

South Walton Future Land Use Map Categories (Summary of Current) and Vacant Land by Future Land Use Map Category

FLUM Category	Uses Allowed	Density / Intensity	Special Requirements / Location Criteria	Total Acres	Vacant Acres	Percent Vacant
Conservation				36,198		
Conservation Residential 1:10	Single Family Detached; Passive Recreation; Limited Silviculture	1 unit per 10 acres	10 % of total site can be developed, remaining 90% must be in open space preservation	291.65	1.07	< 1%
Conservation Residential 1:2.5	Single Family Detached; Passive Recreation; Limited Silviculture	1 unit per 2.5 acres	20 % of total site can be developed, remaining 80 % must be in open space preservation	1,598	267.77	19%
Conservation Residential 2:1	Single Family Detached; Passive Recreation; Limited Silviculture	2 units per acre	40 % of total site can be developed, remaining 60 % must be in open space preservation	2,671.24	344.53	13%
Residential Preservation	Residential and non-residential as shown on plat	1 unit per lot FAR Max 0.5 ISR Max 0.6	Existing neighborhoods, platted subdivisions	4,059	275.26	7%
Neighborhood Infill	Single Family; Multi-Family; Civic and Public; Neighborhood Commercial by Conditional Use	2 to 8 units per acre based on compatibility FAR Max 0.5 ISR Max 0.6	10 acres of less, unplatted or undeveloped	2,243,63	270.53	12%



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Small Neighborhood	Mixed Residential; Civic and Public; Neighborhood Commercial	2 to 10 units per acre based on compatibility FAR Max 0.5 ISR Max 0.6 Density Bonus up to 10 du per acre	Minimum of 10 acres to maximum of 40 acres Mixture of uses including 5-10% commercial; 1 % Public and 1 % Civic is required for parcels > 5 acres	856.4	101.61	12%
Traditional Neighborhood Development	Single Family, Single Family Attached, Multi- Family, Live/ Work Units, Accessory and Guest Units, Neighborhood and General Commercial Use, Civic and Public Uses	10 units per acre FAR Max 0.85 ISR Max 0.85	Existing approved Master Planned communities. Minimum of 40 acres. Mixture of uses required for parcels > 5 acres	1060.83	194.11 Entitled	18%
Coastal Center	Single Family, Duplexes, and Multi- Family, Limited Public Uses, Civic Uses, Offices, Retail, Entertainment, Restaurants, Services and Lodging	8 units per acre FAR Max 1.5 ISR Max 0.75	US 98 and US 331 Scenic Corridors; Mix of uses required for developments over 40 acres including 10-35% non residential; between 5-40 acres requires minimum of 2 uses; < 5 exempt	3,322.29	82.05	2%

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Coastal Center Mixed Use	1. Civic and public uses; 2. Workplace, except warehousing; 3. General Commercial; 4. Entertainment and recreation uses including arcades, fitness centers, sports clubs, nightclubs, indoor movie theaters, dinner clubs, small indoor theaters and restaurants with outdoor entertainment. 5. Limited Lodging (One Hundred Twenty-five (125) rooms or less); and 6. Single and Multi-family Housing.	4 to 12 units per acre FAR Max 0.75 ISR Max 0.85 Density Bonus up to 12 units per acre	Highway 98 and Scenic Gulf Drive, and fronting on US Highway 98, as depicted on the FLUM. The Coastal Center Mixed Use Future Land Use Category shall not exceed a total of two hundred (200) contiguous acres.	170.83	4.93	3%

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Village Mixed Use	Mixture of Uses including limited lodging no more than 125 rooms Master Plan required for commercial Mixture of Uses Req *Full text below	12 units per acre – requires mixed use On US 331, US 98 and CR 30 A: FAR Max 2.0 ISR 0.85 Other Areas: FAR Max 0.5 ISR Max 0.75	Existing along CR 30-A, US 331 and US 98. New Village Mixed Use Centers shall only be designated on parcels fronting US Highway 98 or US Highway 331 south of the Clyde B. Wells Bridge.	952.19	63.13	7%
Town Center One			Northwest quadrant of US 331 and US 98.	350.98	61.51	18%
Town Center Two			Northwest corner of US 98 and CR 30 A (Topsail and Deer Lake Consent Amended Final Judgement)	211.2	0	<1%
Court Ordered Overlay				811.82	93.35	11%

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Coastal Village 1	Single-family and multi-family ; recreational; residential uses; Public and civic uses; Commercial uses	1 unit per acre FAR Max 0.50	Residential must be 85-95 % of gross area Commercial limited to collector or arterial roadway intersections, 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	84.42	13.44	16%
General Commercial	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.	FAR Max = 1.00 ISR Max = 0.85 Mobile Home Parks at 12 units per acre Multi family at 17 units per acre with 20% affordable	Only located on parcels or lots fronting, and with direct access to, US Highway 98 or US Highway 331	87.7	43.25	49%

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Neighborhood Commercial	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.	1 unit per lot of record Max FAR: 0.65 Max ISR: 0.60	Neighborhood service in character – includes some design standards; located at intersection of arterial/collector, collector/collector, and collector/local paved street. However, in areas south of the Choctawhatchee Bay and the Intercoastal Waterway, NC designations shall be limited to those intersection areas described above that are within the designated Scenic Corridors. For purposes of this policy, County Road 83 and County Road 283, south of County Road 30-A, shall not be considered as designated Scenic Corridors.	14.88	1.27	9%

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Business Park	<ol style="list-style-type: none"> 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 Technical Services 12. Health Care & Social Assistance 13. Accommodations and Food Service 14. Arts 	<p>FAR Max (parcel): 0.15 FAR Max (site): 1.0</p>	<p>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</p> <p>Additional buffering required</p>	128.04	46.11	36%

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Light Industrial	Office, showroom/warehouse, wholesaling, light product assembly, building service trade, communications towers, automotive maintenance and repair, and substantially similar uses. General commercial uses are allowed.	FAR Max: 0.5 ISR Max: 0.75	Light industrial future land use categories shall be located on a major collector or arterial roadways with immediate access to the regional roadway network.	51.68	0	0%
Low Density Residential	Single family duplex and detached homes	4 units per acre	May be employed to address compatibility concerns between lower and higher density land use categories	97.05	25.64	26%

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General Agriculture	Agriculture, aquaculture and silviculture; Residential; community facilities and civic; borrow pits; agriculture related commercial	1 unit per 10 acres FAR Max 0.25 ISR Max 0.30 Lot of record provisions	70 % of site must be retained as open space	29.76	20.05	67%
Large Scale Agriculture	Agriculture and Silviculture (Timber); Rural homes; community facilities and civic uses; borrow pits; agriculture related commercial	1 unit per 40 acres FAR Max 0.25 ISR Max 0.30 Lot of record provisions	70 % of site must be retained as open space	12.92	0	0%
Bay Walton Sector Plan Area				6,549.64		

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*Policy L-1.3.8 Village Mixed Use Center (VMU): The Village Mixed Use Center Future Land Use Category is intended to provide opportunities for small scale mixed use development designed to serve a series of neighborhoods.

(A) Location criteria: The Village Mixed Use Center Future Land Use Category has primarily been located along County Road 30- A, US Highway 331, and US Highway 98. Upon adoption of this amendment, new Village Mixed Use Centers shall only be designated on parcels fronting US Highway 98 or US Highway 331 south of the Clyde B. Wells Bridge. The minimum area of any new centers established after the date of this amendment shall be 5 contiguous acres and the maximum shall be 15 contiguous acres. It is the County's intent to maintain the integrity of the detailed plan of development approved for each VMU center. Accordingly, once designated on the FLUM, a VMU center shall not be increased in size by incremental addition of abutting parcels. Any parcels proposed for designation as a VMU center, or any contiguous parcels collectively proposed for such designation, shall be required to comply, individually or collectively, as applicable, with the minimum and maximum acreages specified above, and be based upon its own detailed plan of development.

(B) Uses allowed: This category is designed to allow a mixture of uses, including limited lodging, which will assist in creating sustainable villages with commercial uses within walking or bicycling distance for residents. The commercial uses shall be in scale and character with the village concept and have a master plan, in conformity with in Section (E), below.

(C) Density allowed: A density of up to twelve (12) dwelling units per acre may be allowed, so long as the residential units are integrated with nonresidential uses to create the mixed use, and the proposed project ensures compatibility with the surrounding neighborhoods.

(D) Intensity allowed: The VMU areas are mixed use centers which encourage and promote transitioning development from lower intensity along the perimeters to higher intensity core areas to ensure compatibility with surrounding neighborhoods. The specific intensities for site specific VMU categories are prescribed in Section (E), below.

(E) Special considerations:

1. The development standards for uses within Village Mixed Use Centers located on parcels fronting US Highway 98 or US Highway 331, south of the Clyde B. Wells Bridge, or within the 30A designated Scenic Corridors, are as follows:

i. The maximum FAR is 2.0 (200%).



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- ii. The maximum ISR is 0.85 (85%).
 - iii. 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.
 - iv. Entertainment and recreation uses include sports clubs, health clubs, lounges, restaurants with limited outdoor entertainment, small indoor theaters and similar uses.
 - v. The scale and uses at the edge shall be compatible with abutting neighborhood uses.
 - vi. The VMU shall be interconnected with abutting uses for convenient vehicular and pedestrian/bicycle access from surrounding neighborhoods.
 - vii. Urban design amenities (pedestrian facilities/sidewalks, landscaping, public spaces, etc.) shall be included.
 - viii. A detailed plan is required.
2. The development standards for uses within existing Village Mixed Use Centers located on parcels that do not front US Highway 98 or US Highway 331, south of the Clyde B. Wells Bridge, or are not within the 30A designated Scenic Corridors, are as follows.
- i. All VMUs in these locations must contain at least three separate uses, including both residential and active recreation.
 - ii. A detailed plan is required, including a compatibility analysis for the proposed project.
 - iii. The maximum FAR is 0.5 (50%).
 - iv. The maximum ISR is 0.75 (75%).
- Lodging is limited to bed-and-breakfast establishments.
- vi. Residential uses must extend over a minimum of 75% of the land area of the VMU.
 - vii. Active recreation must comprise at least 10% of the land area of the VMU.
 - viii. Commercial, office, institutional, and other non- residential uses shall not cover more than 15% of the land area of the VMU.

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- ix. Housing that qualifies as affordable per the Walton County Comprehensive Plan Housing Element must comprise a minimum of 40% of the residential units and a maximum of 50% of the residential units and shall be constructed concurrent with the market- priced units.
- x. The development must submit a compatibility analysis showing that they meet the compatibility criteria set forth for developments in the Land Development Code.
- xi. Commercial uses are limited to neighborhood commercial uses. Live/work units are encouraged. Convenience stores, with or without fuel, and gas stations are prohibited.
- xii. Recreation uses are limited to outside active recreation.
- xiii. The character, scale, uses, intensities, and densities along the perimeter of the development shall be compatible with abutting neighborhoods. The most intense uses shall be designed at the VMU development center.
- xiv. The VMU shall be interconnected with abutting uses for convenient vehicular and pedestrian / bicycle access from surrounding neighborhoods.
- xv. Urban design amenities (pedestrian facilities / sidewalks, landscaping, public spaces, etc.) shall be included.