

**ORDINANCE  
2007- 50**

**AN ORDINANCE AMENDING CHAPTER 13 OF THE WALTON COUNTY LAND DEVELOPMENT CODE; CLARIFYING APPROVAL STANDARDS AND PROCEDURES FOR CHANGES TO THE EXTERIOR OF A BUILDING; REMOVING CONSIDERATION OF VARIANCES AS A DUTY OF THE DESIGN REVIEW BOARD; PROHIBITING OFF-SITE MODEL HOMES WITHIN THE SCENIC CORRIDOR; ESTABLISHING STANDARDS FOR APPROVAL OF EXTERIOR COLORS IN THE U.S. 98/ U.S. 331 SCENIC CORRIDOR; ADOPTING A DEFINITION OF OFF-SITE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Legislature of the State of Florida has, in Chapter 125, F.S., delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

**WHEREAS**, Sections 163.3201 and 163.3202, Florida Statutes, require local governments to implement the provisions of their comprehensive plans through the adoption of land development regulations; and

**WHEREAS**, Walton County has adopted a Land Development Code in accordance with these statutes to ensure the County's orderly growth and development; and

**WHEREAS**, Walton County, to ensure the County's continued orderly growth and development, finds it prudent to amend its Land Development Code to respond to the changing needs and conditions within said county;

**NOW THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY that Walton County Land Development Code be amended, as follows:**

**Section 1.** Section 13.02.01 "The U.S. 98 and U.S. 331 Scenic Corridor Design Standards" is hereby amended as follows:

(Deletions are shown as ~~striketrough~~, additions are underlined.)

- A. *Purpose and Intent.* The purpose of the scenic corridor design standards is to ensure high quality commercial development along roadways in south Walton County. Design standards are formulated for architecture, signage, landscape architecture and site planning and the means to assure their implementation and enforcement.

The standards are mandated by the Walton County Comprehensive Plan and serve as a provision in meeting state Department of Community Affairs development requirements.

The specific intent of the standards lies in limiting the quantity of curb cuts; encouraging the use of cross-access corridors and joint-use driveways to increase safe Access to commercial entities; retaining natural vegetation when at all possible; establishing a lush, vegetative street-front canopy; creating and preserving green space between development; encouraging safe pedestrian and vehicular travel along the corridors encouraging parking in side and rear areas; and limiting the number and size of signs to maintain the natural beauty of the area.

Signage should be unobtrusive, yet visible and easy to read. Building architecture should flow easily with existing development and reflect high-quality standards of construction and design. The standards also intend to establish a small scale, residential character and to that end the standards discourage the use of any material, color, statement, structure or otherwise which will appear flashy or intrusive to residents, visitors, or other businesses. This applies especially to the use of highly reflective materials, such as mirrored glass or stainless steel.

The scenic corridors and related vistas, through implementation and enforcement of these standards, shall contribute to the enjoyment and environmental enrichment of the citizens of the County and visitors. The standards protect and enhance the County's attraction to tourists, enhance civic pride, and protect and promote economic values of the affected properties.

- B. *Applicability.* All properties within the Scenic Corridors shall comply with the design standards. The Walton County Scenic Corridor begins at the Okaloosa/Walton County line and extends east to the Walton/Bay County line. In addition, these standards cover the area from U.S. Highway 98, north along U.S. 331 to the south end of the bridge at Choctawhatchee Bay. The Scenic Corridor width extends 400 feet north and 400 feet south of U.S. Highway 98 right-of-way and the property abuts U.S. Highway 98 and U.S. Highway 331. Likewise, the corridor width extends 400 feet east and 400 feet west of the respective rights-of-way of U.S. 331 and abuts U.S. 331. The 400 feet shall be measured from the outside edge of the right-of-way. These standards apply to lots of record as of January 31, 1996.
- C. *Change of Use (see Glossary).* Color, paving/parking, paving/walks, walls and landscaping requirements of these standards shall be met when a site changes use provided; however, the compliance with these standards shall be met in a time period not exceeding three years from the use change as provided by Walton County Land Development Code or interpretation by Walton County. For nonconforming signage, see Section 13.02.05.02. With the exception of single family homes, a change to the exterior of a building, through new siding, repainting, or similar change, shall require review and approval by the Corridor Review Specialist unless the materials and colors have already received ORB approval.

D. *Expansion of Building(s)*. Expansion of any existing building that is greater than 2,000 square feet or where such expansion will increase the building to more than 2,000 square feet shall require full compliance with these standards. Expansion that does not exceed 2,000 total square feet shall require that the newly expanded building and site (existing and new construction) meet only the color, signage, paving/parking, paving/walks and landscaping requirements of these standards.

E. *Design Standards*. These standards provide for defined special setbacks, architectural design standards, signage regulations, additional landscaping requirements and general site development standards. They are adopted to assure that the intended character of this area is realized. The primary elements of the standards include:

Site Development Standards

- Development Width
- Buffer Setbacks
- Buffer Setback Retention
- Lighting
- Parking
- Paving of Parking Areas
- Paving of On-site Walkways
- Curb Cuts
- Joint Use Driveways
- Cross Access Corridors
- Coordinated Circulation Design
- Utilities
- Fences and Walls

Architecture

- Roofing
- Siding
- Colors
- Canopies and Awnings
- Accessory Buildings
- Heights of Buildings
- Balconies, Porches and Decks

Landscaping

- Tree Planting within Scenic Corridor Setback
- Live Oaks Alternatives
- Tree Preservation
- Shrub Planting within Scenic Corridor Setback
- Landscaping of Vehicular Use Areas
- Berming Provisions Scenic Corridor Setback
- Rear and Side Yard Requirements
- Irrigation

Signage

- Prohibited Signs
- Nonconforming Signs

- Allowable Signs
- Sign Permitting
- Temporary Signs
- Main Identification Signs
- Tenant/Building Signs
- Directional Signs
- Directories/Kiosks
- Street Signs

F. *Approval Process.* Before commencing with the construction of any project within the Scenic Corridors, the owner/developer must comply with the Scenic Corridor Standards. Processing shall be the same as for a Major Development, as prescribed by this Code. Projects shall be reviewed by the Scenic Corridor Review Specialist for compliance with these standards as part of the technical review. Projects shall not be placed on the Planning Commission agenda until full compliance is certified by the Corridor Review Specialist. Departures from the standards shall be addressed as variances, and such variance must be obtained before submittal of the project for development review. Processing of Scenic Corridor Review consists of two distinct stages, but they may occur simultaneously if desired by the developer.

- I. Site Plan Approval
- II. Design Development Plan Approval

Approvals or denials of any submittals to the Walton County Board of County Commissioners shall be based upon completeness of the submittal, aesthetics or any other condition at the discretion of the Board taking into account the recommendation of the Design Review Board and the Planning Commission. Conceptual or preliminary reviews of a project by the Design Review Board before beginning the Development Review process are encouraged. A building permit shall not be issued by Walton County until such time as submittals comply with the Scenic Corridor Standards and a development order is issued.

G. *Variances.* Request for variance from these standards shall be heard by the Design Review Board and shall be governed by the provisions of Section 8.02.02 of this Code.

~~H~~G. *Submittals.* The document required for approvals as described herein shall be submitted with a transmittal letter to the Walton County Planning Department, signed by the owner/developer or an authorized agent, describing the specific phase of submission and approval being sought.

All plans shall be signed and sealed by a Florida-registered architect, landscape architect, and engineer, each for his or her respective discipline. Such plans shall include building plans and elevations, site plans (as applicable), landscape plans, exterior building and site lighting, signage, utilities, grading and drainage.

All plans shall be completed and submitted on sheets no larger than 24" x 36".

All plans shall contain the date of submittal and the names, addresses and telephone numbers of all design professionals who participated in the completion of the drawings.

Specific requirements of each submittal phase are:

III. *Site Plan Approval:* Site plan approval shall occur concurrent to the Walton County preliminary site plan approval process

- A. Site development plan, at a scale no smaller than 1" = 30', showing site boundary, building footprint and location, drives, parking, accessory structures, walls or fences, abutting uses and roadways, walkways and site lighting locations.
- B. Existing topographic and boundary survey at the same scale as the required site development plan. This survey shall show all trees six inches DBH or larger in the Scenic Corridor buffer area.
- C. Preliminary landscape plan indicating the caliper at breast height of the existing trees to remain and the existing trees to be removed as well as all proposed plant material labeled by common name. Proposed berming shall also be included on this plan.
- D. Site signage plan at the same scale as the site development plan.
- E. Preliminary grading and drainage plan at the same scale as the site development plan.
- F. Preliminary utility plan at the same scale as the site development plan.

II. *Design Development Plan Approval.*

- A. Floor plans and roof plans at a scale no smaller than 1/8" = 1'-0".
- B. Elevations of all exterior facades, indicating existing and proposed grade lines, at the same scale as the required floor plans. At least a portion of the elevations shall indicate the proposed colors of the building.
- C. Full color or color indexed elevations of proposed site signage (tenant/building signs, if any, shall be indicated on the architectural elevations).
- D. Landscape plan indicating caliper at breast height of existing trees to be removed as well as all proposed plant material listed by botanical and common name, quantities and sizes to be installed.
- E. Grading and drainage plan with final elevations and stormwater drainage calculations at the same scale as the site development plan.

- F. Site plan and a Utility plan including site electrical, lighting, mechanical, water and wastewater at the same scale as the site development plan.
- G. Copies of any proposed agreements between adjacent property owners, including agreements for joint use and access easements.
- ~~K~~J. *Quality of Design*. Particular attention is placed on orientation, setbacks, spacing, site coverage, open space, scale, height, massing, proportions of the facade, façade openings, rhythm of solids to voids in facades, rhythm of buildings on the highway, rhythm of entrances and canopies, relationship of materials, texture, color, roof shape and other elements of design detailing.
- ~~L~~K. *Approved Materials*. These standards are very specific in nature. Approved materials styles, colors, etc. are listed. Materials, styles, colors, etc. which are not listed are not approved for use within the scenic corridor provided, however, that new products/materials shall be considered based on their merit. Approval of new products/materials shall be by the Board of County Commissioners in a public hearing acting upon a recommendation from the Planning Commission.
- ~~M~~L. *Prohibited Uses*. The following uses are prohibited within the Scenic Corridor:
- Water parks, go carts (or other vehicle racing tracks or courses), arcades, amusement parks, miniature golf courses, batting cages, or any other project which are primarily used for the purposes of outdoor entertainment (not including public and private golf courses).
  - Any imitation of natural or manmade features including, but not limited to, mountains, volcanoes, gorges, animals, dinosaurs, windmills, oil derricks, airplanes or any other artificial depiction.
  - Off-site model homes of any kind.
- ~~N~~M. *Outside Merchandising/Storage*. There shall be no outdoor display of merchandise, goods or products within the scenic corridor buffer area. Open or covered storage for merchandise, goods or products shall be screened from view of U.S. 98 or U.S. 331. In the case of plant nurseries or garden stores, unscreened outdoor storage or display shall be allowed for live plant materials only, since such vegetation is in keeping with the landscaping intent of the Scenic Corridor Standards.
- ~~O~~N. *Temporary Structures for Promotional Purposes*. Temporary structures, specifically tents, are allowed only for certified nonprofit organizations and must be approved for a temporary structure permit as outlined in Section 6.00.00 of this code. The tent or temporary structure shall be placed only for a maximum time period of 72 hours. A nonprofit organization shall only be granted a maximum of two temporary structure permits within a calendar year.
- ~~P~~O. *Maintenance*. Meeting the requirements of these standards does not relieve the owner/developer from the responsibility of providing and maintaining aesthetically pleasing, well designed landscapes, lighting, signage, paving, walls, etc. All plant material shall be maintained in a healthy and vigorous state. Dead plants and/or trees shall be replaced within 90 days from failure.

OP. Inspection and Enforcement. The provisions of Section XII of this ordinance shall be applied in the review, inspection and enforcement of the scenic corridor standards, including citations and penalties.

**Section 2.** Section 13.02.03 titled “Architecture” is hereby amended as follows:

1. Roofing.

Styles: (Refer to Exhibit 2)

Gable; hip; built-up (with detailed parapet, meaning the roofline facing the corridor contains at least three vertical changes), and shed.

Materials:

Barrel tile (clay or concrete); standing seam metal; concrete tile; slate; copper; wood shingles/shakes; and dimensional asphalt shingles.

Pitch (other than built-up parapet):

No less than 4:12 and no greater than 8:12.

2. Siding. Stucco; keystone (coquina); split face block; wood shingles, lap wood siding; and brick. Approved siding material is required on all sides of the structure, with the exception of the rear facade, provided that the rear facade is not visible from any public right-of-way or abutting residential area. With the exception of single family homes, a change to the exterior of a building, through new siding, repainting, or similar change, shall require review and approval by the Corridor Review Specialist unless the materials and colors have already received DRB approval.

4-3. Colors.

Primary:

Fluorescent colors are not permitted.

Accent:

Fluorescent colors are not permitted. Neon tube or fiber optics trim and accents are prohibited.

For all new development, color drawings of the building elevations shall be submitted with color chips for all walls, awnings, and accent colors proposed, as part of the site plan submitted for review. Where changing or repainting of an existing structure is proposed, photographs may be submitted in lieu of building elevations. Building materials and color selection shall achieve visual order through the consistent use of compatible color palettes. The color shall complement the design and not be so extreme that the color competes with the building for attention. Colors shall be selected from the Munsell Book of Color, Nearly Neutrals Collection. The approved colors are page 1 (7-9) Value, (0.5-3) Chroma, and (5R) Hue; page 2 (7-9) Value, (0.5-3.5) Chroma, and (10R) Hue; page 3 (7-9) Value, (0.5-4) Chroma, and (5YR) Hue; page 4 (6.5-9) Value, (0.5-4) Chroma, and (10YR) Hue; page 5 (6.5-9) Value, (0.5-4) Chroma, and (5Y) Hue; page 6 (6.5-9) Value, (0.5-4) Chroma, and (10Y) Hue; page 7 (7-9) Value, (0.5-3) Chroma, and (5GY) Hue; page 8 (7-8.5)

Value, (0.5-2) Chroma, and (IOGY) Hue: page 9 (7-8.5) Value, (0.5-2) Chroma, and (5G) Hue: page 10 (7-8) Value, (0.5-1.5) Chroma, and (IOG) Hue: page 11(6-8) Value, (0.5-2) Chroma, and (5BG) Hue: page 12 (6-9) Value, (0.5-1.5) Chroma, and (IOBG) Hue: page 13 (6-9) Value, (0.5-2.5) Chroma, and (5B) Hue: page 14 (6-9) Value, (0.5-4) Chroma, and (IOB) Hue: page 15 (6-9) Value. ~0.5-2.5) Chroma, and (5PB) Hue: page 16 (6-9) Value, (0.5-2) Chroma, and (IOPB) Hue: page 17 (6-9) Value, (0.5-2.5) Chroma. and (5P) Hue: page 18 (7-9) Value, (0.5-2) Chroma, and (IOP) Hue: page 19 (7-9) Value. (0.5-2) Chroma. and (5RP) Hue: page 20 (7-9) Value, (0.5-3) Chroma, and (IORP) Hue: and the nearly whites hue circle. The use of color to attract attention to a business from a distance is discouraged.

54. Canopies and Awnings. No interior illumination of awnings is permitted. Canopies are to be hung or column mounted. Color is to complement the building. No solid vinyls or plastics are permitted.
65. Accessory Buildings. Match the main building's materials, roof style and color.
76. Heights of Buildings. Minimum 12 feet to eave. Maximum height per the Walton CountyCounty Land Development Code Section 5.00.06. Height of overhead canopies is not regulated by these standards, nor is the minimum building height related to canopy height. Cupolas, towers, spires, etc. are allowed and may extend to an additional 20 feet above roof lines or allowable height, but they shall be non-leasable and nonhabitable.
87. Balconies, Porches and Decks. Balconies, porches and decks are permitted. Railings are to be decorative metal or concrete balustrades; provided, however, that other products/materials shall be considered based on merit.

**Section 3.** "Glossary of Terms" is hereby amended as follows:

*Anodized Aluminum* - A protective electrolytic oxide coating applied to aluminum products, allowing for varying colors of the finished aluminum product.

*Awning* - A canvas covering of varying shapes, sizes and colors located over doorways and/or windows.

*Balustrade* - An ornamental upright post supporting a top rail.

*Berm* - An undulating earth form, usually required within the setback buffer.

*Built-up roof*- A flat roof, allowed only when accompanied by a detailed parapet.

*Canopy* - A suspended covering over a building entrance or a driveway, connected to the building structure.

*Change of use* - A change of use is constituted when there is a change from one classification to another, i.e., commercial to industrial; retail to entertainment;

residential to commercial, etc. For example, a retail use being replaced by another retail use does not constitute a change of use.

*Casement Window* - A window with a side hinged sash, usually mounted to swing outward.

*Concrete Pavers* - Integrally colored interlocking concrete paving units of varying sizes and shapes on a sand setting bed with sand swept joints.

*Copy Area* - The area on a sign which bears letters, numbers, logos or any graphic representation designed to convey information.

*Corridor Buffer Setback* - That preserved portion of land parallel to the U.S. Highways 98 and 331 R.O.W. whose width varies within each district of the Walton County Scenic Corridor expressly used for buffering, landscaping, and signage.

*Cross Access Corridors* - A driveway allowing vehicular access between two or more adjoining sites.

*Directory Sign* - A sign on which names and locations or occupants is given.

*Double Hung Window* - A window with an upward sliding lower sash and a downward sliding upper sash.

*Easement* - A right to use land owned by another person by agreement. Used in Walton County Scenic Corridor to allow for cross access corridors and joint use driveways.

*Eave* - The edge of a roof overhanging the walls.

*Fenestration* - The arrangement, proportioning and design of windows and doors in a building adding design detail and relief to the building facade.

*Gable Roof*- A roof style whose connected sloping surfaces form a triangle section of building facade.

*Hip Roof*- A combination of gable roof ends which eliminates the triangular section of building facade.

*Joint Use Driveways* - A common entry drive, perpendicular to the U.S. Highways 98 and 331 R.O.W., whose centerline is the common property line of two adjoining sites and which serves as the main vehicular entrance to both sites.

*Keystone* - Quarried and cut stone whose color and texture is derived from fossilized materials.

*Lap Siding* - Vertical wood siding comprised of beveled or shiplap wood members.

*Nonconforming Sign* - Any sign that does not conform to the requirements of these Walton County Scenic Corridor Design Standards.

*Off-site* — Located in an area or on a parcel that is separate from the boundary of the approved site plan authorizing the business or activity where it is to be finally conducted or placed.

*Parapet* - An exterior wall, entirely above the roof, used to add design detail to a building.

*Pilaster*- A solid masonry column, free-standing or built into a wall, adding structural integrity to a wall or fence.

*Pole sign* - For the purposes of these standards, pole signs shall include vertical Main ID. or Parkway Directional Signs mounted on a single pole or multiple poles, which do not express any architectural detail related to the building design.

*Shakes* - Hand split shingles.

*Shed Roof*- Sloping roof sections which are not connected and therefore do not create a roof ridge.

*Single Hung Window* - A window with an upward sliding lower sash.

*Site* - A development parcel of land, or group of parcels of land, which is the location of an industrial, commercial or residential project within the Walton County Scenic Corridor, including unplatted parcels of single ownership which, for the purposes of these Standards, shall be considered a single site.

*Split Face Block* - Concrete masonry units whose exposed faces are ribbed. Also known as ribbed block.

*Stucco* - Exterior plaster finish of varying textural types.

*Turf Block* - A concrete or plastic product allowing for the placement of sod in the turf block openings permitting vehicular traffic with no damage to the turf.

*Walton County Scenic Corridor* - The term used to describe an area of land extending from the Okaloosa/Walton County line east to Walton/Bay County line. In addition, these standards cover the area from U.S. Highway 98, north along U.S. 331 to the south end of the bridge at Choctawhatchee Bay; 400 feet north of the north ROW of U.S. Highway 98; and 400 feet south of the south ROW of U.S. Highway 98. In addition, the corridor width extends 400 feet east and 400 feet west of the respective rights-of-way on U.S. 331.

*Wood Shingles* - Individual pieces of wood, usually western red cedar, commonly in lengths of 16", 18" and 24", with maximum exposed surface area (when installed) of 4" 7 1/2".

**Section 4.** Conflict.

All ordinances or parts of ordinances that are not consistent or that conflict with the provisions of this ordinance are hereby repealed; provided that such repeal shall be only to the extent of such inconsistency and in all other respects this ordinance shall be cumulative of other ordinances regulating and governing the subject matter covered by this ordinance.

**Section 5.** Severability.

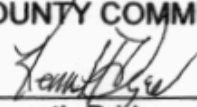
Should any word, phrase, sentence, or section of this ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional then such shall be severed from this ordinance and the remainder of the ordinance shall remain in full force and effect.

**Section 6.** Effective Date.

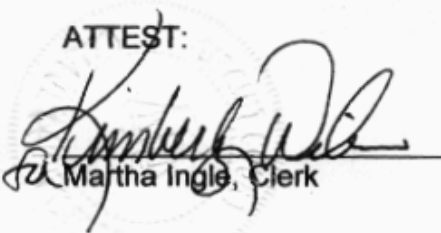
This ordinance shall take effect as provided by law.

ADOPTED in an advertised public hearing of the Board of County Commissioners this *27* day of *November*, 2007.

WALTON COUNTY BOARD OF COUNTY COMMISSIONERS

  
\_\_\_\_\_  
Kenneth Pridgen, Chair

ATTEST:

  
\_\_\_\_\_  
Martha Ingle, Clerk