

Ordinance Number 2014-17

AN ORDINANCE AMENDING WALTON COUNTY COMPREHENSIVE PLAN POLICY L-1.2.2 RURAL RESIDENTIAL (RR), COMPREHENSIVE PLAN POLICY L-1.2.3 RURAL LOW DENSITY (RLD), AND COMPREHENSIVE PLAN POLICY L-1.2.4 RURAL VILLAGE (RV) TO MODIFY THE USES ALLOWED TO INCLUDE AGRICULTURAL, AQUACULTURAL, AND SILVICULTURAL ACTIVITIES IN THESE DISTRICTS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, Walton County, to ensure the County's continued orderly growth and development, finds it prudent to amend its Comprehensive Plan to respond to the changing needs and conditions within said County; and

WHEREAS, Walton County desires to provide more flexibility to allow for and to protect agricultural, aquacultural and silvicultural uses in the Rural Residential, Rural Low Density and Rural Village future land use designations and still meet the intent of the Comprehensive Plan requirements; and

WHEREAS, Walton County afforded opportunity for public comments concerning the subject text amendments to the Comprehensive Plan during public hearings held before the Walton County Planning Commission and Board of County Commissioners; and

WHEREAS, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on May 20, 2014, and an adoption hearing on August 26, 2014; and

WHEREAS, this ordinance shall be considered a final order as required in Section 10.03.00 of the Walton County Land Development Code as codified in Ordinance 97-28;

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners to amend the Walton County Comprehensive Plan to read as follows:

Policy L-1.2.2 Rural Residential (RR): The Rural Residential Future Land Use Category is intended for lands that are in proximity to municipalities and other urbanized areas. The purpose of this category 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 Agriculture categories. This category allows limited commercial uses and traditional types of rural subdivisions.

(A) **Location criteria:** Rural areas transitioning from low density rural toward more suburban densities and uses.

(B) **Uses allowed:**

1. Single Family subdivisions such as estate, ranchette, conservation, or other subdivision types typical of rural development;
2. Neighborhood ~~serv~~ing commercial; ~~and~~
3. Civic and public uses; ~~and~~
4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.

(C) **Density allowed:** Maximum density of one (1) dwelling unit per two and one-half (2.5) acres.

(D) **Intensity allowed:** 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%).

(E) **Special considerations:**

1. Non-residential developments shall be minor scale (less than 5,000 square feet of gross floor area) and consistent with the scale and character of existing neighborhoods and businesses;
2. Neighborhood commmercial uses shall only be abutting collector or arterial roadways; and may occupy up to five percent (5 %) of the total land area designated as RR on the Future Land Use Map.
3. Neighborhood commmercial development other than home occupations is prohibited on interior subdivision streets.

Policy L-1.2.3 Rural Low Density (RLD): The Rural Low Density Future Land Use Category is intended to recognize residential areas where the predominant lot size is approximately one (1) acre. The intent is to prevent further subdivision into smaller lots where public services are not available and where additional development would increase densities in floodplains and Coastal High Hazard Areas, or change the character of existing residential areas. The designation of new areas as Rural Low Density Future Land Use Category 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.

(A) **Location criteria:** Assigned to 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) **Uses allowed:**

1. Single-family detached residential;
2. Neighborhood ~~serv~~ing commercial; ~~and~~
3. Civic and public uses; ~~and~~
4. Agricultural, aquacultural, and silvicultural activities including supporting accessory structures.

(C) **Density allowed:** One (1) dwelling unit per acre on central potable water; One (1) dwelling unit per five (5) acres where central potable water is not available.

(D) **Intensity allowed:** A maximum FAR of 0.25 (25%) and a maximum ISR of 0.30 (30%).

(E) **Special considerations:**

1. Neighborhood commercial uses are limited to intersection parcels fronting collector or arterial roads, including all sides of the intersection, and shall not occupy more than five percent (5%) of the total land area designated RLD on the Future Land Use Map. 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.

Policy L-1.2.4 Rural Village (RV): The Rural Village Future Land Use Category is intended to support and encourage a mixture of residential and non-residential uses typical of small rural villages.

(A) **Location criteria:** Assigned to 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.

(B) **Uses allowed:**

1. Residential;
2. Civic and public uses; ~~and~~
3. Neighborhood servicing 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.

(C) **Density allowed:** Maximum of two (2) dwelling units per acre.

(D) **Intensity allowed:** A maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).

(E) **Special considerations:**

1. RV developments of ten (10) acres or more are subject to the following:
 - i. Residential uses shall account for a maximum of ninety-five percent (95%) of the total development;
 - ii. Non-residential uses shall account for a minimum of five percent (5%) of the total development; however, neighborhood servicing commercial uses shall not occupy more than four percent (4%) of this mix.
2. For RV developments less than ten (10) acres, neighborhood servicing commercial land uses are limited to intersection parcels fronting collector or arterial roads, and parcels that are specifically designated and platted for neighborhood commercial use.
3. Neighborhood servicing commercial uses may not exceed 10,000 square feet per commercial building.

Section 2. 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 3. Effective Date

This ordinance shall take effect as provided by law.

PASSED AND DULY ADOPTED in regular session, by the BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, this 26th day of August, 2014.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

By: W.N. Chapman
W.N. "Bill" Chapman, Chair

Alex Alford
for Alex Alford, Clerk of Court

Reviewed for form and sufficiency:

Mark Davis
Mark Davis, County Attorney

Deletions are ~~stricken~~; additions are underlined.



