for providing affordable housing as a component of a residential development in this district, the following definitions apply:

1. "Affordable housing" - housing units which meet the criteria established by F.S.420.602.

B. For the purpose of determining the percentage of housing units which qualify as affordable housing, the total number of residential units proposed for approval under the subject Plan submittal will be the total number of units considered in the formula.

C. The location of the proposed affordable housing units within the boundaries of the plan area shall be clearly indicated on the master plan for the neighborhood and the terms of the Plan shall expressly limit the use of these areas to development of affordable housing units.

### 5. PERVIOUS SURFACE COVERAGE

A. For the purposes of calculating the bonus available for reducing the amount of impervious surface traditionally generated by a development project, the following definitions apply:

1. "Pervious surface" - Any alternative paving, parking, roadbed or pathway element in a development which because of design and/or because of porous composition which allows rainwater to infiltrate into the soil column beneath the material rather than be repelled and be transported downgradient as surface water run-off.

2. "Paved area" - Any area of infrastructure supporting a development project which traditionally has been composed of an impervious surface cover such as asphalt, concrete, clay and/or aggregate.
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B.b. Calculation - For purposes of determining the percentage of traditionally paved area converted to pervious surface within the boundary of the area submitted under the subject Plan, the total area which is required to be utilized as roadway, parking lot, sidewalk and bike path for the proposed master site plan in order to meet the requirements of the applicable site design criteria provided in Chapter V of this Code shall constitute the total paved area for the Plan area.

C.e. Documentation - In order to obtain credit points for utilizing this alternative stormwater management system within a proposed Plan, the master site plan submitted for the area to be included in the plan shall plainly indicate the location of all proposed pervious roadway, parking, bike path and sidewalk systems. In addition, the implementing Code for the Plan should specify the requirements that the areas indicated be constructed as pervious surfaces in conjunction with the development of the adjacent public areas or private lots.

IV-5._ RECYCLING STATION

A.a. In order to qualify for the award of credit points under this bonus system, a proposed recycling station project must meet at least the following minimum criteria:

1.i. It must provide one or more locations within the boundaries of the area submitted under the subject Plan which are accessible to at least the residential and commercial property owners and user.

2.ii. It must provide separate temporary storage capacity for at least three of the following recyclable materials:

- Newsprint/newspaper products
- Glass
- Aluminum
- Tin/steel cans
- Styrofoam products
- White paper products

3.iii. It must provide for a long term maintenance entity which is responsible for collection and transport of recycled materials from the site on a weekly basis for a minimum of five years from the date of construction of the station or station system. The entity can be a public/franchise utility provider, a private commercial entity, a non-profit owner's association or a local government. Evidence of contract or dedication for maintenance of the facility(ies) shall be provided with the support documents for the Plan submittal.

IV-7._ ENERGY EFFICIENCY

A.a. Solar Orientation - In order to qualify for point credit for maximization of solar orientation in site planning for a Plan submittal, the supporting documentation for the Plan shall include a written and illustrated report/description detailing the methodology utilized in the site
Chapter 2. Zoning Districts

planning process to address this aspect of overall site design which is acceptable to County staff.

VIII.8. BEACH ACCESS

A-a. Pedestrian Beach Access - In order to qualify for credit for provision of beach access as part of a Plan submittal, the overall site plan must provide dedicated public access from an improved public road or right of way to the shoreline of the Gulf of Mexico, Choctawhatchee Bay or its tributaries, or a coastal dune lake. Pedestrian beach access must have access to parking at a public parking facility but the facility does not have to be within the boundaries of the area submitted under the subject Plan.

B-b. Full Beach Access - Full beach access includes all the provisions provided above for pedestrian access but requires that parking be provided in a publicly dedicated area within the boundaries of the area submitted under the subject Plan. The minimum number of parking spaces which must be provided in direct connection to the beach access point provided will be five full sized auto spaces and five bicycle rack spaces reserved for public access use.

C-c. Developer may purchase and dedicate beach access to County

D-d. Dedication of Access - The documentation shall include a sealed survey of each proposed dedication area and legal documentation for each proposed area in a form acceptable to the County Attorney. Applicant shall also provide evidence of good title for each proposed dedication in the form of a title insurance policy issued by a provider acceptable to the County.

IX.9. CIVIC USE AND OPEN SPACE CREDITS

A-a. Definitions - For the purpose of obtaining credit points for the provision of additional public spaces within a neighborhood plan, the master plan for the area submitted under the subject Plan must provide both areas which qualify under the definitions of Open Space and/or Civic Use provided in Chapter II of this Code.

B-b. Documentation - The location of the proposed Open Space and/or Civic Use areas within the boundaries of the plan area shall be clearly indicated on the master plan for the neighborhood and the terms of the Plan shall expressly limit the use of these areas to development of those specified uses.

C-c. Bonus Calculation - The credit is awarded for up to ten acres of additional area to be dedicated above the minimum dedicated area required in Chapter II of this Code for the particular type of project category being proposed.

X-10. GRID PATTERN

A-a. Definition - For the purposes of understanding the type of grid pattern required in the master site plan of the proposed Plan, an applicant must optimize the design of the master plan in terms of utilizing a right angle and/or circular wheel grid street and lot layout pattern as the predominant design feature for its proposed neighborhood(s).
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B- b. Documentation - In order to obtain credit points for utilizing this specific type of street and lot layout within a proposed Plan, the master site plan submitted for the area to be included in the plan shall plainly indicate the use of these layouts for areas within the Plan boundaries where such use is practicable and feasible.

XI-11. ALLEYS

A- a. Definition - For the purpose of obtaining credit points for the inclusion of alleyways as a design feature to be used within either commercial and/or residential portions of the master site plan for the proposed Plan, the alley systems must meet the definition of alleyway provided in the Definition section of this Code. This bonus is available as a means of encouraging the use of alleyways to provide efficient rear access to both commercial and residential uses in order to preserve the pedestrian character of streetscapes within these Plans.

B- b. Documentation - In order to obtain credit points for utilizing this specific type of street and lot layout within a proposed Plan, the master site plan submitted for the area to be included in the plan shall plainly indicate the use of these layouts for areas within the Plan boundaries where such use is practicable and feasible.

XII-12. BIKE PATH CONNECTORS

A- a. Definition - For purposes of obtaining credit points for including one or more bike path systems as alternative transportation systems within the boundaries of a proposed Plan, the bike paths must be designed to meet the minimum design standards provided in Chapter V of this Code. In addition, the pathway systems must be designed to link and provide safe access from residential uses within the Plan area with one or more commercial, civic, open space and/or recreational area within or adjacent to the Plan area.

B- b. Documentation - In order to obtain credit points for utilizing this alternative mode of transportation within a proposed Plan, the master site plan submitted for the area to be included in the plan shall plainly indicate the location of all proposed bike paths and indicate whether each distinct link of system is to be for general public or more restricted use.

C- c. Cumulative Bonus - The credit points awarded for this design feature shall be calculated in addition to any other credit available under the Greenways and Transportation sections of this Code.

XIII-13. VERTICAL MIXED USE

A- a. Definition - For the purpose of obtaining credit points for the inclusion of vertical mixed uses within the overall mix of uses included in any proposed Plan, a vertical mixed use is defined as a unified multi-story structure which is designed to utilize at least the ground floor for commercial/service/professional/artisanal uses and also utilize one or more upper floors for strictly residential use. It is encouraged but not required that the residential use of the building be tied in as housing for the operator or employees related to the ground floor use.
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8–b. Documentation - The location of the areas where the applicant proposes to develop vertical mixed use structures or districts within the boundaries of the plan area shall be clearly indicated on the master plan for the neighborhood and the terms of the Plan shall expressly limit the use of these areas to development of vertical mixed use units.

XIV–14. WATER CONSERVATION

A–a. The purpose of providing this potential bonus credit is to establish permanent regulations within newly developed neighborhoods which will require that landscaping in both private and public areas be designed to require use of less irrigation water and to utilize alternatives to potable and shallow aquifer sources for irrigation water.

8–b. Documentation - In order to obtain credit points for requiring the use of these drought tolerant plants and alternative irrigation sources, an applicant must include regulations within its implementing code submitted with the Plan which mandate the use of a specified percentage of these plants within its landscaping section for all areas within the boundaries of the Plan area. The credit will be awarded in accordance with the specified percentage. The regulations must contain the requirement that reuse or stormwater retention water be utilized as a primary source for irrigation within the boundaries of all areas where such a use is practicable and feasible within the Plan area to obtain the additional credit for alternative irrigation source. The implementing Code must include a viable administrative enforcement mechanism to address non-compliance with these provisions.

XV–15. SIDEWALKS

A–a. Definition - In order to qualify for the credit points available for the preservation of the pedestrian character of both commercial and residential streetscapes within Plan areas, the applicant must provide sidewalks which meet the minimum width and design criteria for sidewalks provided in Chapter V of this Code and the regulations which govern the specific type of NPA project being proposed on both sides of all roadways within the master site plan for the Plan area which are below the level of collector road.

8–b. Documentation - In order to obtain credit points for providing these additional sidewalk systems within a proposed Plan, the master site plan submitted for the area to be included in the plan shall plainly indicate the location of all proposed sidewalks. The implementing Code shall also expressly require the construction of these sidewalks as a required component of the development of all specified public areas or private lots.

XVI–16. PERVIOUS PARKING

A–a. Bonus credit is being provided for alternative road design which reduces overall impacts of stormwater runoff from impervious roadway surfaces by providing an pervious buffer strip at the roadway edge. In addition, this buffer strip is to provide on-street parking to serve both residential and commercial uses with these neighborhood areas. This credit is cumulative with the credit for pervious surface provided above in order to encourage the development of this form of buffer and on-street parking capacity.
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B. b. Definitions - On street parking is provided by designing roadways serving both commercial and residential uses adjoining the roadway with parallel or diagonal parking spaces designed with dimensions in accordance with the design requirements of Chapter V of this Code. Pervious parking area may use any alternative paving or roadbed element which, because of design and/or porous composition, allows rainwater to infiltrate into the soil column beneath the material rather than be repelled and be transported downgradient as surface water run-off.

C. c. Documentation - In order to obtain credit points for utilizing this alternative stormwater management system within a proposed Plan, the master site plan submitted for the area to be included in the plan shall plainly indicate the location of all proposed pervious on-street parking systems. In addition, the implementing Code for the Plan should specify the requirements that the areas indicated be constructed as pervious surfaces in conjunction with the development of the adjacent roadways.

XVIII-17 COMMUNITY GARDEN PLOT AND COMPOST AREA

A. a. These credit points are provided for the purpose of encouraging the enhancement of community in residential neighborhoods while providing additional greenspace/open space areas as public space.

B. b. Definition - For purposes of qualifying for credit points under this section, a community garden is a reserved open garden area which is available for use by owners and residents in residential areas within the Plan area. A community compost area is a reserved public area for use of the same residents and owners for the collection and composting and distribution of vegetative material generated by their household and landscaping activities for use as organic fertilizer for garden and landscaping uses within the Plan area.

C. c. Documentation - In order to obtain credit points for provision of this/these community amenities in a proposed Plan, the master site plan submitted for the area to be included in the plan shall plainly indicate the location of one or more community gardens/compost areas of a sufficient size to support the demands of the Plan area to be served. In addition, the implementing Code for the Plan should specify the requirements that the areas indicated be constructed as public garden area in conjunction with the development of the residential areas to be served. The Code should also provide for a long-term maintenance entity for the area and regulations for the operation and maintenance of the garden and compost area(s).

XVIII-18 Community Public Involvement Program

A. a. Definition - A community meeting which has been advertised and which is held in the vicinity of the proposed project and in which the community has provided input in the design.

B. b. In order to claim density points for a public involvement program, the developer must show proof of notice/advertisement. The developer must also demonstrate that public input was solicited and considered in the context of the developer's other objectives and obligations.
## Chapter 2. Zoning Districts

*Matrix Analysis Comment: Incorporated from Appendix C2.*


<table>
<thead>
<tr>
<th>PRIMARY District</th>
<th>POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Habitat Protection/Enhancement</td>
<td>• 3 points for protecting or maintaining a known wildlife corridor.</td>
</tr>
<tr>
<td></td>
<td>• 3 points for an innovative mitigation, protection or enhancement measure.</td>
</tr>
<tr>
<td></td>
<td>• 2 points for reforesting with plant species specific to the site and known for habitat quality.</td>
</tr>
<tr>
<td>Right-of-Way Dedication (Arterial or Major Collector)</td>
<td>• 2 points for every 1/5 acre platted and deeded to County.</td>
</tr>
<tr>
<td>Greenway Corridors</td>
<td>• 1 point for every 1/5 acre provided.</td>
</tr>
<tr>
<td>Scenic Corridors</td>
<td>• 2 points for reestablishing native vegetation in the 20' setback along C30-A.</td>
</tr>
<tr>
<td></td>
<td>2 points for residential projects to meet the Parkway landscape requirements of the US 98 Scenic Corridor Guidelines.</td>
</tr>
<tr>
<td>Affordable Housing</td>
<td>• 10% of project = 10 points</td>
</tr>
<tr>
<td></td>
<td>10-20% of project = 4 points (for increment)</td>
</tr>
<tr>
<td></td>
<td>20-30% of project = 3 points (for increment)</td>
</tr>
<tr>
<td></td>
<td>30-40% of project = 2 points (for increment)</td>
</tr>
<tr>
<td></td>
<td>• Each additional 10% = 1 point to a maximum of 25 points total.</td>
</tr>
<tr>
<td>Pervious Surface Coverage</td>
<td>• 25% of paved area = 4 points</td>
</tr>
<tr>
<td></td>
<td>• 50% of paved area = 5 points</td>
</tr>
<tr>
<td></td>
<td>• 75% of paved area = 10 points</td>
</tr>
<tr>
<td>Recycling Station</td>
<td>• 2 points for a station</td>
</tr>
<tr>
<td>Energy Efficiency</td>
<td>• 2 points for site planning to maximize solar orientation.</td>
</tr>
<tr>
<td></td>
<td>• 2 points for employing the Florida BEERS Rating Guide and System and meeting the minimum standards.</td>
</tr>
<tr>
<td></td>
<td>• 3 points for improving the average efficiency by 15%.</td>
</tr>
<tr>
<td></td>
<td>• 3 points for improving the average efficiency by 25%.</td>
</tr>
<tr>
<td>Beach Access/Parking</td>
<td>• 10 points for providing the required minimum beach access and reserved parking spaces.</td>
</tr>
</tbody>
</table>
Chapter 2. Zoning Districts

An additional 5 points may be achieved in either the primary or secondary district for a public involvement program held between the developer and the neighborhood.

**TABLE INSET:**

<table>
<thead>
<tr>
<th>SECONDARY Districts</th>
<th>POINTS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>ITEM</strong></td>
<td><strong>POINTS</strong></td>
</tr>
<tr>
<td>Civic Use, Open Space Provisions in excess of minimums</td>
<td>•1 point per 1/2 acre; maximum of 5 points.</td>
</tr>
<tr>
<td>Grid Pattern</td>
<td>•2 points</td>
</tr>
<tr>
<td>Alleys</td>
<td>•3 points</td>
</tr>
<tr>
<td>Bike Path (Connector)</td>
<td>•2 points</td>
</tr>
<tr>
<td>Vertical Mixed Use</td>
<td>•3 points</td>
</tr>
<tr>
<td><strong>Water Conservation</strong></td>
<td>•1 point - 50% drought tolerant plants</td>
</tr>
<tr>
<td></td>
<td>•2 points - 75% drought tolerant plants</td>
</tr>
<tr>
<td></td>
<td>•3 points - 100% drought tolerant plants</td>
</tr>
<tr>
<td></td>
<td>•2 points - Use of retention water for irrigation.</td>
</tr>
<tr>
<td>Sidewalks on both sides of streets.</td>
<td>•2 points</td>
</tr>
<tr>
<td>On-street parking (pervious)</td>
<td>•2 points</td>
</tr>
<tr>
<td>Community Garden</td>
<td>•1 point</td>
</tr>
<tr>
<td>Community Compost Area</td>
<td>•1 point</td>
</tr>
</tbody>
</table>
Chapter 2. Zoning Districts

TABLE INSET:

<table>
<thead>
<tr>
<th>BONUS POINTS WORKSHEET</th>
<th>TC1 Area</th>
<th>Neighborhood Planning Areas</th>
</tr>
</thead>
<tbody>
<tr>
<td>Density by Right*</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td>Density Based on Bonus Points</td>
<td># of Points</td>
<td>New Density</td>
</tr>
<tr>
<td>10 points or more</td>
<td>5</td>
<td>10 points or more</td>
</tr>
<tr>
<td>15 points or more</td>
<td>6</td>
<td>15 points or more</td>
</tr>
<tr>
<td>25 points or more</td>
<td>7</td>
<td>25 points or more</td>
</tr>
<tr>
<td>35 points or more</td>
<td>8</td>
<td>35 points or more</td>
</tr>
<tr>
<td>45 points or more</td>
<td>9</td>
<td>45 points or more</td>
</tr>
<tr>
<td>55 points or more</td>
<td>10</td>
<td>55 points or more</td>
</tr>
</tbody>
</table>

*Based on availability of central water and sewer.

Matrix Analysis Comment: Incorporated from Appendix C1

2.04.04. Standards.

A. Submittals. All proposed development requesting additional density for the provision of workforce/affordable housing shall provide the following information on the application for development approval:

1. The application for approval of a proposed development shall indicate that the development approval is requested through compliance with the bonus standards.

2. The application shall clearly show the units affordable by persons and families of extremely low-, low-, moderate-, and workforce/affordable income, showing the basis for the requested density bonus.

3. The application will be accompanied by a preliminary plan in writing, detailing the effort to provide workforce/affordable housing. This plan shall include the affordability agreement, detail the number of units, provide location of the units, outline the cost of housing, describe family income level targeted, provide the proposed homeowners documentation, and copies of
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contracts, deeds and restrictions, town home documentation/plats, and condominium documents/plats.

4. All associated plats and documentation shall indicate the unit/dwelling/lot, which is dedicated and encumbered to be designated workforce/affordable, by number, location, and /or legal description. This encumbrance shall be at least 20 years for ownership units and at least 20 years for lease/rental units. Properties or units designated workforce/affordable are to be dedicated to any approved workforce/affordable housing entity within Walton County approved by Walton County Board of County Commissioners and recommended by the Walton County SHIP committee;

5. A statement and acceptance letter of the subject property from the designated housing entity is required to be submitted with the development order application.

6. Properties or units designated workforce/affordable that are or will be owner occupied must remain workforce/affordable for the duration of the encumbrance of the property. The deed of the project/development shall be restricted to reflect that ownership units can only be transferred to another workforce/affordable qualified owner, until the termination of the encumbrance. A statement of intent and acceptance is required with the application.

7. Properties or units designated workforce/affordable that are or will be renter occupied must remain workforce/affordable for the duration of the encumbrance of the property. The deed and rental agreements must reflect the restriction that only workforce/affordable qualified tenants, lessee, renters, and occupants may reside in the unit, until the expiration of the encumbrance. A statement of intent and acceptance is required with the application.

8. A statement from the developer that applies to owner occupied properties that are designated, dedicated, and/or established as workforce/affordable units are allowed to transfer ownership between workforce/affordable qualified personst. A minimum of ten percent (100%) of the total project or five units whichever is greater, must meet the as long as the final sales price does not exceed two percent appreciation per year. This is to be provided in the affordability agreement.

9. A statement that gross rental rates including utilities of renter occupied properties that are designated, dedicated, and/or established as workforce/affordable units are allowed to increase based on total housing cost up to 30 (30%) percent of the median family income, adjusted for family size, established each year by the U.S. Department of Housing and Urban Development and as defined by Florida Statues § 420.602. This statement is to be included in the affordability agreement.

10. An agreement to construct all units according to the same plans and specifications thus ensuring that workforce/affordable housing units will be substantially similar in amenities and features as non-affordable units within the same development is required.

11. For residential rental developments, to help insure the workforce/affordable units remain affordable throughout the encumbrance period, a statement from the developer that any proposed change of ownership or other transfer of physical assets of the rental development
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shall require Walton County approval during the term of the workforce/affordable housing encumbrance period.

12. An agreement to submit to reporting requirements is required. In order to receive the benefits of these incentives the developer has taken advantage of an agreement to report to the Walton County SHIP committee will be required. This agreement is to comply with periodic (not less than annual) reporting requirements established by Walton County regarding compliance with the Workforce/Affordable Housing Program.

13. The developer must also agree that during the term of the agreement the owner shall not: demolish any part of the project necessary for the operation thereof for its intended purposes or substantially subtract from any real or personal property of the project, or permit the use of the dwelling accommodations of the project for any purpose except residences.

14. The developer and the approved affordable housing entity must agree to the following restriction concerning rents. The developer must be permitted to increase rents as Area Median income increases as determined by HUD. The agency and owner agree that rents may increase as median incomes increase as published by the U.S. HUD or in order to bring rents up to the limits set. Any other adjustments to rents will be made only if the Board of county commissioners or their designee finds any adjustment is necessary to support the continued financial viability of the project and only by an amount that the agency determines is necessary to maintain continued financial viability of the project. The owner will provide documentation to justify the rate increase not attributable to the median income increase, within 30 days of receipt of documentation, the agency will approve or deny, as the case may be, all or a portion of the rental increase in excess in median annual income. In the event any portion is denied, the Board of County Commissioners or the Walton County SHIP committee will state specifically the reasons therefor. In no event, however, will any increase directly proportional to an increase in the Median Family Income be denied for any reason.

B. Review of Density Bonus Application.

1. After a duly noticed public hearing, the Walton County Board of County Commissioners may grant a density bonus for projects that include units affordable to extremely low-, low-, moderate-, workforce/affordable income persons, allowing a greater number of units Density bonuses shall be allotted as set forth in section 2.04.03. The number of bonus units shall not exceed up to 100 percent (100%) of the maximum number of units permitted in the base district without a density bonus. A minimum of ten percent of the total project or five units whichever is greater, must meet the affordable housing criteria in each project in order to take advantage to the density bonus point system and expedited review process.

2. If the density bonus is approved, the developer shall enter into an agreement with the county. The county attorney shall approve all such agreements prior to execution. The agreement shall contain, among other items, the terms and conditions of the deed restrictions to be placed on the units to ensure that the units remain workforce/affordable to extremely low-, low-, moderate-, workforce income persons for a period of at least 20 years for ownership and 20 years for rental/lease years. The restrictions shall run with the land and shall be enforceable by the county until such restrictions expire.
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3. The application will be accompanied by a preliminary plan and statement in writing detailing the effort to provide workforce/affordable housing. This plan shall include the number of units, location of the units, cost of housing, family income level targeted, proposed homeowners documentation, and copies of contracts, deeds and restrictions, town home documentation/plats, and condominium documents/plats.

4. All associated plats and documentation shall indicate the unit/dwelling/lot, which is dedicated and encumbered to be designated workforce/affordable, by number, location, and /or legal description.

C. Location of Workforce/Affordable Units. In order to qualify for a density bonus, the workforce/affordable units may be located on-site and integrated into the development project or off site, provided that the applicant makes a satisfactory showing to the Board of County Commissioners that the units will be located in an area with a demonstrated need for affordable housing units. The intent is to incorporate different income levels and housing types into existing communities or create new communities that are compatible with the surrounding area. This is to be accomplished by the following:

1. Workforce/Affordable units within a project are to be randomly placed, mixed, and integrated within a project and be indistinguishable from any of the units within any given project.

2. Workforce/Affordable units to be located offsite are to be compatible with the surrounding area, utilizing Walton County’s compatibility standards and subject to the final acceptance of the Board of County Commissioners.

D. Criteria for Workforce/Affordable Housing.

1. A housing unit shall be considered an affordable housing unit if it meets, and continues to meet for 20 years for ownership and 20 years for rental/lease years, one of the two following conditions:
   a. Has an annual rental rate that is less than or equal to 30 percent of 80 percent to 140 percent of the median family income of Walton County, of the median family income of Walton County affordable to a person who earns less than 120 percent (120%) of the area median income within Walton County. Annual rental rate must be calculated according to F.S. § 420.602.
   b. Has an annual cost (including property taxes, insurance, utilities), after a ten percent down payment, that is less than or equal to 30 percent of 80 percent to 140 percent, affordable to a person who earns less than 120 percent (120%) of the area median income, or less than 140 percent (140%) of the area median income if the County’s median purchase price for a single-family existing home exceeds the statewide median purchase price of a single-family existing home at the time of application. Annual cost must be calculated according to F.S. § 420.602.

2. The Walton County median family income shall be that figure published and periodically updated for Walton County as a whole by the U.S. Department of Housing and Urban Development (HUD).
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E. Density Bonus Point System.

4. To encourage a diversification of housing stock and mixing of family incomes within a project, a project can be credited for each income level represented and occupancy type established within a given project.

F. Definitions.

Area median income ("AMI"): The median family income in Walton County, Florida, adjusted for family size, as published annually by the Florida Housing Finance Corporation on behalf of the U.S. Department of Housing and Urban Development.

Workforce person or household: A person or family with total annual gross household income of $100,000 to $140,000 of Walton County's AMI, adjusted for family size. A workforce household typically contains at least one full-time wage earner whose net earnings comprise at least 50 percent of the total household income. Such households traditionally have annual family incomes which exceed the limits set by traditional housing assistance programs.

Moderate-income person or household: A person or family with total annual gross household income of $81,000 to $100,000 of Walton County's AMI, adjusted for family size.

Low-income person or household: A person or family with total annual gross household income of $51,000 to $80,000 of Walton County's AMI, adjusted for family size.

Very low-income person or household: A person or family with total annual gross household income that is $51,000 to $50,000 of Walton County's AMI, adjusted for family size.

Extremely low-income person or household: A person or family with total gross household income that is $30,000 or less of Walton County's AMI, adjusted for family size.

Affordability agreement: The applicant shall enter into a deed restriction affordability agreement with the County. The affordability agreement shall provide the number and designation level of affordable units, and period of time the units are committed to be affordable, consistent with the written policies and procedures established by the Board of County Commissioners and by the U.S. Department of Housing and Urban Development and as defined by Florida Statues § 420.602.

(Ord. No. 2007-52, § 3, 12-11-07)

2.05.00. STANDARDS FOR MOBILE HOME PARKS

2.05.01. Generally.

All mobile home parks with parking or accommodation for six (6) or more mobile homes spaces shall obtain a permit from the Florida Department of Health and Rehabilitative Services (HRS) in accordance with Chapter 513, F.S.

2.05.02. Standards for Mobile Home Parks.
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A. Location. Mobile home parks shall be allowed only within the Commercial land use district indicated on the FLUM.

B. Development Standards. Mobile home parks shall comply with Rule 10D-26, F.A.C. and the following development standards:

1. Maximum impervious surface ratio: 0.70 (70%).
2. Minimum lot size: 2,400 square feet for a singlewide, 3,500 square feet for a doublewide.
3. Setback requirements: Front ten (10) feet, back five (5) feet, side five (5) feet. Patios and awnings associated with mobile homes shall not encroach into the required setback area.

2.06.00. PLANNED UNIT DEVELOPMENT STANDARDS

2.06.01. Purpose.

A. Generally. It is the purpose of the Planned Unit Development (PUD) to provide flexible land use and design regulations and to permit planned diversification and integration of uses and structures, while retaining to the County Commission the authority to establish limitations and regulations thereon for the benefit of the public health, welfare and safety.

B. Types of PUD. The types of PUD's are:

1. Residential: Predominantly residential and may include any type housing unit, in any combination. Maximum non-residential use shall be 15 percent (15%). Minimum open space shall be 20 percent (20%).
2. Mixed Use: Predominantly non-residential. Maximum residential use shall be 20 percent (20%). Minimum open space shall be 20 percent (20%).

2.06.02. Procedure for Planned Unit Development Approval.

A. Concept Plan Approval. An applicant seeking PUD approval shall submit a conceptual plan to the County for review and approval. The conceptual plan shall include the following information:

1. A legal description including total acreage.
2. The general location of uses.
3. A description of uses, including the total number of dwellings units, gross residential density, the total square footage of nonresidential uses, nonresidential floor areas ratios, a description of the nonresidential uses, a description of housing types, heights of buildings, and the total amount of open space.
4. A general circulation plan including location of drives and access points.
5. The location and description of buffers along the perimeter of the project.
6. Appropriate location of all wetlands and habitat preservation areas with acreage.
7. Number of parking spaces by land use, including parking ratios.
8. A description of any additional development standards that will vary from the standards contained in the Land Development code.
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9. A graphic illustration of the topography of the site and the locations of the flood zones.
10. Identification of the comprehensive plan Future Land Use Map Category of the property.
11. A general vicinity map.
12. The names, addresses and phone numbers of the owner, applicant and representatives of the applicant.
13. Preliminary transportation report including projected trips by phase and at buildout and identification of major roads that will be affected by the project.
14. Identification of type of water and wastewater systems to be utilized by the project.
15. Phasing schedule identifying the amount and location of residential and nonresidential development within each phase and projected timeframes for development of phases. Residential densities and nonresidential FARs should be identified for each phase.
16. Identification of surrounding uses and densities and land use plan categories.
17. Statements of unified control of the PUD property with assurances that the site will be developed in accordance with the PUD plan, as it may be amended from time to time, along with a statement that the PUD will be binding upon successors, heirs and assigns.
18. Where applicable, identify the density bonus points being sought by from the PUD, along with a justification from the bonus points being sought. County staff shall review the conceptual plan for compliance with the goals, objectives and policies of the comprehensive plan and compatibility with the character of the surrounding area, appropriateness of the mixture of uses and similar matters and shall submit a report to the Planning Commission and the Board of County Commissioners. Said report shall be available at least one week in advance of the Planning Commission public hearing.

Subsequent to the Planning Commission hearing, the Board of County Commissioners shall conduct a duly noticed public hearing in order to approve, deny or approve with conditions the conceptual plan. The Board shall have the discretion to place conditions that insure compatibility of the project with surrounding areas, insure compliance with the comprehensive plan or enhance the public health, safety and welfare.

Approval of the conceptual plan does not vest the project from the requirements of concurrency, the building code, or other aspects of the comprehensive plan or land development code not specifically addressed in the PUD conceptual plan.

B. Detailed PUD Plan Approval. Once a PUD conceptual plan is approved by the Board of County Commissioners, an applicant has the option to submit a Detailed PUD Plan for all or part of the development approved in the conceptual plan approval. Detailed PUD Plan Submittals shall contain the following information:

1. A plan that is a minimum of one (1) inch = equals 50 inches that shows lot layouts and gross density, non-residential building footprints with a generalized parking and circulation plan, the number of dwelling units by type, the permitted non-residential uses with square footage and
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maximum floor area ratios, the location and type of buffers, street locations and widths, residential and non-residential setbacks, open space location and acreage, location of wetland and upland habitat preservation areas, maximum impervious surface areas, maximum heights and the type of location of the stormwater management and utilities system.

2. A concurrency analysis that meets the requirements set forth in this Code.

3. An environmental impact analysis that meets the requirements set forth in this Code.

4. A schedule for development.

5. A detailed description of how the Detailed PUD Plan meets the conditions imposed by the Board on the PUD Conceptual Plan.

The applicant shall submit copies of the Detailed PUD Plan. County staff shall review per the requirements contained in Chapter 10 for major developments.

The Detailed PUD Plan approval shall expire after one year of the date of approval unless the applicant has obtained a development order from the County. The Board of County Commissioners shall grant a one year extension, if the developer can successfully prove that the development was not obtained due to circumstances beyond his control.

Approved Detailed PUD Plans shall not expire once development has commenced and continues to proceed in good faith.

Once staff has reviewed the conceptual plan and deemed that it is complete, dates shall be set for public hearings before the Planning Commission and the Board of County Commissioners. C. Substantial Deviations to PUD Conceptual or Detailed Plans. A substantial deviation to a PUD Conceptual or Detailed Plan shall be deemed to occur if any of the following criteria are triggered:

1. a. A change in the number of dwelling units by five (5) percent (5%) or more.

2. b. Addition of land uses types not requested in the approved plan.

3. c. An increase in off site trip generation of more than 15 percent (15%).

4. d. An increase of non-residential development of more than five (5) percent (5%).

5. e. Any modification of the conditions of approval that results in a significant impact on surrounding properties.

6. f. A decrease of open space by more than five (5) percent (5%).

7. g. Failure to develop in accordance with the conditions of the PUD.

If a substantial deviation occurs, that part of the PUD Plan which has been deviated from shall be resubmitted for review and approval as outlined above. Plans shall be reviewed subject to the comprehensive plan land development code in place at the time of resubmittal.

(Ord. No. 2003-12, § 2, 8-5-03)
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2.06.03. Walton Apartments Conceptual PUD Overlay District.

The Walton Apartments Conceptual PUD Overlay District is an overlay district with specific standards that govern development within the boundary of the Walton Apartments Conceptual PUD Master Plan approved by the Board of County Commissioners on August 11, 2009.

The boundary of the overlay district includes current tax ID parcels 29-2S-19-24000-004-0000, 29-2S-19-24000-008-0100, and 29-2S-19-24070-003-0040 as described in the legal description included in Attachment A Chapter 16.*

(Ord. No. 2009-17, § 1, 10-13-09)

*Editors Note: The Walton Apartments Conceptual PUD Overlay District, included in this ordinance as Attachment A, is hereby incorporated into the Walton County Land Development Code as Appendix PDO-1 in Chapter 16.

2.06.04. Kaiya Conceptual PUD Overlay District.

A. The Kaiya Conceptual PUD Overlay District is an overlay district with specific standards that govern development within the boundary of the Kaiya Conceptual PUD Master Plan approved by the Board of County Commissioners on May 10, 2016.


(Ord. No. 2016-18, § 1, 06-27-16)

*Editors Note: The Kaiya Conceptual PUD Overlay District, included in this ordinance, is hereby incorporated into the Walton County Land Development Code as Appendix PDO-1. 2.06.05 in Chapter 16. Topsail West Mixed Use Conceptual PUD Overlay District.

A. The Topsail West Mixed Use Conceptual PUD Overlay District is an overlay district with specific standards that govern development within the boundary of the Topsail West Mixed Use Conceptual PUD and Master Plan approved by the Board of County Commissioners on August 25, 2009 and October 27, 2016 along with the Addendum to Development Order No. 09-00100011 approved on June 26, 2012.

B. The boundary of the overlay district includes current tax ID parcels 29-2S-20-33000-050-0000, 29-2S-20-33000-011-0010, and 30-2S-20-33230-000-001A, 30-2S-20-33230-000-001D, 30-2S-20-33230-000-001E, 30-2S-20-33230-000-001F, and 30-2S-20-33230-000-001G, as described in the legal description included in Appendix PDO-3 Chapter 16.

Editors Note: The Topsail West Mixed Use Conceptual PUD Overlay District, included in this Ordinance as Appendix PDO-3, is hereby incorporated into the Walton County Land Development Code as Appendix PDO-3 Chapter 16.