

ORDINANCE NUMBER 2015-13

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY AMENDING SECTION 2.01.03 L.4.B.(6), AMENDING SECTION 2.01.04 B., AND ADDING SECTION 13.02.00 I. TO THE WALTON COUNTY LAND DEVELOPMENT CODE PROVIDING FOR LIMITED LODGING IN THE ROUTE 30A SCENIC CORRIDOR; PROVIDING FOR SEVERABILITY; CODIFICATION AND AN EFFECTIVE DATE.

NOW THEREFORE, BE IT RESOLVED BY THE WALTON COUNTY BOARD OF COUNTY COMMISSIONERS:

**Section 1. Authority; Intent.**

Pursuant to Sections 163.3201 and 163.3203, Florida Statutes, the Board of County Commissioners have implemented provisions of the Walton County Comprehensive Plan through the adoption of the Walton County Land Development Code to ensure the County's orderly growth and development and to respond to the changing needs and conditions within the County. Section 2.01.03 L.4.b.(6) specifies the definition of Limited Lodging in the Village Mixed Use Land Use District. Section 2.01.04 B. specifies the definition of Limited Lodging (VMU). The Board of County Commissioners finds it is in the best interest of the health, safety and welfare of the citizens of Walton County to amend these sections as follows. Section 13.02.00 I. adds a definition of Limited Lodging in the Route 30A Scenic Corridor. The Board of County Commissioners finds it is in the best interest of the health, safety and welfare of the citizens of Walton County to add this section as follows.

**Section 2: Section 2.01.03 L.4.b.(6) of the Walton County Land Development Code is amended as follows (deletions are ~~strike-through~~; additions are underlined):**

*(6) Special Conditions on Development within this District:*

- (a) Maximum height of four stories above ground level.
- (b) 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) Entertainment and recreation uses include sports clubs, health clubs, lounges, restaurants with limited outdoor entertainment, small indoor theaters and similar uses.
- (d) The scale and uses at the edge shall be compatible with abutting neighborhood uses.
- (e) The center shall be interconnected whenever practicable and feasible with abutting uses for car and pedestrian linkage.
- (f) A detailed plan is required.

**Section 3: Section 2.01.04 B. of the Walton County Land Development Code is amended as follows: (deletions are ~~strike-through~~; additions are underlined):**

*B. Primary Use Categories for Areas of South Walton 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.

*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 triplexes, 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.

*Lodging* - Hotels, motels, inns and bed and breakfasts.

**Section 4: Section 13.02.00 I. of the Walton County Land Development Code is added as follows** (deletions are ~~strike through~~; additions are underlined):

**I. Limited Lodging**

Limited lodging means an inn of no more than fifty (50) rooms and can include full services, such as supporting restaurant use.

**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. Codification.**

Section 2.01.03 L.4.b.(6), Section 2.01.04 B., and Section 13.02.00 I., Land Development Code, shall be codified as indicated above.

**Section 7. 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, on July, May, 2015.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
OF WALTON COUNTY, FLORIDA

By: Bill Imfeld  
Bill Imfeld, Chair

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



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