CHAPTER XIII. SCENIC CORRIDORS AND VISTAS

13.01.00. STATEMENT OF PURPOSE

It is the intent of the County Commission to preserve the aesthetic values of certain scenic corridors and vistas as viewed from various public roadways within the County through the adoption of this Section. These scenic corridors and related vistas contribute to the enjoyment and environmental enrichment of the citizens of the County and visitors thereto, protect and enhance the County's attraction to tourists, enhance the civic pride, protect economic values of affected properties.

13.02.00. THE ROUTE 30A SCENIC CORRIDOR

A. ***Purpose.*** The purpose of the Route 30-A Scenic Corridor design standards shall be to preserve and maximize views of the Gulf of Mexico, to enhance the visual characteristics of the north and south sides of the Route 30-A right-of-way as well as the east and west rights-of-way of the connector roadways, and to eliminate roadside clutter. County Road 393, County Road 395, and those portions of County Road 83 and County Road 283 that are south of U.S. 98 (as depicted in map 13-1) are hereby designated as Route 30-A Scenic Corridor connector roadways. The rights-of-way of Route 30-A and these connector roadways are the property of Walton County and their use by any private or public entity is permissible only with the expressed and written authorization of the Board of County Commissioners.

B. ***Applicability.*** All properties that are located contiguous to County Road 30-A, County Road 393, or County Road 395, or are contiguous to those portions of County Road 83 and County Road 283 that are south of U.S. 98 (as depicted in map 13-2) shall, for the purposes of this section, be considered within the Route 30-A Scenic Corridor. All properties within the Route 30-A Scenic Corridor shall comply with the design standards in this section. For clarification purposes, the Route 30-A Scenic Corridor is a County designation and the Florida Scenic Highway program is a State of Florida designation this is separate and distinct from the County program. Although these programs are separate and distinct from one another, the Route 30-A Scenic Corridor encompasses the Florida Scenic Highway designated roadways.

C. ***Setbacks and Building Widths.***

Building setbacks for structures proposed on lots or parcels located within the Route 30-A Scenic Corridor not within a mixed use center on the Future Land Use Map shall conform to Section 5.00.03 of this code. Building setbacks within mixed use centers on the Future Land Use Map may be less than otherwise required by Section 5.00.03 if a lesser setback is warranted under the circumstances and a waiver is granted by the Board of County Commissioners through the development review process. Awnings and mailboxes are exempt from any required setback. Within any required setback, landscape materials

shall be installed in accordance with the landscaping standards provided here in subsection D.
The total width of structures built on lots or parcels adjacent to the south right-of-way of Route 30-A with a view corridor to the Gulf of Mexico shall not exceed 65 percent of the width of the lot or parcel. Single family residential is exempt from this requirement unless developed as part of a new single family residential subdivision, in which case the 65 percent ratio shall apply.

D. *Landscaping Standards.*

1. Any required setback area in the Route 30-A Scenic Corridor shall be planted with salt and drought tolerant native species. Salt tolerant species are indicated on the landscape material lists in Section 5.01.02(D).

2. A 20' scenic corridor setback from the right-of-way is required. Existing vegetation within the Route 30-A Scenic Corridor shall be preserved in accord with Section 4.06.02 of this Land Development Code as part of an overall landscape plan. References to parcel size in Section 4.06.02 do not apply to this section. Preservation requirements apply to all parcels. Mixed use centers depicted on the Future Land Use Map are not subject to the 20' scenic corridor setback requirement.

3. Landscaping within any required setback area shall conform to the landscape buffer standard as described in Section 5.01.02.

4. Landscaping of public right-of-way:

a. Property owners whose property fronts on C.R. 30-A are encouraged to provide landscaping on the public right-of-way. Such landscaping shall utilize native or other approved salt and drought tolerant vegetation as listed in Chapter 13 in this Land Development Code.

b. Each plan for landscaping the public right-of-way shall be prepared and submitted to the Planning and Development Services Division for approval. Plans will be reviewed by the Walton County Public Works Department for safety issues and by utility companies that make use of the location, and may be subject to a right-of-way use agreement between the applicant and the Walton County Public Works Division. Any landscaping proposed and approved for the public right-of-way of C.R. 30-A is subject to removal by the County for any public purpose and by any utility company whose services are located within the right-of-way when necessary for repair, improvements or extensions of service. Under these conditions of public purpose removal, the cost of replacement shall be by the applicant and Walton County will bear no obligation as a result of its approval of landscaping. When utility companies or Walton County find it necessary to remove landscaping on the right-of-way they shall provide reasonable notice to the abutting property owner to allow for that owner to remove and protect plants. When minor and/or emergency repairs by utility companies or by Walton County or when notice has been given and plants have not been removed and landscaping is damaged by the activity of the utility companies or by Walton County, the restoration and the cost of such restoration shall be the responsibility of the abutting property owner.

c. The applicant, including the providing of an irrigation system shall maintain all landscaping in the public right-of-way. The sprinkler system for all shrub beds shall be drip irrigation. Spray heads are permitted for turf and annual color areas but shall strictly limit overspray onto roadways, bike paths, and driveways, or any other non-landscaped areas to the greatest extent possible. In general the use of low-angle spray heads is encouraged. Rotor heads or other "long-throw" heads are forbidden in the public right-of-way. It shall be the responsibility of the owner to maintain the irrigation system to minimize overspray outside of turf or annual color beds. Upon request, the owner shall operate the irrigation system for the County enforcement officer. Violators shall be subject to fines per County code. All sprinkler controls shall be located to be accessible by the County.

E. ***Driveway/Access/Parking Standards.***

1. No parking is allowed within the public rights-of-way or public easements unless the parking is for a public purpose and approved by the Board of County Commissioners after engineering technical review of the proposed design by either the Engineering Manager or the County Engineer.

2. Driveways shall be paved from the edge of the pavement to the property line as a part of any development.

3. Driveways shall be no closer than 50 feet apart, except where the width of the parcel does not allow for this separation. In such cases where the parcel width does not provide for a 100 foot-driveway separation, the site shall be designed to maximize the separation of driveways. Separation shall be measured from the centerline of each driveway.

4. Commercial uses are encouraged to provide parking in the rear of the building to allow building facades and landscaping to predominate in the view from the road. The parking requirements in Section 5.02.02 shall be reduced 20 percent for all commercial developments that provide parking in the rear of the building. However, the parking area shall not encroach into the coastal protection zone established in Section 4.02.02.

F. ***Sign Control.***

1. ***Applicability.*** Signs within the Route 30-A Scenic Corridor shall conform to Chapter VII of this code and shall also be subject to the following standards and prohibitions:

2. ***Prohibited signs.*** In addition to the signs prohibited in Section 7.02.02, the following signs shall be prohibited in the Route 30-A Scenic Corridor: permanent off-premise outdoor advertising signs; pole signs; water towers as advertising; wall murals as advertising; off-premise signs; temporary mobile signs; interior lit single panel plastic or lexan face; streamers, pennants, ribbons, spinners and other similar devices; flashing signs; signs containing reflective elements that sparkle or twinkle in the sunlight; roof signs and signs containing moving parts. An off-premise sign is any sign located on property other than that to which the sign relates. **Exception:** Transit Stop signs as part of an approved Transit Stop

plan, located on private property may be allowed by sign permit in addition to building and ground signs otherwise allowable within the Route 30-A Scenic Corridor and shall not be considered prohibited “off-premise” signs as defined by this code.

3. Transit Stop Signage

Transit Stop signs may be allowed on private property as part of an approved Transit Stop plan, and shall be in addition to the number and type of signs otherwise authorized by this code. Transit stop signs located on private property require permitting in accordance with Section 11.04.03 of the Land Development Code. Transit stop signage as part of an approved Transit Stop plan may be located on public property after review and approval by Walton County Division of Public Works. (Ord. No. 15-08, 4-14-15)

4. *Sign standards.*

a. *Ground Signs.* One on-premises ground sign may be permitted per parcel. The ground sign area shall not exceed 24 square feet and the sign height shall not exceed 12 feet in height.

b. *Building Signs.* Building signs shall not exceed 24 square feet.

c. Transit Stop Signs. Transit stop signs shall require written permission of the landowner and such signs may not exceed two (2) square feet in sign face area. Such signs may be post-mounted, transit stop shelter-mounted, or building-mounted as determined by the location/design of the transit stop being advertised on the transit stop signage. (Ord. No. 15-08, 4-14-15)

5. *Illumination standards.* All signs or lighting for signs shall be directed or shielded such that the light sources or glare from the light sources is directed away from or shielded from the beach and the right-of-way (Scenic 30-A). (Ord. No. 2015-08, § 2, 4-14-15)

G. *Other Uses of the Public Right-of-Way:*

1. The permanent placement of trash/garbage cans, dumpsters and other such receptacles on the public right-of-way is prohibited. Such containers may be placed on the public right-of-way on the days of pickup, only.

2. Display of merchandise or merchandising materials (e.g., signs, banners) is prohibited on the public right-of-way.

3. The use of the public right-of-way for repeated and/or continual deliveries and offloading is prohibited.

4. The use of brick pavers or concrete for the bike path is prohibited. The only acceptable paving material shall be asphalt.

H. *Fences and Walls*

Walls, chain link fences, and/or wire fences, including barbed wire, are prohibited along the entire Route 30-A Scenic Corridor. Fences may be located in all front, side and rear yards. No fences shall be less than three feet in height or greater than six feet in height. Fences shall not exceed four feet in height when placed

in the front yard unless set back from the front property line a minimum of the required building setback. Fences shall be of a design consistent with the architectural theme of the site as developed, and shall be compatible with adjacent properties and the neighborhood. Fences on properties with masonry or stuccoed buildings must have masonry pilasters spaced at a maximum of 24 feet apart. Fences and pilaster/fence combinations are to be painted to complement the building color. Plywood, particle board, or similar wood materials are prohibited. The finished side shall face outward, and stringers and posts shall not be visible from the outside. Fences on lots or parcels adjacent to the north or south right-of-way of Route 30-A with a view corridor to the Gulf of Mexico shall be subject to a 65 percent see through width to lot ratio limitation.
(Ord. No. 98-21, § 3, 11-16-98; Ord. No. 2002-16, § 1, 9-3-02; Ord. No. 08-11, § 2, 4-8-08)

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.
(Ord. No. 2015-13, §§ 2, 3, 4, 5-26-15)

13.03.00. The U.S. 98 and U.S. 331 Scenic Corridor Design Standards.
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.
***Editor's note:** Ord. No. 2010-04, adopted February 23, 2010, amended and renumbered chapter 13, starting at 13.02.01 which appears to need a strikethrough and be replaced by 13.03.00. The renumbering should continue through 13.03.04.13. The renumbering portion did not affect any of the text.

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 DRB 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. ***Deviations*****.** The Design Review Board may permit a deviation from the scenic corridor standards provided the following terms and conditions are met:

a. The applicant submits the deviation request in writing explaining the deviation and the specific reason why it is being requested; and

b. The requested deviation:

(i) is the minimum necessary to achieve the applicant's desired result with the proposed project otherwise meeting all other requirements of Chapter 13 of the Walton County Land Development Code;

(ii) does not undermine the visual appearance, continuity, and character of the scenic corridor;

(iii) contributes to the enjoyment and enrichment of the citizens and visitors of Walton County;

(iv) protects and promotes economic values of the affected properties;

(v) exhibits harmonious relationships with the structure itself, and the scenic corridor as a whole, by using the principles of skillful design; and

(vi) otherwise results in a high quality of development that achieves the intent and purpose of Chapter 13 of the Walton County Land Development Code.

c. In addition, the Design Review Board may require that any or all of the following techniques be used to wholly or partially mitigate adverse impacts to the scenic corridor from the proposed deviation:

(i) variable buffers, combining land and landscaping;

(ii) variable setbacks;

(iii) placement and effective screening or shielding of site features; or

(iv) other innovative site design features that effectively mitigate potential negative impacts.

Because each deviation will reflect the unique circumstances of an individual site and an individual proposed development, a deviation granted to an applicant in one case shall not be construed as establishing precedent for other such requests. Requests for deviations shall be considered on a case-by-case basis.

H. ***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:

I. ***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.

J. ***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. ***Quality of Design.*** Particular attention is placed on orientation, setbacks, spacing, site coverage, open space, scale, height, massing, proportions of the facade, facade 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. ***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. ***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. ***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 unless an Outdoor Display Area permit has been granted by Walton County in accordance with the standards and procedure further described in this section. The unscreened outdoor display of merchandise, goods or products shall be permitted only in conjunction with an existing permitted use of property owned or leased and operated by the business entity

occupying the premises on which the items are being displayed, and is be subject to the following standards:

1. Merchandise, goods, or products may only be displayed under a permanent arcade, porch or canopy structure that is part of the front façade of a building. After the effective date of this ordinance (insert effective date here), new structures created for purpose of outdoor display (permanent arcade, porch, or canopy structure that is part of the front façade of a building) shall be not less than three (3) feet deep nor more than 12 feet deep, measured from the front vertical wall of the building to the drip line of structure. Such new structures require Walton County Design Review Board approval prior to creation of same.
2. The allowable outside display area shall not exceed 40% of the total square footage of the permanent arcade, porch or canopy structure, not to exceed 120 square feet of total outdoor display area. An outdoor display area shall be limited to not more than seventy-five (75) square feet of contiguous space. Each display shall also be limited to no more than fifteen (15) feet in length, five (5) feet in width and eight (8) feet in height, with no more than two (2) individual display areas for one store.
3. An outdoor display area shall not be located closer than five (5) feet from any public entrance, or impair pedestrian traffic or otherwise create an unsafe condition and shall be in full compliance with all applicable federal and state accessibility standards, including but not limited to, the Americans with Diabilities Act (ADA) as amended.
4. No outdoor display shall contain any moving parts, devices or exhibits.
5. All merchandise or goods displayed shall be properly anchored, secured or stored in such a manner to avoid shifting or movement.
6. Outdoor display areas must be located on a hard durable surface such as concrete.
7. The use of boxes, crates, pallets or other kinds of shipping containers is prohibited.
8. Vending machines, ice machines, and similar machines which dispense goods, as well as propane tank sales, fire wood and similar items shall only be located in the permitted display area.
9. **Exceptions:**

   (a) In the case of plant nurseries or garden stores and in addition to the allowance described above in Section 13.03.00.N.1., 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.

   (b) Short-term sales of agriculture products which are seasonal in nature, including but limited to Christmas trees and pumpkin

patches shall only be allowed between October 1st and January 5th through a temporary use permit. Said permit shall be separate and distinct from the outside display approval.

10. **Exemptions:**
    (a) Fuel pumps and/or energy-dispensing devices which have been legally permitted shall not be subject to these regulations. Other than fuel pumps and/or energy-dispensing devices, outdoor display of merchandise, goods, or products at the fueling stations where pumps are located, is prohibited.
    (b) Newsracks.
11. **Permit Required**. An application for an outdoor display permit must be filed and approved by the Planning and Development Services Division prior to any outdoor display of merchandise, goods, or products not covered by the Exceptions in subsection 10 above or the Exemptions in subsection 11 above. The permit period will not exceed one (1) year and must be renewed annually. The following information shall be provided in such application:
    (a) A dimensioned site plan (drawn to scale) delineating the display area to be permitted showing the public entrance and pedestrian pathways of the business.
    (b) Demonstration of ownership or leasehold interest in the property to be occupied by the outdoor display.
    (c) If a leasehold interest, written consent of the landlord (or landlord's agent) for the use and location of the ooutdoor display area(s) to be permitted.
    (d) The proposed outdoor display and outdoor display area must be in full compliance with all other requirements of the Walton County Land Development Code.
    (e) Said Outdoor Display Area permit must be kept on the business premises and available for inspection at all times.

(Ord. No. 2014-15, § 1, 6-10-14)

O. ***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. ***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.

Q. ***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.
(Ord. No. 00-9, § 2, 3-28-00; Ord. No. 2007-50, § 1, 11-27-07; Ord. No. 2008-01, § 3, 1-8-08)

13.03.01. Site Development Standards.

1. ***Development Width.*** The total width of all structures shall not exceed 70 percent of the width of the site at any point along the building, and there shall be no less than a ten foot side yard on each side. This measurement shall be made parallel to the front face of the building.

2. ***Buffer Setbacks.*** A 25 foot landscaped setback shall be created for each lot or parcel parallel to the U.S. 98 right-of-way (extending from the east to west property lines) and the U.S. 331 right-of-way (extending from the north to south property lines). If an existing sidewalk is in place, the setback is 20 feet beyond the sidewalk. The intent is to have the setback fully landscaped. Such landscaping shall utilize native salt and drought tolerant vegetation as listed in the Chapter 13 Plant List. Existing lots of record, and lots subject to eminent domain, that are 150 feet or less in depth shall have a minimum seven and one-half foot buffer setback from the back of curb (already in place by DOT) or right-of-way, whichever is applicable. (Ord. No. 2016-14, 5-24-16)

3. ***Buffer Setback Retention.*** Stormwater runoff shall be subjected to best management practices prior to discharge into natural or artificial drainage systems. Best management practices have been determined by the State Department of Environmental Protection to be the most effective, practical means of preventing or reducing the amount of pollution generated by the project to a level compatible with the state's water quality standards found in Chapter 17-3 of the F.A.C. The following standards apply.

• Where it can be demonstrated that other areas on the site are insufficient to meet retention requirements, stormwater retention/detention facilities shall be allowed to encroach into a 25 foot front landscape buffer a maximum of 40 percent of buffer area. All planting requirements along the Scenic Corridor Setback must be met and the visual screen provided by the landscaped buffer shall be fully achieved.

• The bottom of all stormwater retention/detention facilities shall be located a minimum of two feet above seasonal high groundwater.

• Sideslopes for retention/detention areas shall be no greater than 3:1, as a safeguard against personal injury or other accidents, and to encourage the growth of vegetation.

• Retention/detention basins shall be dry 72 hours following a storm event.

4. ***Lighting (Refer to Exhibit 3).***

a. ***Convenience Stores.*** Lighting for convenience stores shall be consistent with State law, as amended from time to time. However, lights under canopies and roof structures over pump areas shall be recessed, and the intensity shall be

two foot-candles per square foot at 18 inches above the surface. A light meter reading shall be required prior to occupancy.

6. ***Parking.*** Sites which provide at least 50 percent rear yard parking shall receive a 20 percent reduction in the overall parking requirements of County Code 5.02.00. This credit is intended to reduce parking in the front yard and therefore shall apply only after 50 percent of the pre-credit parking is located in the rear yard. No parking or cross access corridors are permitted in the scenic corridor buffer setbacks. Any parking exceeding the code-required minimum shall be located on the side or the rear of the building.

All other parking requirements shall adhere to County Code 5.02.00 with the following exceptions:

• Office: Three spaces/1,000 sq. ft.

• Shopping Center: Four paved spaces/1,000 sq. ft. One overflow/unpaved space/1,000 sq. ft.

7. ***Paving of Parking Areas.*** Asphalt; concrete (pervious, colored or plain); brick concrete pavers; turf block (parking areas only; no drives). Gravel, clay, dirt, shell, etc. are not permitted.

8. ***Paving of On-Site Walkways.*** Concrete (colored or plain); brick, concrete pavers.

9. ***Curb Cuts (Refer to Exhibit 1).*** No closer than 400 feet O.C. for owner contiguous parcels.

10. ***Joint Use Driveways (Refer to Exhibit 1).*** To meet the curb cut requirements stated above, joint use driveways shall be utilized between two adjoining undeveloped sites. The driveway centerline shall be the common property line. In such cases, cross access corridors should be provided.

11. ***Cross Access Corridors (Refer to Exhibit 1).*** Cross access corridors, where utilized, shall be designed to provide unified circulation and access between sites and the previously described curb cuts. Such cross access shall occur in front of the building, connecting front parking areas.

12. ***Coordinated Circulation Design.*** Where a cross access corridor is developed, the owners/developers of the affected properties shall provide for mutually coordinated parking, access and circulation systems, and shall provide design features as necessary to make it visually obvious that abutting properties shall be tied together to create a unified system. If a site is developed prior to an abutting property, it shall be designed so that its parking, access and circulation are easily tied together to create a unified system at a later date. If the building site abuts an existing developed property, it is recommended that it tie into the abutting parking, access and circulation to create a unified system.

13. ***Utilities.*** All electric, cable t.v. and telephone feeds from public rights-of-way to buildings must be underground. All air conditioning units, transformers, backflow preventers or other utility devices must be screened from public view. No satellite dishes/air conditioning units or other extraneous equipment shall be visible from a public right-of-way. All new utility line installations designed to serve new individual end use sites must be located underground outside the public rights-of-way. In all cases, utilities will evaluate and strive to limit the

number of aerial crossings necessary to serve future customer growth. Major transmission lines are not covered by this regulation.

14. ***Fences and Walls (Refer to Exhibit 3).*** Walls and fences are optional. Solid walls and fences may be used to partially offset side and rear yard buffering requirements (See landscape standards, buffer requirements). Walls and fences used for visual screening and relief from buffer requirements shall be six feet high; no fences or walls shall be less than three feet high. Masonry walls are to match building. Fences at sites with masonry or stuccoed buildings must have masonry pilasters spaced at a maximum of 24 feet. Fences, pilaster/fence combinations and walls are to be painted to complement the building color or be of similar materials as the building, in the case of walls. Acceptable fencing materials include painted or stained wood, aluminum, steel. Chain link or wire fences are permitted with landscaped buffer consisting of shrubs and trees, but they are not permitted in the front yard. Decorative walls, fences, pilaster/fence combinations are permitted in the scenic corridor buffer setback front yard; they must be no less than three feet high nor greater than four feet high.

(Ord. No. 2002-17, §§ 1, 2, 7-2-02; Ord. No. 2010-04. § 1, 2-23-10)

13.03.02. Architecture.

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. If parapet is present for any reason, must be finished on all visible sides. If a parapet is used for screening, must be provided and finished on all sides.

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; fiber cement siding; white quartz stone; and brick. Architectural insulated metal panel may be approved by the Design Review Board on a case by case basis with the condition that it is of a modular design and appropriate to the scale of the building. Approved siding material is required on all sides of the structure. 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 DRB.

3. ***Colors.***

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. The use of color to attract attention to a business from a distance is discouraged.

a. Principal: Fluorescent colors are not permitted. There shall be a maximum of one principal color per building. Principal colors shall be selected from the following list from the Munsell Book of Color:

(5R) Hue	(7-9) Value	(0.5-3) Chroma
(10R) Hue	(7-9) Value	(0.5-3.5) Chroma
(5YR) Hue	(7-9) Value	(0.5-4) Chroma
(10YR) Hue	(6.5-9) Value	(0.5-4) Chroma
(5Y) Hue	(6.5-9) Value	(0.5-4) Chroma
(10Y) Hue	(6.5-9) Value	(0.5-4) Chroma
(5GY) Hue	(7-9) Value	(0.5-3) Chroma
(10GY) Hue	(7-8.5) Value	(0.5-2) Chroma
(5G) Hue	(7-8.5) Value	(0.5-2) Chroma
(10G) Hue	(7-8) Value	(0.5-1.5) Chroma
(5BG) Hue	(6-8) Value	(0.5-2) Chroma
(10BG) Hue	(6-9) Value	(0.5-1.5) Chroma
(5B) Hue	(6-9) Value	(0.5-2.5) Chroma
(10B) Hue	(6-9) Value	(0.5-4) Chroma
(5PB) Hue	(6-9) Value	(0.5-2.5) Chroma
(10PB) Hue	(6-9) Value	(0.5-2) Chroma
(5P) Hue	(6-9) Value	(0.5-2.5) Chroma
(10P) Hue	(7-9) Value	(0.5-2) Chroma
(5RP) Hue	(7-9) Value	(0.5-2) Chroma
(10RP) Hue	(7-9) Value	(0.5-3) Chroma

And the nearly whites hue circle.

b. Accent: Fluorescent colors are not permitted. Neon tube or fiber optics trim and accents are prohibited. Use of intense or contrasting accent colors to draw attention to the building is not permitted. Where canopies, awnings, balconies, porches, decks, doors, windows, shutters or other architectural elements are not the same color as the principal color, they shall be considered to be an accent color. The number of accent colors permitted shall be limited to the minimum appropriate to the architectural character and form of the building. Accent colors shall be selected from the following list from the Munsell Book of Color:

(2.5R) Hue	(7-9) Value	(2) Chroma
(5R) Hue	(7-9) Value	(0.5-3) Chroma
(7.5R) Hue	(7-9) Value	(2) Chroma
(10R) Hue	(7) Value	(0.5-4) Chroma
(10R) Hue	(8-9) Value	(0.5-3.5) Chroma
(2.5YR) Hue	(7-8) Value	(2-4) Chroma
(2.5YR) Hue	(9) Value	(2) Chroma
(5YR) Hue	(7-9) Value	(0.5-4) Chroma
(7.5YR) Hue	(7) Value	(2-6) Chroma
(7.5YR) Hue	(8) Value	(2-4) Chroma

(7.5YR) Hue	(9) Value	(2) Chroma
(10YR) Hue	(6.5-9) Value	(0.5-4) Chroma
(2.5Y) Hue	(7-8) Value	(2-4) Chroma
(2.5Y) Hue	(8.5) Value	(2) Chroma
(5Y) Hue	(6.5-9) Value	(0.5-4) Chroma
(7.5) Hue	(7) Value	(2-4) Chroma
(7.5) Hue	(8-8.5) Value	(2) Chroma
(10Y) Hue	(6.5-9) Value	(0.5-4) Chroma
(2.5GY) Hue	(7-8) Value	(2) Chroma
(5GY) Hue	(7-9) Value	(0.5-3) Chroma
(7.5GY) Hue	(7-8) Value	(2) Chroma
(10GY) Hue	(7-8.5) Value	(0.5-2) Chroma
(2.5G) Hue	(7-8) Value	(2) Chroma
(5G) Hue	(7-8.5) Value	(0.5-2) Chroma
(7.5G) Hue	(7-8) Value	(2) Chroma
(10G) Hue	(7-8) Value	(0.5-2) Chroma
(2.5BG) Hue	(7-8) Value	(2) Chroma
(5BG) Hue	(6-8) Value	(0.5-2) Chroma
(7.5BG) Hue	(7-8) Value	(2) Chroma
(10BG) Hue	(6) Value	(0.5-1.5) Chroma
(10BG) Hue	(7-8) Value	(0.5-4) Chroma
(10BG) Hue	(9) Value	(0.5-1.5) Chroma
(2.5B) Hue	(6-7) Value	(2-8) Chroma
(2.5B) Hue	(8) Value	(2-4) Chroma
(5B) Hue	(6-7) Value	(0.5-8) Chroma
(5B) Hue	(8) Value	(0.5-4) Chroma
(5B) Hue	(9) Value	(0.5-2.5) Chroma
(7.5B) Hue	(6-7) Value	(2-6) Chroma
(7.5B) Hue	(8) Value	(2-4) Chroma
(10B) Hue	(6-7) Value	(0.5-8) Chroma
(10B) Hue	(8) Value	(0.5-6) Chroma
(10B) Hue	(9) Value	(0.5-4) Chroma
(2.5PB) Hue	(6-8) Value	(2-6) Chroma
(2.5PB) Hue	(9) Value	(2) Chroma
(5PB) Hue	(6-9) Value	(0.5-2.5) Chroma
(7.5PB) Hue	7-9) Value	(2) Chroma
(10PB) Hue	(6-9) Value	(0.5-2) Chroma
(2.5P) Hue	(7-9) Value	(2) Chroma
(5P) Hue	(6-9) Value	(0.5-2.5) Chroma
(7.5P) Hue	(7-8) Value	(2) Chroma
(10P) Hue	(7-9) Value	(0.5-2) Chroma
(2.5RP) Hue	(7-8) Value	(2) Chroma
(5RP) Hue	(7-9) Value	(0.5-2) Chroma
(7.5RP) Hue	(7-8) Value	(2) Chroma
(10RP) Hue	(7-9) Value	(0.5-3) Chroma

4. ***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.

5. ***Accessory Buildings.*** Match the main building's materials, roof style and color.

6. ***Heights of Buildings.*** Minimum 12 feet to eave. Maximum height per the Walton County 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, and spires, are allowed and may extend to an additional 20 feet above roof lines or allowable height, but they shall be non-leasable and nonhabitable. If one cupola, tower, or spire is used in the design, the square footage shall be limited to a maximum of 10% of the building footprint. If two or more cupolas, towers, or spires are used in the design, the square footage shall be limited to a maximum of 20% of the building footprint.

7. ***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.

(Ord. No. 2007-50, § 1, 11-27-07; Ord. No. 2010-04. § 1, 2-23-10; Ord. No. 2016-14, 5-24-16)

13.03.03. Landscaping Standards.

1. ***Tree Planting Requirements Within Scenic Corridor Setback (Refer to Exhibit 4).*** Lots with a 25 foot setback, or 20 feet with an existing sidewalk, shall have live oaks with four inch caliper minimum planted within the setback at the rate of one tree per 40 feet of right of way. Spacing shall not be less than 20 feet or greater than 75 feet apart. The total number of understory trees required within the Scenic Corridor Setback shall equal one per 75 feet of U.S. 98 or U.S. 331 frontage. Understory trees shall be planted in groups and shall have a minimum height of eight feet and width of five feet at installation and shall be selected from the list provided in the Chapter 13 Plant List. Spacing between understory trees shall not be less than 12 feet.

Lots with a seven and one-half foot setback shall have live oaks with four inch caliper minimum planted behind the right-of-way adjacent to U.S. 98 at the rate of one tree per 40 feet of right-of-way. Spacing shall not be less than 20 feet or greater than 75 feet apart. Understory trees are not required.

2. ***Live Oaks Alternatives.*** In areas where space or soil conditions are not conducive to the horticultural needs of live oaks, or where overhead utilities are affected, alternative tree species shall be selected from the list provided in the Chapter 13 Plant List.

3. ***Tree Preservation.*** Where existing trees are preserved within the buffer area, one live oak planting may be deleted for each three existing trees of eight inch caliper or more that are preserved.

4. ***Shrub Planting Requirements Within Scenic Corridor Setback (Refer to Exhibit 5).*** On lots with a 25 foot setback or 20 feet with existing sidewalk,

shrubs and/or groundcovers shall be planted within the Scenic Corridor Setback at a rate of two plants per foot of U.S. 98 and U.S. 331 roadway frontage.
On lots with a seven and one-half foot setback, a 36-inch high hedge shall be placed at the rear of the seven and one-half foot setback. Groundcovers shall be planted between the property line and hedge. Shrubs and groundcovers shall be selected from the list provided in the Chapter 13 Plant List.

5. ***Landscaping of Vehicular Use Areas (Refer to Exhibit 6).***

a. ***Applicability.*** For off-street parking facilities that have ten or more parking spaces or are 3,500 square feet or more.

b. ***Planting Requirements.*** All vehicular use areas shall be visually buffered from adjacent properties and rights-of-way through the use of a continuous shrub hedge. Shrubs shall be a minimum of two and one-half feet in height at installation, and shall be spaced three feet on center or closer. Said hedge shall be maintained at a height of no lower than three feet.
Vehicular use area shrub hedges adjacent to U.S. 98 or U.S. 331 shall be located adjacent to the parking within the scenic corridor setback, and, as such, they may constitute a portion of the shrub planting requirements within the scenic corridor setback. Parking spaces facing into the shrub hedge shall require wheel stops unless the shrub hedge is planted four feet or more back from a raised curb.

c. ***Interior Vehicular Use Area.***

1. At least ten percent of the gross area of the interior vehicular use area shall be landscaped. Interior planting areas are to be located within or adjacent to the parking area as tree islands, at the end of parking bays, inside seven-foot-wide or greater medians, or between rows of cars or as part of continuous street or transitional protective yards. Interior planting areas shall be located to most effectively accommodate stormwater runoff and provide shade in large expanses of paving and contribute to orderly circulation of vehicular and pedestrian traffic.

2. No more than ten parking spaces shall be permitted in a continuous row without being interrupted by an interior planting area. Each interior planting area shall include one canopy tree and shall be a minimum of 150 square feet in size. Required trees shall be selected from the designated canopy tree list and shall be at least eight feet in height and two inches in caliper at installation.

6. ***Berming within Scenic Corridor Setback.*** Berms not greater than four feet in height with a maximum slope of 4:1 may be constructed within the Scenic Corridor Setback where such construction shall not require the removal of existing trees. The berm may extend the entire length of the lot or parcel. The height may vary to create a more natural form.

7. ***Rear and Side Yard Requirements.*** County Code 5.01.02 applies.

8. ***Irrigation.*** All plant material shall be watered by an automatic irrigation system. The irrigation system shall be designed to avoid water coverage on sidewalks, parking areas and streets. (Ord. No. 2016-14, 5-24-16)

13.03.04.00 SIGNAGE*[1]

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***Editor's note:** Ord. No. 01-24, adopted Dec. 3, 2001, amended Section 13.02.05.00 in its entirety and added new provisions as set out herein. Inasmuch as Ord. No. 01-24 contained two subsections 13.02.05.07, the second such subsection was renumbered 13.02.05.08 and all subsequent subsections were renumbered accordingly. Ord. No. 2010-04, adopted Feb. 23, 2010, amended Section 13.02.01 – 13.03.00 which affected the renumbering of all those sections. Ord. No. 2010-04 also added section 13.04.00 in its entirety.

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13.03.04.01. Introduction.

The purpose and intent of this section is to regulate the use of signs so that they are compatible with their surroundings, to promote the aesthetic character of the Scenic Corridor, to enhance the local business environment; to preserve the natural appearance of the Corridor; to promote tourism; to promote traffic safety for motorists and pedestrians; to maintain property values; to express the unique identities of individual proprietors and the community as a whole; and to regulate signs so that they are legible in the circumstances in which they are seen and constructed to standards which protect the safety, health and general welfare of the public.

13.03.04.02. Prohibited signs.

In addition to those prohibited signs described in[2], the following are also prohibited:

(a) Outdoor advertising.

(b) Pole signs (***Refer to Exhibit 7***).

(c) Water towers and wall murals as advertising.

(d) Off-premises signs, except community directory signs per section 13.03.04.11[3] and directional signs per section 13.03.04.10 and Transit Stop signs per 13.03.04.14.

(e) Portable signs.

(f) Single panel plastic or lexan face signs.

(g) Abandoned signs.

(h) Neon tube lighting or fiber optics in signage. This includes neon signage placed in storefront windows that may be seen from the roadway. Neon "Open" and "Vacancy" signs not exceeding 12" by 24" are allowed as the sole exception to this rule.

(i) Flags, spinners, banners, pennants and inflatable signs or balloons of any type. Certified nonprofit organizations may be permitted to use flags or banners in conjunction with a special event provided they are placed no sooner than two weeks before the event and removed immediately following the event. The

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[1] Numbering format has changed with Ordinance 2010-04

[2] The wording "Chapter 7 of this Code" was deleted with 2001-24

[3] These section numbers were changed by Ordinance 2010-04

official flags of the United States, State of Florida, or other flags approved by the Design Review Board are excepted provided that the display of flags shall be limited to not more than three flags flying from a single vertical pole no taller than 40 feet.

(j) Delivery vehicles bearing the name of an establishment may not be parked in front so as to serve as "additional signage" for the establishment. No vehicles bearing business signage shall be parked in landscaped or Scenic Corridor buffer areas.

(Ord. No. 2015-08, § 2, 4-14-15)

13.03.04.03. Non-Conforming Signs.

Non-conforming signs shall not be altered to another non-conforming sign. They shall not be expanded, improved (including double or triple rotating panels), moved, reconstructed into another non-conforming sign after damage, destruction or change of use or ownership. Existing signs that do not meet the requirements of these standards shall be removed or modified into conforming signs by January 1, 2003. Existing signs that do not exceed 20% of the height, width and copy area of these standards are not required to be removed within the amortization period.[4]

Notwithstanding any other provisions of this ordinance, non-conforming signs which have been or are removed after July 1, 1999, by reason of public acquisition of the land upon which they are situated may, in lieu of acquisition at the election of the owner, be relocated or reconstructed in accordance with F.S. § 479.15.

The provisions of section 8.01.03.C pertain.

13.03.04.04. Allowable Signs.

Temporary signs, main identification (ID) signs, building signs, directional signs, directory signs/kiosks, permitted off-premises signs, and street signs shall be constructed in accordance with the following standards and Exhibits.

13.03.04.05. Sign Permitting.

All signs erected on the Scenic Corridor, except those temporary signs specifically excluded, shall require a sign permit issued by the Walton County Building Department. The Design Review Board shall review all master sign plans, main identification signs, and building signs which are not submitted under a master plan. The Scenic Corridor Review Specialist shall review building signs submitted under an approved master plan, name substitutions for an approved sign, community directory signs, and Transit Stop signs. The Code Enforcement Officer shall review temporary signage, except as excluded in Chapter 7 of this code and in Section 13.03.04.06[5]. Procedures for review may vary depending

[4] This sentence appeared in 97-28, 99-05 and 01-24 and was never deleted.

[5] This section number was changed with Ordinance 2010-04

upon the type of sign, and are included in the regulations pertinent to those sign types and to master signage plans.
(Ord. No. 2015-08, § 2, 4-14-15)

13.03.04.06. Temporary Signs.
Temporary ground signs shall be built and installed as indicated in ***Exhibit 8***. Colors to match scenic corridor standards. A maximum of one temporary sign per property is allowed; no illumination is allowed. All temporary ground signs over six square feet require permitting. They may be permitted for a period up to six months.

A. Temporary ground signs shall be allowed only for the functions below:

1. To indicate that an owner, either personally or through an agent, is actively attempting to sell, rent or lease the parcel on which the sign is located.

2. To announce or advertise such temporary uses as fairs or any charitable, educational or religious event or function. Such message shall be removed within five days after the special event.

3. To identify construction in progress with an approved building permit.

4. To indicate the existence of a new business or a business in a new location, if such business has no permanent signs. Such message may be displayed for a period of not more than 60 days or until installation of permanent signage, whichever shall occur first.

B. Temporary storefront signage inside the storefront window is permitted, provided that signage:

1. Is limited to a two-week period a maximum of six times per year;

2. Is limited to a maximum of two windows per tenant;

3. Does not exceed 25 percent of the individual window area or a height of two feet and a width of four feet, whichever is less; and

4. Is professionally printed, painted or constructed. Hand lettered cardboard or paper temporary signs are not permitted.

C. Temporary building signs or banners are permitted during renovation of an existing business or project providing they are limited to:

1. 54 square feet with maximum height of three feet, and

2. A maximum of 90 days.

13.03.04.07. Master Signage Plans.
Master Signage Plans are intended to provide a distinct character or "identity" to signage in a project and to allow larger projects the advantages of using directional signage and directory signs and kiosks. Such a master plan shall indicate the location for all types of signage in the project visible from Highway 98 or Highway 331 with proposed style, dimensions, copy area, and materials. Individual variation will be considered for building signage. However some form of consistency must be maintained for building signs, such as location on the building, size, or color for the entire development, regardless of the distance from Highway 98 or Highway 331.

All multiple occupancy complexes of four or more units shall submit a Master Signage Plan to the Design Review Board for all types of signage which are visible from Highway 98 or Highway 331. Projects of fewer that four units are encouraged to submit Master Signage Plans to facilitate permitting.
Locations for anchor stores, if appropriate, within the multiple occupancy complex must be identified in the Master Signage Plan. The developer may designate one anchor store for each 25,000 square feet of building floor area of the project. Copy area for not more than two anchor stores may be located on main identification signs. In circumstances where a regular tenant occupies more than one tenant bay or space in a multiple occupancy complex, a master signage plan may be approved by the Design Review Board to allow a regular tenant to qualify for a longer building sign than would be allowed for a single regular tenant, not to exceed the cumulative length of building signage individual regular tenants would be allowed when occupying the same number of tenant bays or spaces, while maintaining building sign height at 3' maximum. Further, for purposes of qualification as an anchor tenant in order to appear on a monument sign for a multiple occupancy complex, a regular tenant occupying more than one tenant bay or space may be allowed such designation for monument sign purposes if appropriate and approved by the Design Review Board in a Master Signage Plan.
Submittals shall include graphic depiction and specifications on the site plan and architectural elevations for the project. It shall also include a sample copy of the tenant lease agreement enumerating the Master Signage Plan requirements and stipulating compliance as a condition of the lease. Projects intended to be sold as condominium commercial units shall include the Master Signage Plan in deed restrictions or covenants and shall provide a copy of that document with their project submittal,
Once approved, Master Signage Plans shall last for the life of the project, regardless of any future changes to this Code that may be more restrictive than when the Master Signage Plan was approved. (Ord. No. 2013-05, § 2, 01-22-2013)

13.03.04.08. Main Identification Signs.
The purpose of the main identification sign is to identify the project or development and is not intended to serve as a directory sign to identify all the tenants within a multiple occupancy complex (see 13.03.04.10. and 13.03.04.11[6]). The format shall be a monument sign.

Maximum Size (Refer to Exhibit 9)

[6] These reference numbers were changed with 2010-04.

Maximum height	12 feet Height shall be measured from the crown of the road, the existing grade of the sign site, or the edge of pavement adjacent to the sign, whichever is greater. Bases for signs over 12 feet high require landscaping.
Maximum width	12 feet.
Total Area	80 square feet

Maximum Copy Area (Refer to Exhibit 10)

Sign Face Area	Maximum 35 percent of sign face area per side of sign. Cannot be combined on one side. (Example: An 80 square foot sign allows 28 square feet of copy area per side).[7]
	Reader boards are allowed provided that they are included in copy area computation, do not exceed 50 percent of the sign copy area, and provide transparent medium (clear or transparent material) or track for changeable lettering. The intent is that the reader board have the same background as the sign face, which may be accomplished in a number of ways.

Location and Number

Location	Locate within Scenic Corridor buffer setback.
Number	One sign shall be allowed for each 400 feet of Scenic Corridor highway frontage[8] or portion thereof in the parcel.

Design

Color	Complement architecture
Illumination	See Chapter 7, Section 7.07.03, Illumination Standards, which apply in the Scenic Corridor. Illumination shall be by externally located steady stationary light source, shielded and directed solely at the sign. Light sources to illuminate signs shall neither be visible from any

[7] "The 911 address number shall not be included in the copy area computation for the sign" wording was deleted with 2001-24

[8] "per parcel" was deleted with 2001-24

	street right-of-way nor cause glare hazardous to pedestrians or vehicle drivers entering public streets. Signs shall not have light reflecting backgrounds, but may use light-reflecting lettering. Colored lamps are not permitted.
Materials	Stucco on suitable substrate; painted aluminum; keystone[9]; brick; split face block; routed and sandblasted wood or expanded PVC. Additional materials[10] must be complementary with the architectural character of the building.
Shapes	Must reinforce the architectural character of the building.
Address	All newly permitted Main ID signs shall include the 911 Address number for the site. The 911 Address number shall be between six inches and eight inches in height and proportional to the sign. The number shall be placed where it can be read easily. The 911 Address number shall not be included in the copy area computation for the sign.

Permitting

All proposals for Main ID signs shall be submitted to the Design Review Board for review and approval prior to issuance of a sign permit. Submittals shall be made using a Walton County Sign Permit Application together with the documents specified on that application. The proposal shall normally be submitted with the Development Review package for the entire project, and reviewed by the Design Review Board and Planning Commission[11] as an integral part of that project.

Applicants are cautioned that Walton County Sign Permits are issued for a duration of six months. If construction of the project and/or the Main ID sign is anticipated to exceed that time, they may wish to withhold permitting until ready to install the sign. A Design Review Board sign approval may be held by the Planning Department until the applicant is ready to permit the sign and begin construction. In the event that a sign permit lapses, the proposed sign may require a second review by the Design Review Board at the judgment of the Corridor Review Specialist.

13.03.04.09. Building Signs (refer to Exhibits 11 and 12).[12]

***Type 1 Building Signs*:** Tenants in multiple occupancy complexes and single-tenant projects less than 15,000 square feet **(*Refer to Exhibit 11*):**

[9] "Keystone" remained in this table but was deleted in remaining tables with 2001-24
[10] "shall be considered for approval, but" was deleted with 2001-24
[11] Added with 2001-24
[12] This heading was deleted with 2001-24

Maximum Sign Face Area (Type 1)

Under Canopy	Maximum 21" x 42", two-sided
Facade Mount	Maximum 54 square feet with a maximum height of 3'
	Maximum letter height is 24" for words in upper case letters. When words are in both upper and lower case, the main body of lower case letters is limited to 18". However, a capitalized first letter or parts of lower case letters may extend 6" above and/or below the body of the letter.

Type 2 Building Signs*:** Single-tenant projects larger than 15,000 square feet and anchor stores in multiple occupancy complexes (Refer to Exhibit 12***):

Maximum Sign Face Area (Type 2)

Under Canopy	Maximum 21" x 42", two-sided
Facade Mount	Maximum 100 square feet with maximum height of 5'
	Maximum letter height is 36" for words in upper case letters. When words are in both upper and lower case, the main body of lower case letters is limited to 30". However, a capitalized first letter or parts of lower case letters may extend 6" above and/or below the body of the letter.

Maximum Copy Area (Types 1 and 2)

Under Canopy	Maximum 11" x 30", per side fascia façade including parapet wall or roof and within limits of storefront[13]
Facade Mount	Same as Maximum Sign Face Area

Location (Types 1 and 2)

Under Canopy	Hang from or mount under canopy within limits of storefront. To be set perpendicular to storefront
Facade Mount	To be mounted along building facade, including parapet wall or roof fascia, and within limits of storefront. Facade mounted signs shall be

[13] This wording is in 2001-24 but is not underlined (meaning it was added)

	contained within any single wall panel, window, door, or other architectural component upon which they are placed. Facade mounted signs shall not project above the roof line

Number (Types 1 and 2)

Under Canopy	Maximum of one (1) sign per tenant, double sided
Facade Mount	Maximum of one (1) sign per tenant or individual building except tenants on building corners may have one (1) per facade within limits of storefront

Design (Types 1 and 2)

Color	Complement architecture
Illumination	Only exterior light source permitted except for channel lettering
Material	Individually mounted backlit reverse channel or interior lit channel letters, expanded PVC, aluminum, stainless steel or brass letters; or Painted, sandblasted or routed signs with a minimum depth of 1/4". Raised individual routed letters shall have a minimum rise of 3/8"
	The key to this requirement is that the sign shall have a three-dimensional quality. Plywood or any flat wood with hand-painted letters, individually mounted, flat cut vinyl letters or Styrofoam are not permitted.
Shapes	All under canopy signs shall have a horizontal form.

Permitting

Proposals for building signs under an approved Master Signage Plan shall be submitted to the Corridor Review Specialist for review and approval prior to issuance of a sign permit. All other building signs shall be submitted to the Design Review Board for Review. Submittals shall be made using a Walton County Sign Permit Application together with the documents specified on that application.

The proposal shall normally be submitted with the Development Review Package for the entire project, and reviewed by the Design Review Board as an integral part of that project.

13.03.04.10 Directional Signs (refer to Exhibits 13 and 14).

Permitted only under Master Signage Plans, Directional Signs are intended to assist motorists to locate businesses within a multiple occupancy complex by

providing arrows to buildings or zones within the project. Type 1, or internal directional signs, are for use after entering the complex. Type 2, or external directional signs, are intended to direct motorists to use the proper turning lane for entering a complex which spans the Scenic Corridor. The only logos allowed on directional signs are project logos.

Type 1: Directional Signs internal to project (Refer to Exhibit 13)

Maximum Sign Face Area	Horizontal Format – Maximum height = Four feet. Maximum width = Eight feet.
Maximum Sign Face Area	Vertical Format – Maximum Height = Eight feet. Maximum Width = Four feet.
Maximum Copy Area	24 sq. ft. per side of sign.
Location	Locate on site, out of buffer setback.

Number (Type 1 and 2)

Number	Number allowed is dependent upon final site layout, including amount of frontage and number of entrances.

Type 2: Directional Signs for projects located on both sides of Scenic Corridor (Refer to Exhibit 14)

Maximum Sign Face Area	50 square feet.
Maximum Height	Ten feet.
Maximum Width	Five feet.
Maximum	17.5 sq. ft. per side of sign. No copy shall be located on bottom three feet[14] of sign. Copy shall be limited to the name of the development and facilities within it, the direction vehicles must turn

[14] Added in 2001-24 "feet"

Copy Area	and the distance to the turn. Graphics shall be limited to logos and directional arrows.
Location	Locate in Scenic Corridor buffer area of the multiple occupancy complex. Developments of Regional Impact or Planned Unit Developments may erect off-premises directional signs on property within the boundaries of the Development of Regional Impact or Planned Unit Development for the purpose of directing vehicle traffic to destinations within the development.

Number (Type 1 and 2)

Number	Number allowed is dependent upon final site layout, including amount of frontage and number of entrances.

Design

Color	Complement architecture
Illumination	Exterior (ground mounted) or interior light source. Interior lighting may be used for individual recessed or raised letters on an opaque background.
Materials	Stucco on appropriate substrate; painted aluminum; brick; split face block; routed and sandblasted wood or expanded PVC; additional materials shall be considered for approval.
Shapes	Vertical format.

Permitting

Proposals for directional signs shall be submitted to the Design Review Board as part of a Master Signage Plan for review and approval prior to issuance of a sign permit. Submittals shall be made using a Walton County Sign Permit Application together with the documents specified on that application.

The proposal shall normally be submitted with the Development Review package for the entire project, and reviewed by the Design Review Board as an integral part of that project.

13.03.04.11. Directory Signs/Kiosks (refer to Exhibit 15).

Permitted only under master signage plan, Directory Signs or Kiosks are intended to assist pedestrians to locate businesses within a multiple occupancy complex.

Maximum Size

Maximum height	Eight feet.

Maximum width	Four feet.

Maximum Copy Area

Maximum	24 sq. ft. per side of sign.

Location and Number

Location	Locate at primary pedestrian areas.
Number	Number allowed is dependent upon final site layout.

Design

Color	Complement architecture
Illumination	None required. External lighting directed exclusively at the sign or internally lit individual letters is permitted.
Materials	Stucco on appropriate substrate; painted aluminum; brick; split face block; routed and sandblasted wood or expanded PVC; Additional permissible accent materials shall be considered for approval, glass block; brass;
	decorative painted metal; decorative stone (i.e. granite, marble, etc.)[15] All above materials must be complementary with the architectural character of the building.
Shapes	Vertical format

Permitting

Proposals for directory signs and kiosks shall be submitted to the Design Review Board as part of a Master Signage Plan for review and approval prior to issuance of a sign permit. Submittals shall be made using a Walton County Sign Permit Application together with the documents specified on that application.

The proposal shall normally be submitted with the Development Review package for the entire project, and reviewed by the Design Review Board as an integral part of that project.

13.03.04.12. Street Signs.

Street sign designs will be reviewed on an individual basis as an integral part of the project. Regulatory signs (stop, yield, etc.) shall meet all current Florida Department of Transportation requirements. Separate permitting is not required.

13.03.04.13 Community Directory Signs.

[15] This wording added with 2001-24

There are a number of long-standing small and home businesses located in small communities that can be accessed only from U.S. 98 or U.S. 331. To lessen the adverse impact on those businesses caused by prohibition on off-premises signage in this code, this section allows a sign that will serve as a directional point of reference for each community.

In keeping with the intent of the Scenic Corridor standards, these signs shall be of a standard composition and appearance to present a neat, uncluttered appearance along the roadway. Copy shall be limited to identification of the community at the top, and the name of each participating business located in that community. Multi-tenant complexes that are located off the main corridor shall be allowed one panel on the sign to indicate the location of the complex, but individual businesses within that complex shall not be shown[16]. Commercial advertising or other messages on this type of sign are prohibited, except the bottom of the sign may be reserved for temporary signs for yard sales within the community if desired.

Participating businesses may erect this type of sign using the standards shown below. Walton County shall not incur additional cost in the construction, erection, or the maintenance of these signs.

Maximum Size (Refer to Exhibit 16)

Maximum Height	Ten feet. Required height to width ratio = 2:1(Example; 10' ht. sign X 50% width = maximum 5' wide sign) Height shall be measured from the existing grade of the site.

Maximum Copy Area (Refer to Exhibit 16)

Maximum Copy Area	Each business shall be limited to 12 inches in height of sign area. Lettering shall be no greater than eight inches in height and length shall not exceed 90 percent of the sign width.

Location* and *Number

Location	Locate at intersection of U.S. 98 and the County Road leading into the community. The sign shall be sited out of the U.S. 98 (state) right of way, and on the back edge of the County's right of way. It may be angled for better presentation toward U.S. 98.
Number	One sign per intersection.

Design

Color	White

[16] This wording added with 2000-25

Illumination	Non-illuminated
Materials	Wood
Shapes	Rectangular, vertical format

Permitting
Applications for Community Directory signs shall be submitted by a representative of the participating businesses to the Corridor Review Specialist using a Walton County Sign Permit Application. The Corridor Review Specialist will review the plans for compliance with this section, then forward the application to the Walton County Building Department for permitting. The Code Enforcement Department will monitor subsequent usage of the sign after it is built and erected.
(Ord. No. 00-25, §§ 1, 2, 8-22-00; Ord. No. 2000-26, § 1, 9-12-00; Ord. No. 01-24, § 2, 12-03-01; Ord. No. 2010-04, 2-23-10)

13.03.04.14 Transit Stop Signs.
Transit Stop signs may be allowed on private property within the US 98/331 Scenic Corridor as part of an approved Transit Stop plan, and shall be in addition to the number and type of signs otherwise authorized by this code. Transit stop signs located on private property require permitting in accordance with Section 11.04.03 of the Land Development Code. Transit stop signage as part of an approved Transit Stop plan may be located on public property after review and approval by Walton County Division of Public Works.

Permitting and Standards
Transit stop signs shall require written permission of the landowner and such signs may not exceed two (2) square feet in sign face area. Such signs may be post-mounted, transit stop shelter-mounted, or building-mounted as determined by the location/design of the transit stop being advertised on the transit stop signage. Permitting shall be by the Scenic Corridor Specialist.
(Ord. No. 2015-08, § 2, 4-14-15)

13.04.00 Scenic Gulf Drive Corridor
A. Purpose and Intent. The purpose of the Scenic Gulf Drive Corridor design standards shall be to preserve and maximize the views of the Gulf of Mexico, to enhance the visual characteristics of the north and south side of Scenic Gulf Drive, and to eliminate roadside clutter. The rights-of-way of Scenic Gulf Drive are the property of Walton County and the use by any private or public entity is permissible only with the expressed and written authorization of the Board of County Commissioners.
***B. Applicability*.** All properties that are located south of the Scenic Gulf Drive right-of-way to the Gulf of Mexico and all properties that are located within four hundred (400) feet north of the right-of-way line shall, for the purposes of this section, be considered within the Scenic Gulf Drive Scenic Corridor. All

properties within the Scenic Gulf Drive Scenic Corridor shall comply with the design standards in this section. ***Map exhibit 13-5****.*

C. Permitted Uses and Structures. Permitted uses and structures shall be consistent with Chapter 2 Land use Districts.

D. Prohibited Uses and Structures*.* Temporary structures shall be prohibited along the Scenic Gulf Drive Corridor with the exception of temporary construction trailers and port-o-lets, and any structure that is governed by the Beach Activities ordinance or its' most current adopted version.

E. Setbacks*.* Building Setbacks are governed pursuant to Section 5.00.03.

F. Landscaping Standards.

1. Landscaping within any required setback area or buffer area in the Scenic Gulf Drive Corridor shall be planted with salt and drought tolerant native species. Salt and drought tolerant native species are indicated on the landscape materials lists in Section 5.01.02 (D). Existing native vegetation is to be preserved in accordance with Section 4.06.02 and shall be included in any overall landscape plan for development order approval.

2. Landscaping of public right-of-way:

a. Property owners whose property fronts on Scenic Gulf Drive are encouraged to provide landscaping on the public right-of-way. Such landscaping shall utilize native or other approved salt and drought tolerant vegetation as listed in Chapter 13 in this Land Development Code.

b. Each plan for landscaping the public right-of-way shall be prepared and submitted to the Planning and Development Division for approval. Plans will be reviewed by the Walton County Public Works Division for safety issues and by utility companies that make use of the location, and are subject to a right-of-way use agreement between the applicant and the Walton County Public Works Division. Any landscaping proposed and approved for the public right-of-way of Scenic Gulf Drive is subject to removal by the County for any public purpose and by any utility company whose services are located within the right-of-way when necessary for repair, improvements or extensions of service. Under these conditions of public purpose removal, the cost of replacement shall be by the applicant and Walton County will bear no obligation as a result of its approval of landscaping. When utility companies or Walton County find it necessary to remove landscaping on the right-of-way they shall provide reasonable notice to the abutting property owner to allow for that owner to remove or protect plants. When minor and/or emergency repairs by utility companies or by Walton County or when notice has been given and plants have not been removed and landscaping is damaged by the activity of the utility companies or by Walton County, the restoration and the cost of such restoration shall be the responsibility of the abutting property owner.

c. The applicant shall maintain all landscaping in the public right-of-way including the providing of an irrigation system. The sprinkler system for all shrub beds shall be drip irrigation. Spray heads are permitted for turf and annual color areas but shall strictly limit overspray onto roadways, bike paths, and driveways, or any other non-landscaped areas to the greatest extent possible. In

general, the use of low-angle spray heads are encouraged. Rotor heads or other "long-throw" heads are forbidden in the public right-of-way. It shall be the responsibility of the owner to maintain the irrigation system to minimize overspray outside of turf or annual color beds. Upon request, the owner shall operate the irrigation system for the County enforcement officer. Violators shall be subject to fines per County code. All sprinkler controls shall be located to be accessible by the County.

G. Driveway/Access/Parking Standards.

1. No parking is allowed within the public rights-of-way or public easements unless the parking is for a public purpose and approved by the Board of County Commissioners after engineering technical review of the proposed design by the County.

2. Driveways shall be paved from the edge of the pavement to the property line as a part of any development.

3. Commercial uses are encouraged to provide parking in the rear of the building to allow building facades and landscaping to predominate in the view from the road. The parking requirements in Section 5.02.02 shall be reduced 20 percent for all commercial developments that provide parking in the rear of the building. However, the parking area shall not encroach into the coastal protection zone established in Section 4.02.02.

***H. Sign Control*.**

1. *Applicability.* Signs within the Scenic Gulf Drive Corridor shall conform to Chapter VII of this code and shall also be subject to the following standards and prohibitions:

2. *Prohibited signs.* In addition to the signs prohibited in Section 7.02.02, the following signs shall be prohibited in the Scenic Gulf Drive Corridor; permanent off-premise outdoor advertising signs; pole signs; water towers as advertising; wall murals as advertising; off-premise signs; temporary mobile signs; interior lit single panel plastic or lexan face; streamers, pennants, ribbons, spinners and other similar devices; flashing signs; signs containing reflective elements that sparkle or twinkle in the sunlight; roof signs and signs containing moving parts. An off-premise sign is any sign located on property other than that to which the sign relates. **Exception:** Transit Stop signs as part of an approved Transit Stop plan, located on private property may be allowed by sign permit in addition to building and ground signs otherwise allowable within the Scenic Gulf Drive Scenic Corridor and shall not be considered prohibited “off-premise” signs as defined by this code. (Ord. No. 2015-08, § 2, 4-14-15)

3. *Sign standards*.

a. Ground Signs.

- **i.** Shall be limited to:
  - **1.** Single family residence: 2 square feet.
  - **2.** Condo/Commercial up to 4 stories: 32 square feet.
  - **3.** Condo/Commercial greater than 4 stories: 64 square feet.

ii. Shall be a maximum of 10 feet high and shall be located in an approved landscape buffer area. Ground signs shall not impede traffic visibility per site triangle requirements.

iii. Except for shopping centers, there shall only be one (1) ground sign per parcel.

iv. The sign area shall be calculated to include the outside edge of the sign cabinet or frame.

v. Shall only be used to advertise a business on the same site.

b. Building Signs.

i. The total amount of building signs allowed shall be two (2) square feet of signage per one (1) linear foot of addressed business frontage, not to exceed sixty-four (64) square feet.

ii. The area of a building sign shall be calculated by summing the area of each letter and the corporate logo in the sign.

iii. Shall only be used to advertise a business on the same site.

c. Shopping Center Signs

i. Ground signs for shopping centers may be constructed subject to compliance with the criteria described below:

Sign Criteria	Parcel Width Less than 150 Ft.	Parcel Width Greater than 150 Ft.
Number of Signs per parcel	One	Two
Maximum Allowable Area of All Signage On the Site	100 sq. ft. per side 200 sq. ft. total	Anchor Structure Sign 100 sq. ft. per side 200 sq. ft. total Tenants Sign 100 sq. ft. per side 200 sq. ft. total
Maximum Height Above Ground	10 feet	10 feet
Area Allowed For Center Name	20 percent maximum	20 percent maximum
Area Allowed For Tenants Name	80 percent minimum	80 percent minimum

ii. Interior lighted signs shall be limited to 2 colors, red and blue, not to exceed 20 percent of the window area that it is displayed in.

d. Transit Stop Signs

i. Transit Stop signs may be allowed on private property within the US 98/331 Scenic Corridor as part of an approved Transit Stop plan, and shall be in addition to the number and type of signs otherwise authorized by this code.

ii. Transit stop signs located on private property require permitting in accordance with Section 11.04.03 of the Land Development Code. Transit stop signage as part of an approved Transit Stop plan may be located on public property after review and approval by Walton County Division of Public Works. (Ord. No. 2015-08, § 2, 4-14-15)

iii.

4. *Illumination standards.* All signs or lighting for signs shall be directed or shielded such that the light sources or glare from the light sources is directed away from or shielded from the beach and the right-of-way of the Scenic Gulf Drive Corridor and shall comply with the Wildlife Lighting Ordinance if applicable.

5. *Non-Conforming Signs*. The purpose of this Section is to regulate and limit the continued existence of signs that were lawfully established prior to the effective date of this Code but do not conform to the provisions of this Code.

a. *Authority to Continue*. Nonconforming signs may continue in accordance with the provisions of this Section.

b. *Ordinary Repair and Maintenance*. Normal maintenance and repair of existing nonconforming signs may be performed.

c. *Expansions*. Nonconforming signs shall not be expanded.

d. *Relocation*. A nonconforming sign may not be moved unless the sign will thereafter conform to the requirements of this Code.

e. *Termination*.

i. Damage or Destruction - if a nonconforming sign is damaged or destroyed to the extent of fifty percent (50%) or more then the nonconforming sign may not be restored unless the sign will thereafter conform to the requirements of this Code.
(Ord. No. 2015-08, § 2, 4-14-15)

I. Other Uses of the Public Right-of-Way.

1. The permanent placement of trash/garbage cans, dumpsters and other such receptacles on the public right-of-way is prohibited. Such containers may be placed on the public right-of-way on the days of pickup, only.

2. Display of merchandise or merchandising materials (e.g., signs, banners) is prohibited on the public right-of-way.

3. The use of the public right-of-way for repeated and/or continual deliveries and offloading is prohibited.

4. The use of brick pavers or concrete for the bike path is prohibited. The only acceptable paving material shall be asphalt.

J. Fences and Walls

Walls, chain link fences, and/or wire fences, including barbed wire, are prohibited along the entire Scenic Gulf Drive Corridor. Fences may be located in all front, side and rear yards. No fences shall be less than three feet in height or greater than six feet in height. Fences shall not exceed four feet in height when placed in the front yard unless set back from the front property line a minimum of the required building setback. Plywood, particle board, or similar wood materials are prohibited. The finished side shall face outward, and stringers and posts shall not be visible from the outside. Fences on lots or parcels adjacent to the north or south right-of-way of Scenic Gulf Drive with a view corridor to the Gulf of Mexico shall be subject to a 65 percent see through width to lot ratio limitation.
(Ord. No. 2010-04, § 1, 2-23-10)

Glossary of Terms:

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.

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

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.

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.

Fence – A freestanding structure that may contain openings between columns made of various materials resting on or partially buried in the ground without a base, grade beam, foundation, or footer, rising above ground level, and used to delineate a boundary or as a barrier or means of protection, confinement, or screening.

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

Fiber Cement Siding – Exterior wall cladding made of panels intended to emulate the dimensions and thickness of traditional wood siding.

Florida Scenic Highway Designation – Roadways that have been designated Florida Scenic Highways by the F.D.O.T. and are subject to the Florida Scenic Highway action plan document. These roadways include the entire length of Route 30-A; C.R. 83 from U.S. Highway 98 to Blue Mountain Road; C.R. 283 from U.S. Highway 98 to Hotz Avenue; and C.R. 395 from Eden State Park to Route 30-A (as depicted in map 13-4).

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.

Light Reflectance Value (LRV) - Light reflectance value is a numerical rating assigned by paint manufacturers to each color they make. This number is a scientifically determined assessment of the amount of light and heat that color will reflect on a scale of 0 to 100.

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

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 I.D. or Parkway Directional Signs mounted an 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.

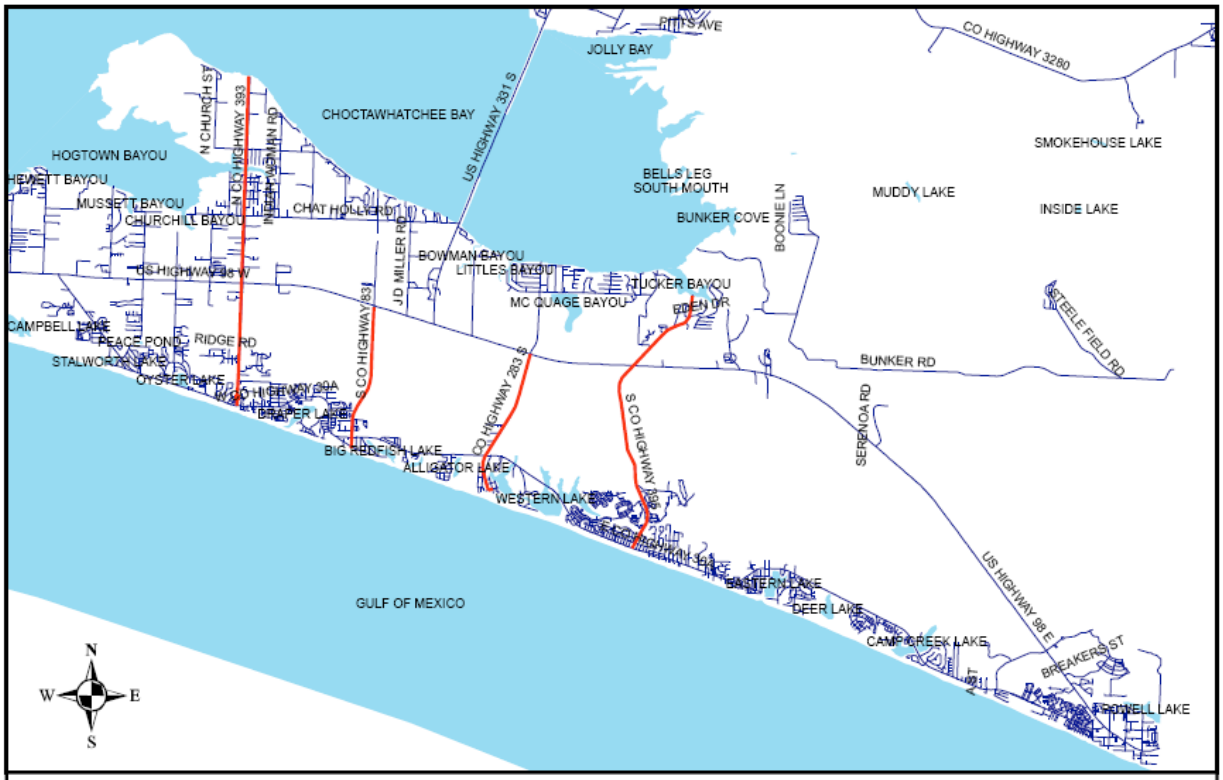
Wall – A freestanding continuous structure of various permanent upright beam, foundation, or footer, rising above ground level, and used as a barrier or means of protection, confinement, or screening.

Walton County U.S. 98/331 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 (as depicted in map 13-3).

Walton County Route 30-A Scenic Corridor – All properties that are located contiguous to County Road 30-A, County Road 393, or County Road 395, or are contiguous to those portions of County Road 83 and County Road 283 that are south of U.S. 98 (as depicted in map 13-2).

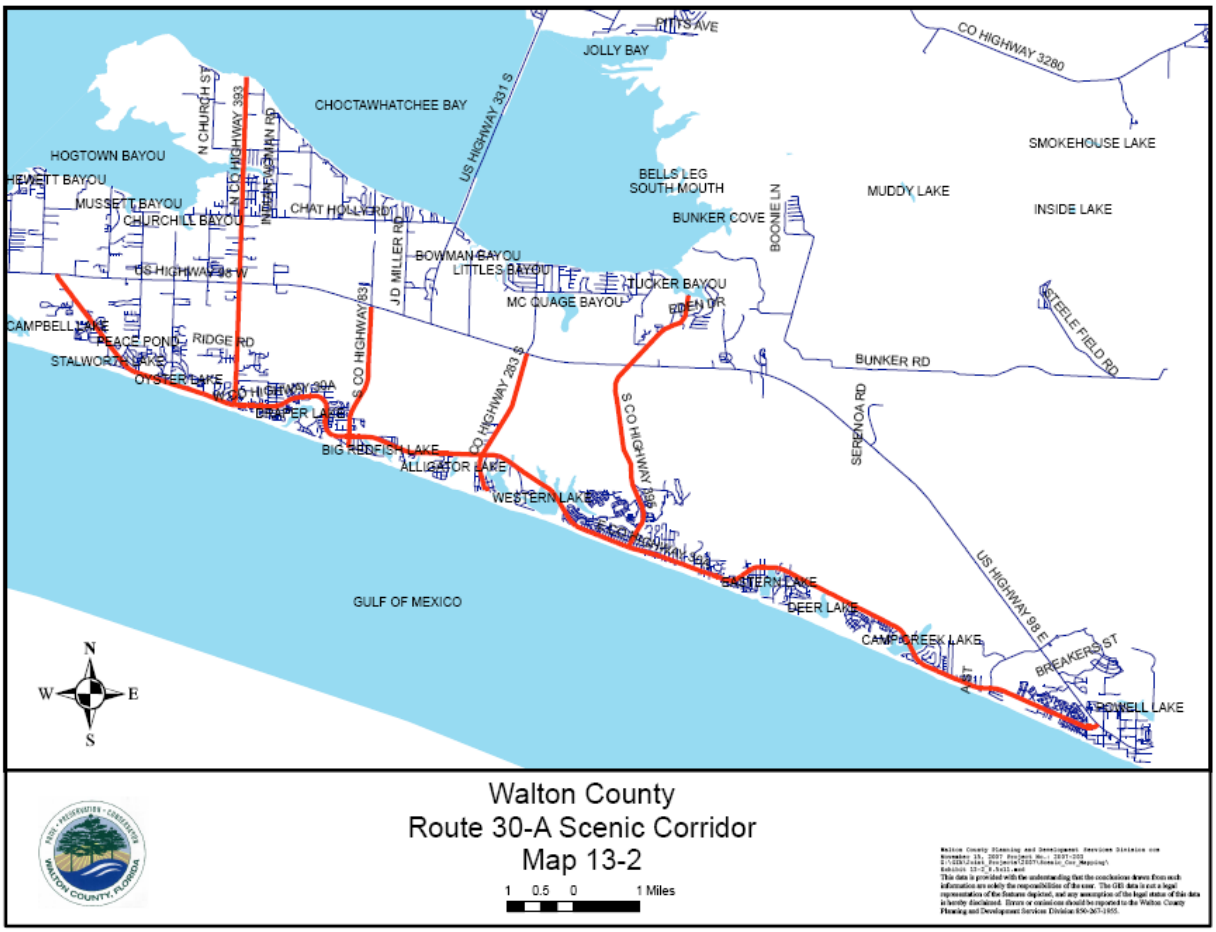
Walton County Scenic Gulf Drive – The term used to describe an area of land extending east and west from the Okaloosa/Walton County line to the intersection of Scenic Gulf Drive and U.S. Highway 98, and along the corridor north 400' from the right-of-way line and south of right-of-way line to the gulf of Mexico (as depicted in map 13-5).
(Ord. No. 2010-04, § 2, 2-23-10)

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".
(Ord. No. 98-21, § 3, 11-16-98; Ord. No. 2002-16, § 1, 9-3-02; Ord. No. 08-11, § 2, 4-8-08; Ord. No. 2016-14, 5-24-16)



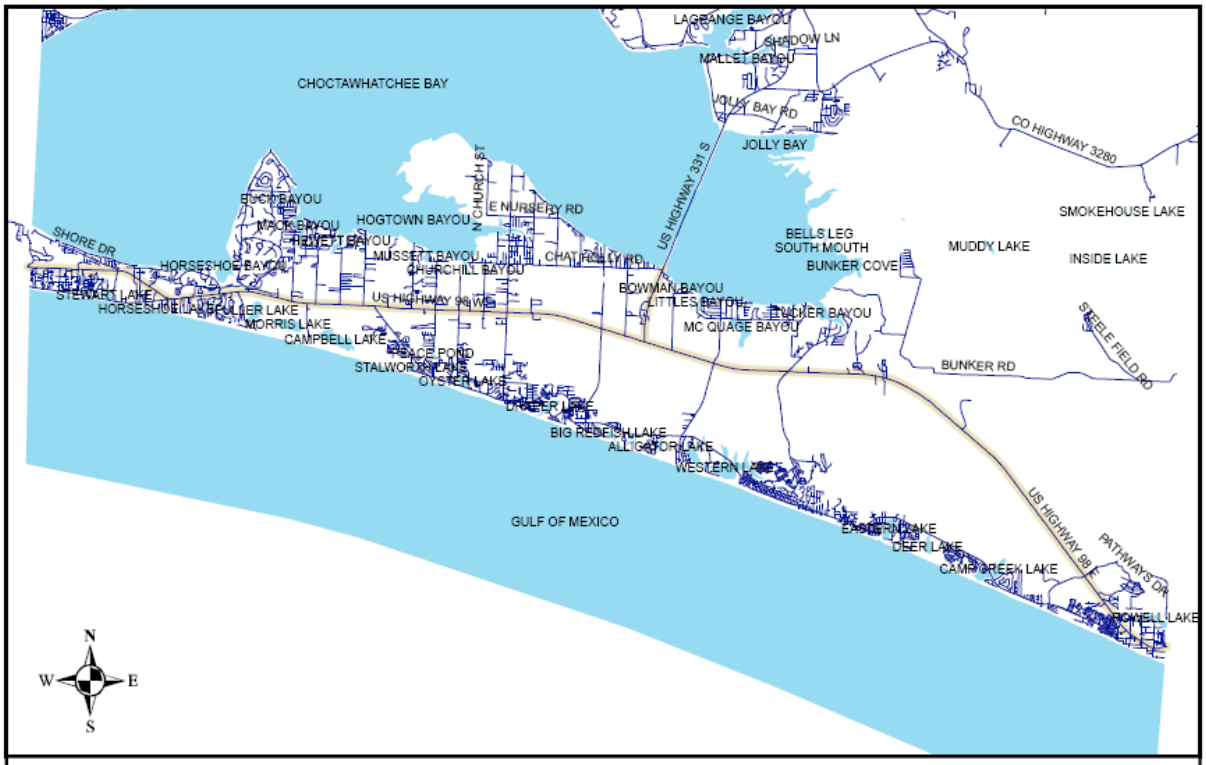
Walton County Route 30-A
Scenic Corridor Connector Roads
Map 13-1

1 0.5 0 1 Miles



Walton County
Route 30-A Scenic Corridor
Map 13-2

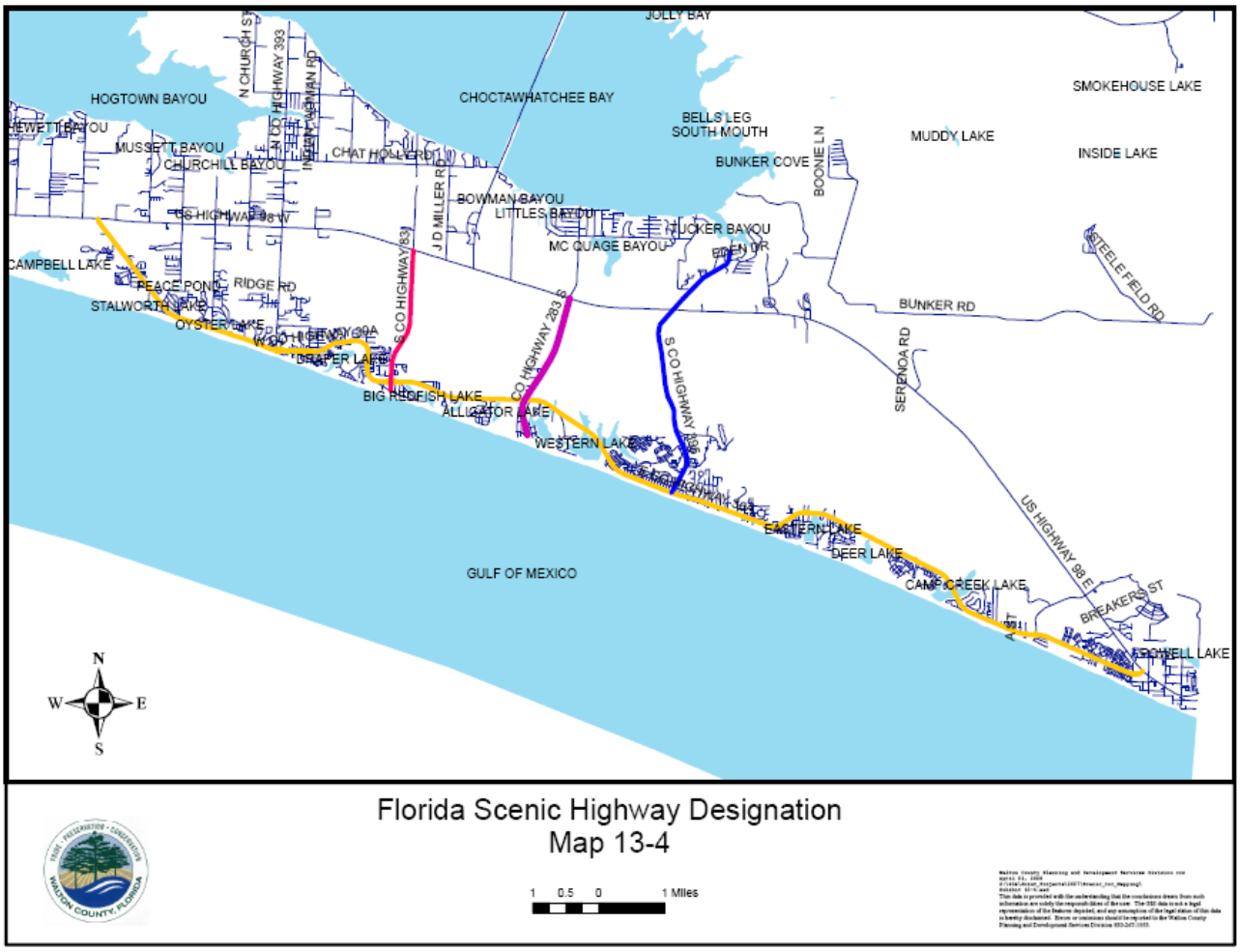
1 0.5 0 1 Miles



Walton County US 98/331 Scenic Corridor
Map 13-3

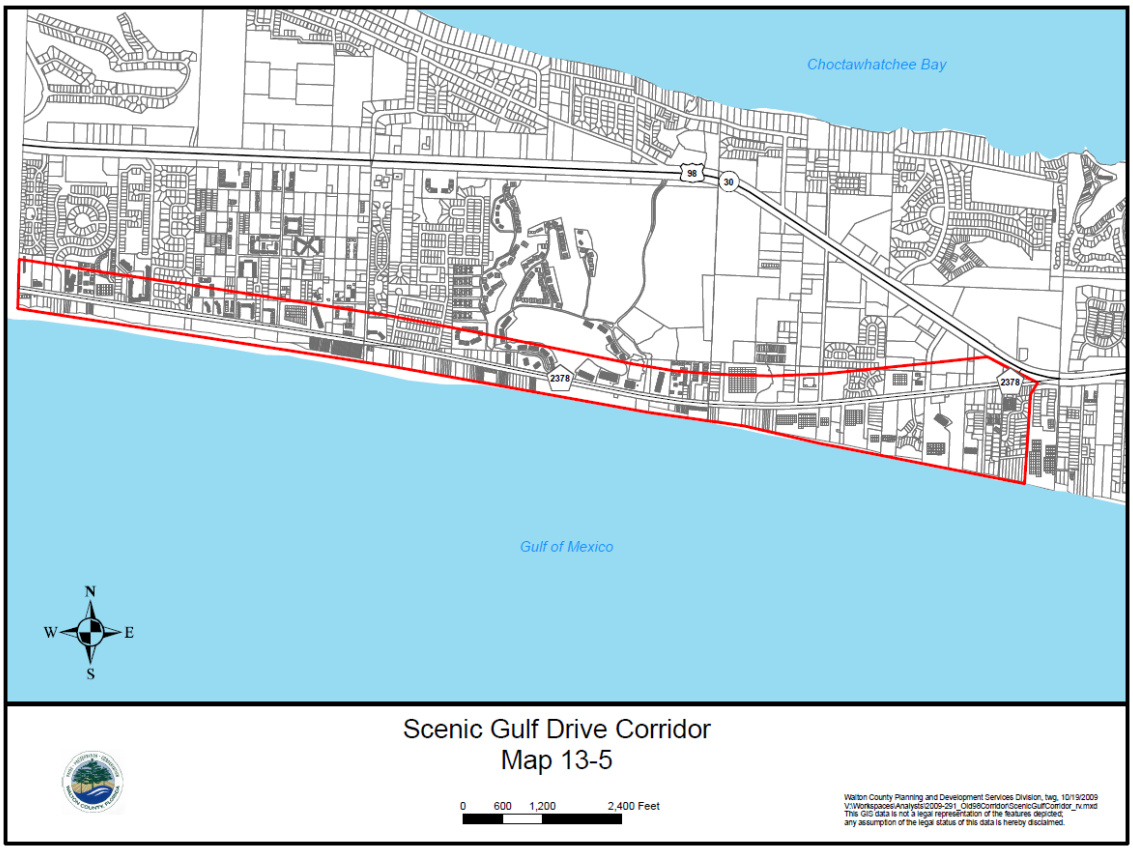
Rights of way data along US 331 varies.
This data should be verified before a determination is made as to whether or not a parcel lies within the established corridor.

2 1 0 2 Miles

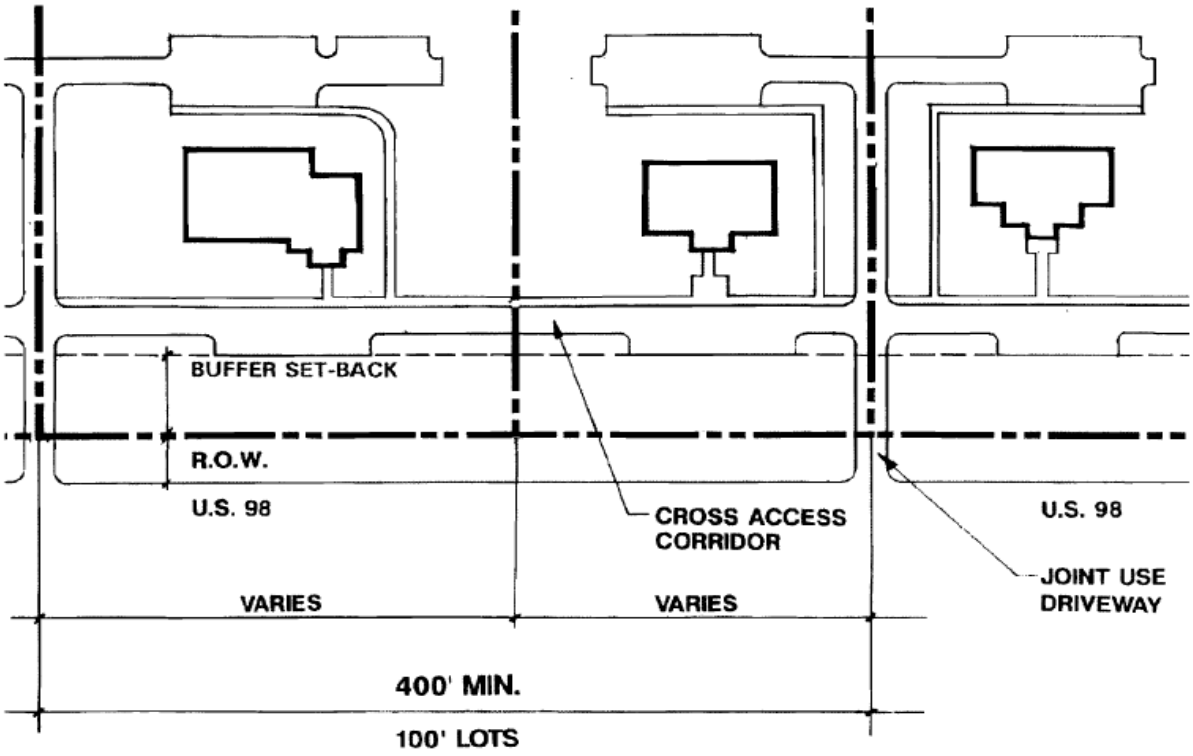


Florida Scenic Highway Designation
Map 13-4

1 0.5 0 1 Miles

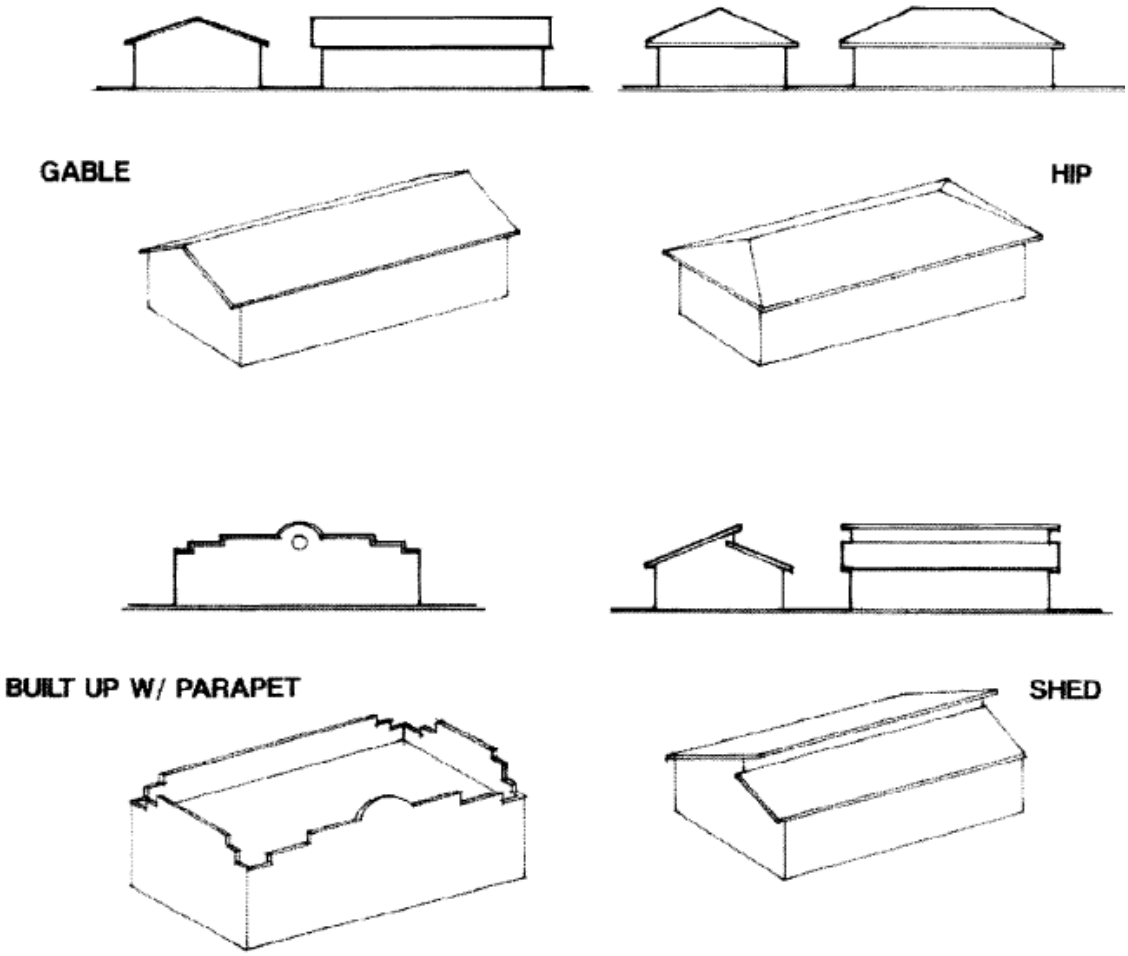


Scenic Gulf Drive Corridor
Map 13-5



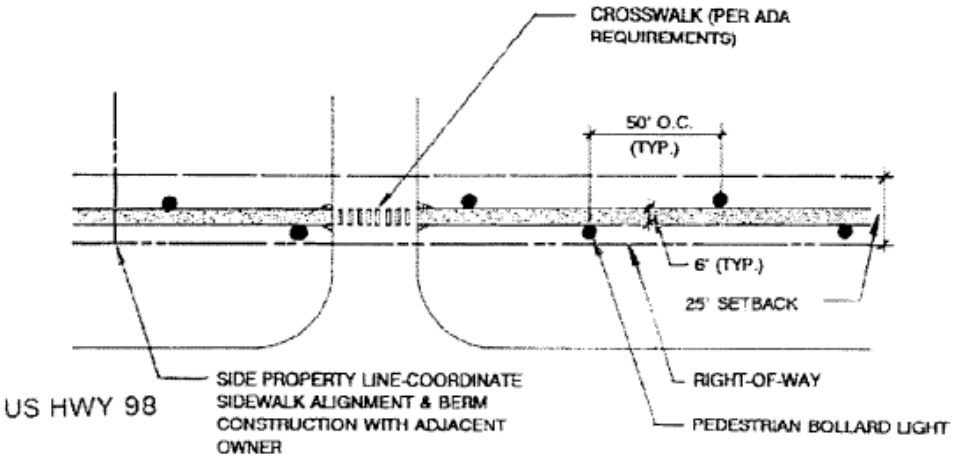
RECOMMENDED CROSS ACCESS CORRIDOR/
JOINT USE DRIVEWAYS
NOT TO SCALE

EXHIBIT 1

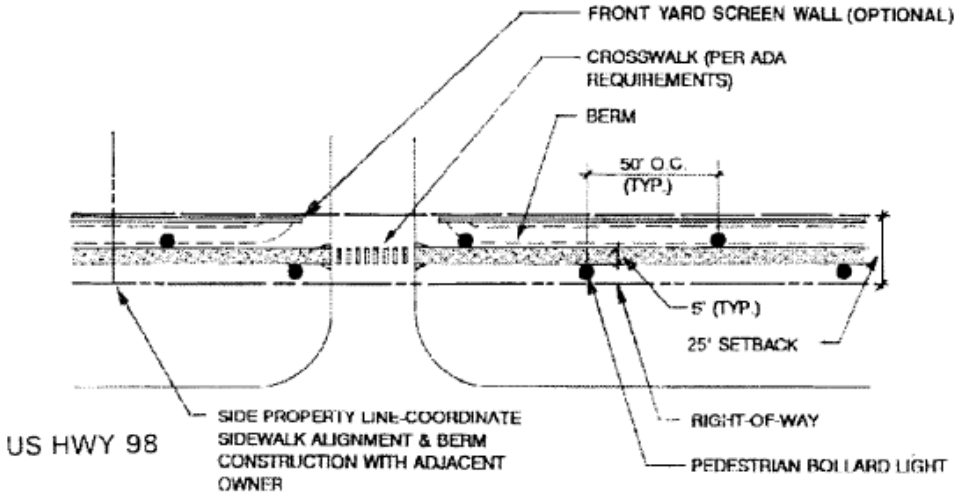


TYPICAL ROOF STYLES

EXHIBIT 2



MINIMUM 25' SETBACK / NO FRONT YARD WALL

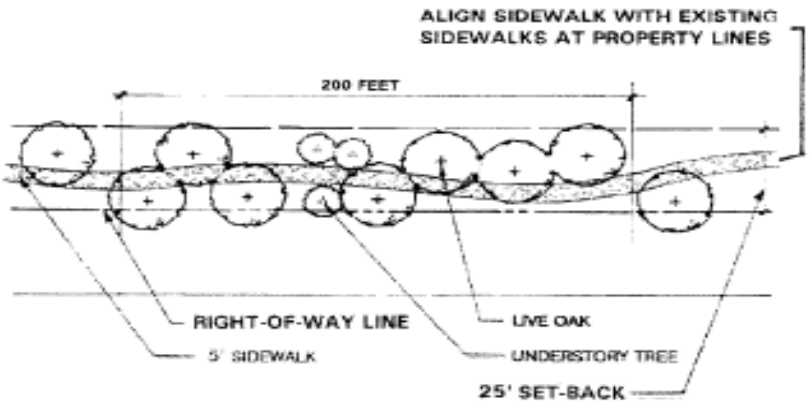


MINIMUM 25' SETBACK / FRONT YARD WALL

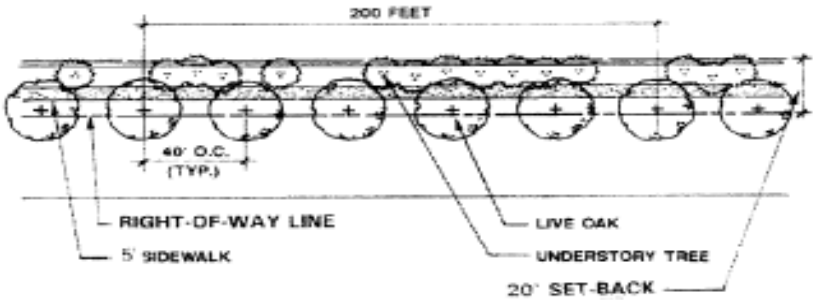
SIDEWALKS, PEDESTRIAN LIGHTING AND WALLS -

NOT TO SCALE

EXHIBIT 3



TYPICAL 25' SETBACK TREE PLANTING PLAN

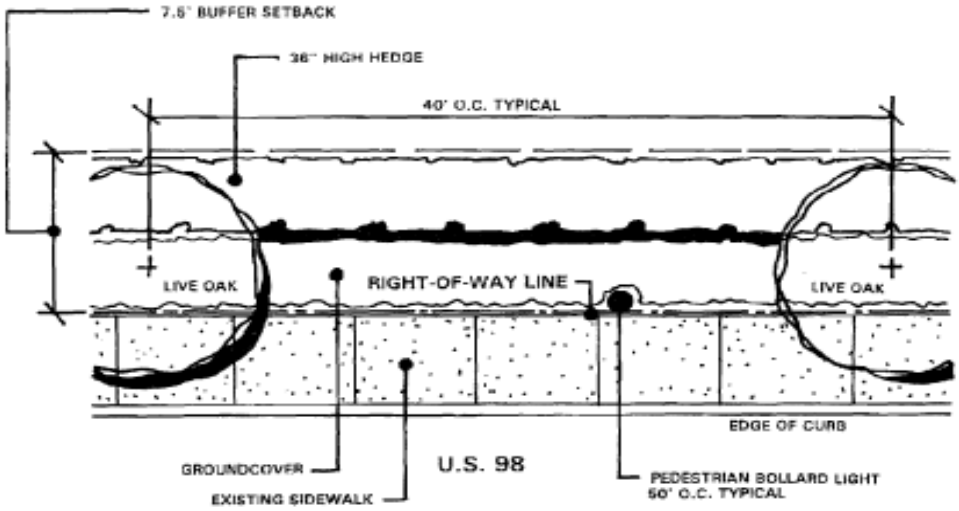


TYPICAL 20' SETBACK TREE PLANTING PLAN

TREE PLANTING REQUIREMENTS WITHIN SCENIC CORRIDOR SETBACK

NOT TO SCALE

EXHIBIT 4

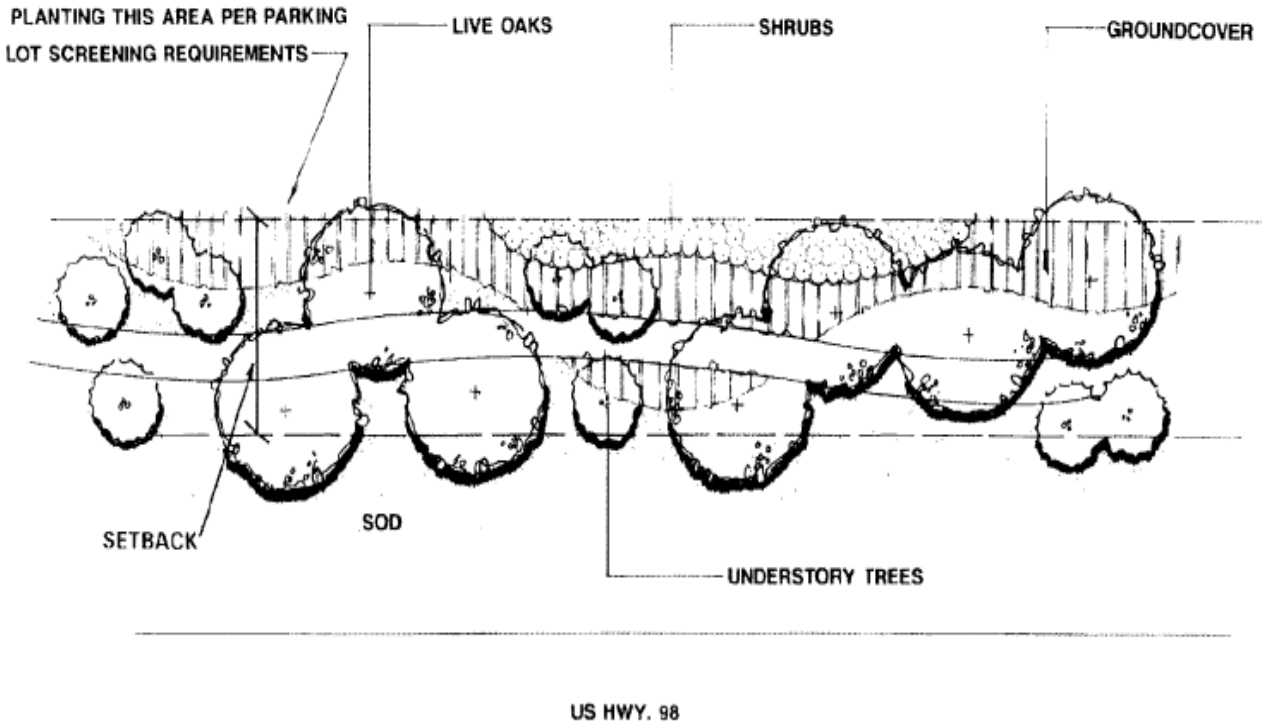


TYPICAL 7.5' SETBACK TREE PLANTING PLAN

TREE PLANTING REQUIREMENTS WITHIN SCENIC CORRIDOR SETBACK

NOT TO SCALE

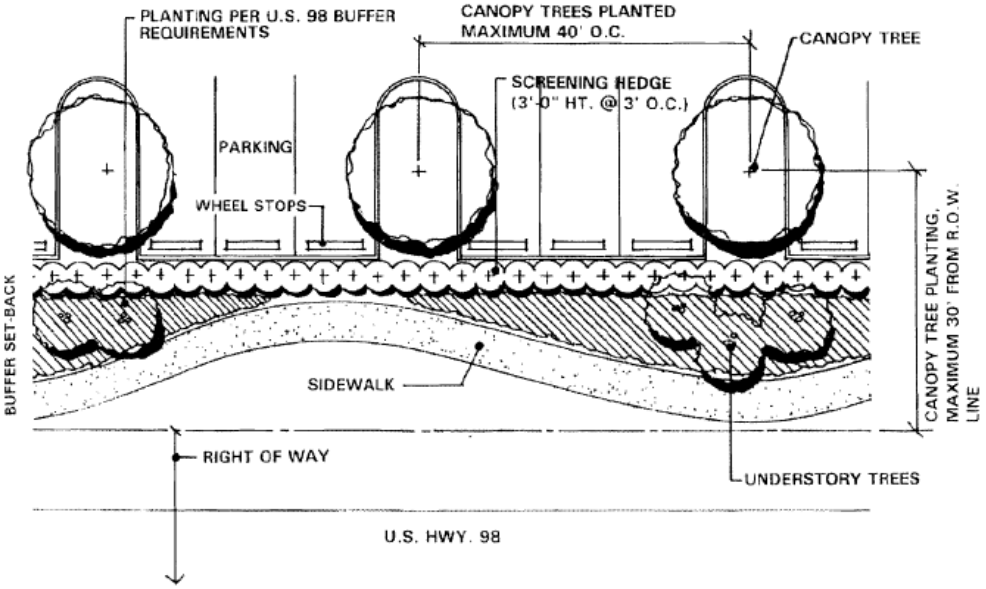
EXHIBIT 4
(CONT'D)



SHRUB AND GROUNDCOVER REQUIREMENTS

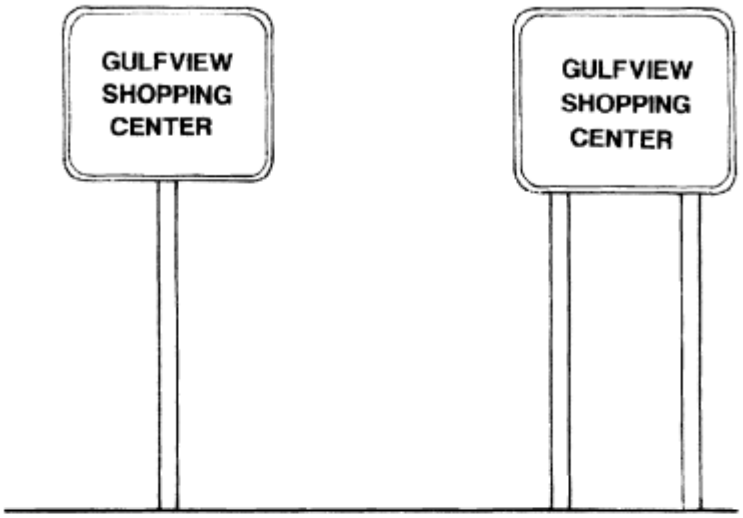
NOT TO SCALE

EXHIBIT 5



LANDSCAPING OF VEHICULAR USE AREAS
NOT TO SCALE

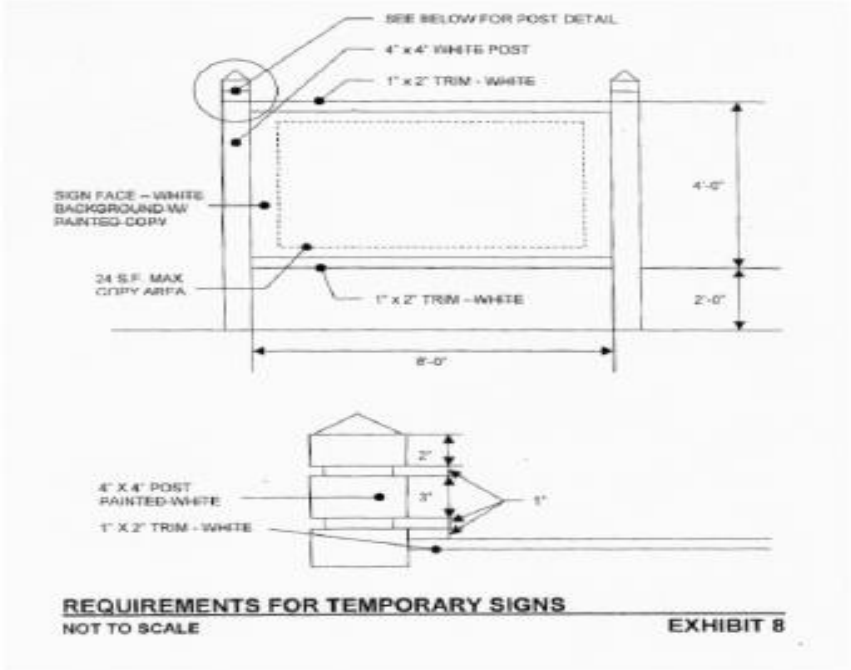
EXHIBIT 6



PROHIBITED POLE SIGNS

NOT TO SCALE

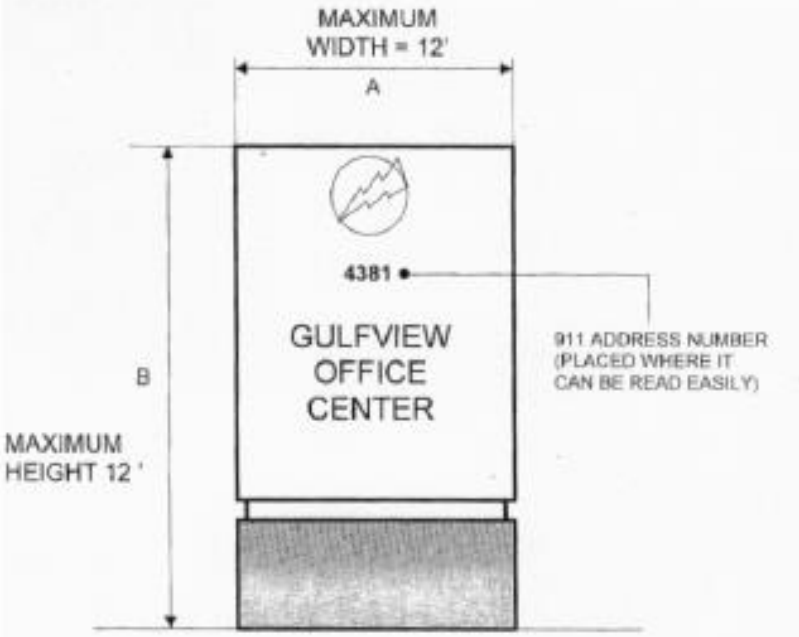
EXHIBIT 7



REQUIREMENTS FOR TEMPORARY SIGNS

NOT TO SCALE

EXHIBIT 8

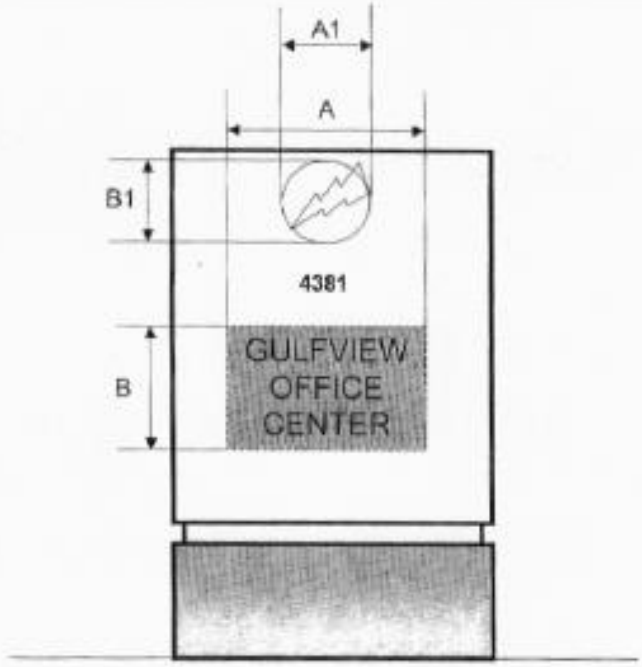


MAXIMUM SIGN FACE
AREA = A X B =72 80 S. F.

MAXIMUM SIGN FACE AREA OF MAIN IDENTIFICATION SIGN

NOT TO SCALE

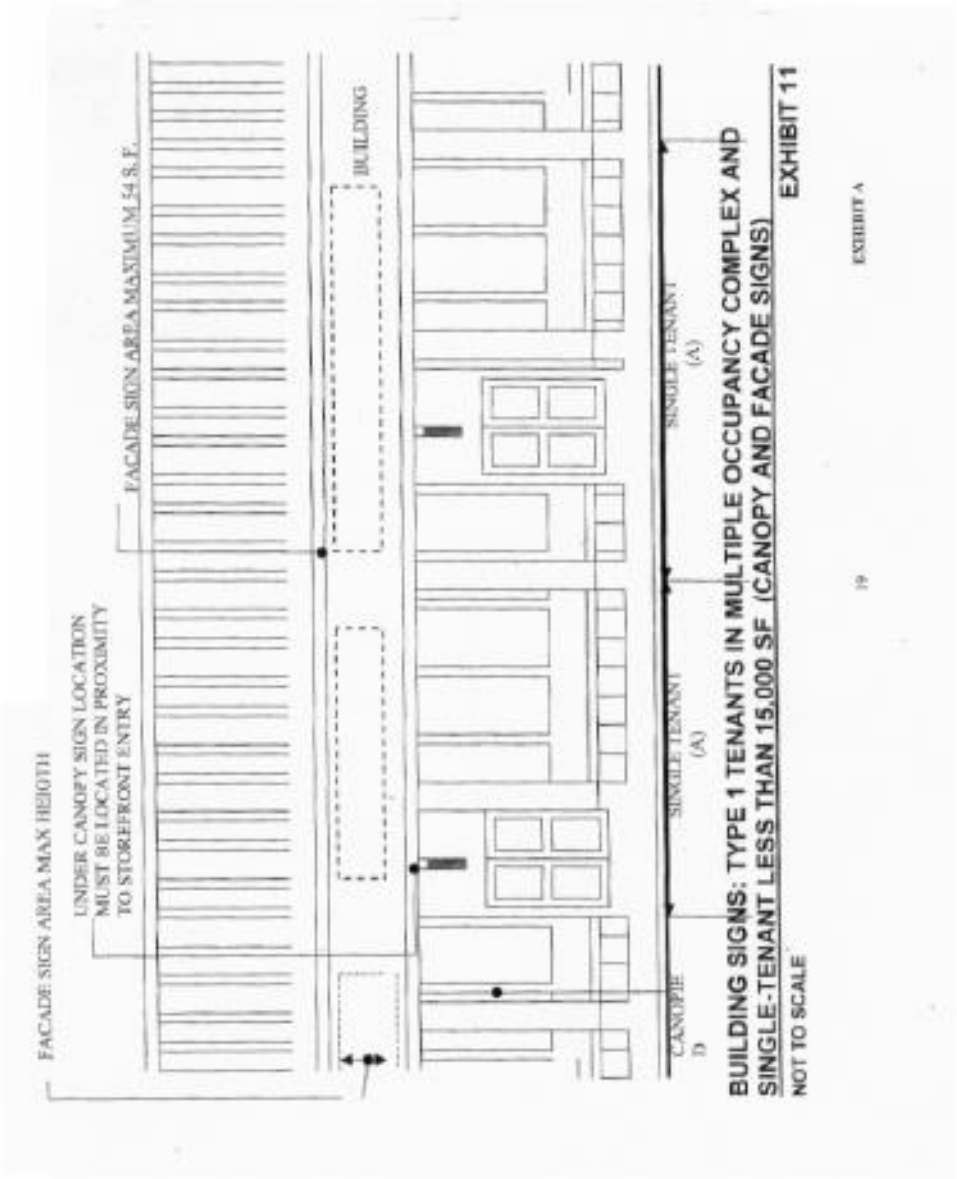
EXHIBIT 9

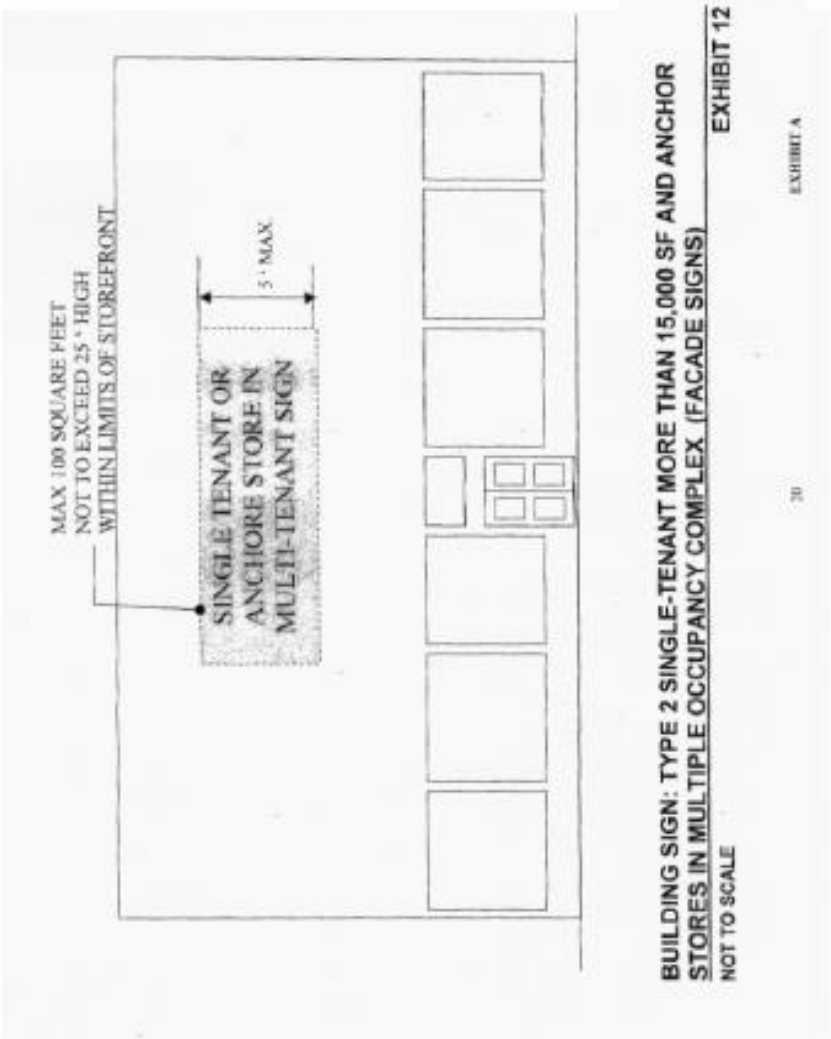


TOTAL COPY AREA = (A x B) + (A1 X B1)
MAXIMUM 35% OF SIGN FACE

MAXIMUM COPY SIZE OF MAIN IDENTIFICATION SIGN

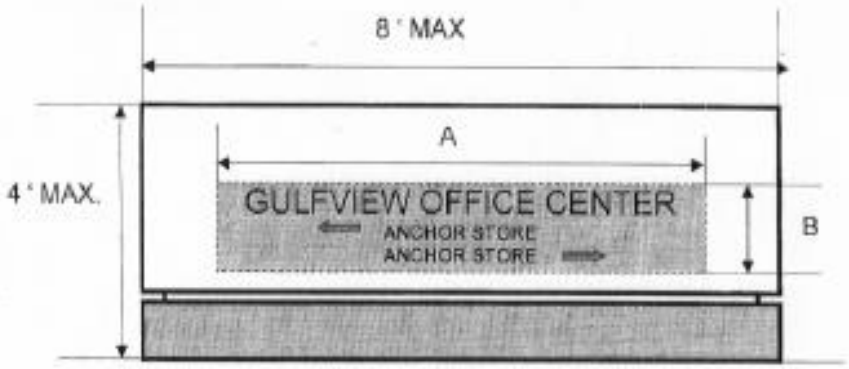
NOT TO SCALE **EXHIBIT 10**


FACADE SIGN AREA MAX HEIGTH
UNDER CANOPY SIGN LOCATION
MUST BE LOCATED IN PROXIMITY
TO STOREFRONT ENTRY
FACADE SIGN AREA MAXIMUM 54 S.F.
BUILDING
CANOPIE
D
SINGLE TENANT
(A)
SINGLE TENANT
(A)
BUILDING SIGNS: TYPE 1 TENANTS IN MULTIPLE OCCUPANCY COMPLEX AND
SINGLE-TENANT LESS THAN 15,000 SF (CANOPY AND FACADE SIGNS)
NOT TO SCALE
EXHIBIT 11
EXHIBIT A
19



BUILDING SIGN: TYPE 2 SINGLE-TENANT MORE THAN 15,000 SF AND ANCHOR STORES IN MULTIPLE OCCUPANCY COMPLEX (FACADE SIGNS) **EXHIBIT 12**

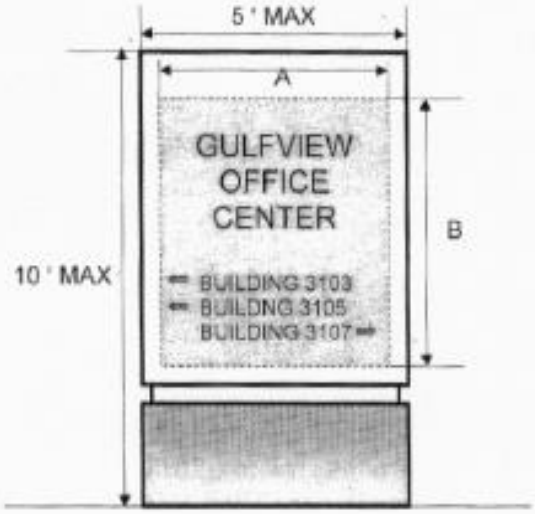
NOT TO SCALE



TOTAL COPY AREA = A x B
MAXIMUM COPY AREA = 24 S.F.
MAXIMUM SIGN FACE AREA = 32 S.F.

DIRECTIONAL SIGN TYPE 1 (INTERNAL TO PROJECT)

NOT TO SCALE **EXHIBIT 13**

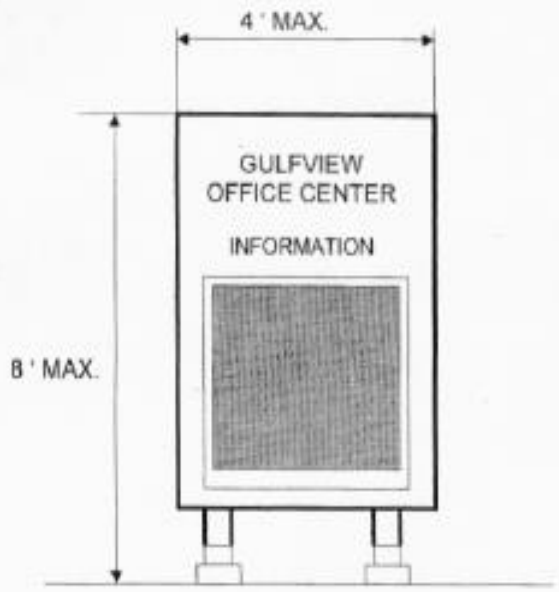


TOTAL COPY AREA = A x B
MAXIMUM 35% OF SIGN FACE
MAXIMUM SIGN FACE AREA = 50 S.F.
NO COPY AREA LOCATED ON BOTTOM 3 '

DIRECTIONAL SIGN TYPE 2 (BUFFER SETBACK)

NOT TO SCALE

EXHIBIT 14



MAXIMUM SIGN FACE AREA = 32 S.F.
MAXIMUM COPY AREA = 24 S.F.

DIRECTORY SIGN/KIOSK MAXIMUM SIGN FACE AREA

NOT TO SCALE

EXHIBIT 15

COMMUNITY DIRECTORY SIGNS

NOT TO SCALE

EXHIBIT 16

Chapter 13 Plant List:
Plants noted with an asterisk* are non-native and shall be used only as accent plantings and shall be subordinate in number and massing to native plantings.

Canopy Trees:

Acer rubrum	Red Maple
Betula nigra	River birch
Liquidambar styraciflua	Sweetgum
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Southern Magnolia
Pinus elliotti	Slash Pine
Pinus palustris	Longleaf Pine
Pinus taeda	Loblolly Pine
Quercus geminata	Sand Live Oak
Quercus laurifolia	Laurel Oak
Quercus virginiana	Live Oak
Taxodium ascendens	Pond Cypress
Taxodium distichum	Bald Cypress
Ulmus alata	Winged Elm

Understory Trees:

Acer barbatum	Southern Sugar Maple
Cercis canadensis	Redbud
Chamaecyparis thyoides	Atlantic White Cedar
Chionanthus virginicus	Fringe Tree
Gordonia lasianthus	Loblolly Bay
Ilex cassine	Dahoon Holly
Ilex opaca "East Palatka"	E. Palatka Holly
Ilex opaca "Savannah"	Savannah Holly
Ilex opaca "Fosteri II"	Foster Holly
Juniperus torulosa*	Hollywood Juniper*
Lagertroemia indica*	Crape Myrtle*

Ligustrum japonicum*	Ligustrum Tree*
Magnolia virginiana	Sweet Bay
Magnolia soulangeana	Saucer Magnolia
Malus angustifolia	Crab Apple
Myrica cerifera	Wax Myrtle
Prunus caroliniana	Cherry Laurel
Quercus myrtifolia	Myrtle Oak

Shrubs:

Abelia grandiflora*	Glossy Abelia*
Camelia japonica*	Camellia*
Cortaderia selloana*	Pampas Grass*
Fatsia japonica*	Fatsia*
Hydrangea macrophylla*	Big Leaf Hydrangea*
Hydrangea quercifolia	Oak Leaf Hydrangea
Ilex Cassine	Dahoon Holly
Ilex Opaca	American Holly
Ilex vomitoria "Nana"	Dwarf Yaupon
Illicum anisatum*	Anise*
Illicum floridanum	Florida Anise
Itea virginica	Virginia Sweetspire
Juniperus chinensis "Hetzii"*	Hetzii Juniper*
Juniperus chinensis "Pfitzerana"*	Pfitzer Juniper*
Juniperus chinensis "Pfitzerana Nana"*	Dwarf Pfitzer Juniper*
Ligustrum japonicum*	Wax Privet*
Mahonia bealei*	Leatherleaf Mahonia*
Mahonia fortunei*	Fortune's Mahonia*
Myrica Cerifera	Wax Myrtle
Osmanthus fragrans	Tea Olive
Podocarpus macrophylla*	Yew Podocarpus*

Raphiolepis* indica "Alba"	Dwarf Indian Hawthorne*
Raphiolepis indica "Rosea" *	Dwarf Indian Hawthorne*
Rhododendron spp.*	Azalea*
Rhododendron Austrinum	Florida Azalea0
Ternstroemia gymnanthera*	Cleyera*
Viburnum odoratissimum*	Sweet Viburnum*
Viburmum suspensum*	Sandankwa Viburnum*

Vines and Groundcovers:

Agapanthus africanus*	Blue Lily-of-the-Nile*
Aspidistra elatior*	Cast Iron Plant*
Cyrtomium falcatum*	Holly Fern*
Dietes vegeta	African Iris
Gelsemium sempervirens	Yellow Jessamine
Hedera canariensis	Algerian Ivy
Hemerocallis spp.	Daylily
Juniperus conferta "Blue Pacific"	Blue Pacific Juniper
Juniperus chinensis "Parsonii"	Parson's Juniper
Lantana spp.	Lantana
Liriope muscari	Liriope
Liriope muscari "Evergreen Giant"	Giant Border Grass
Muhlenbergia capillaris	Gulf Muhley Grass
Ophiopogon japonicus	Mondo Grass
Spartina bakeri	Sand Cordgrass
Trachelospermum asiaticum	Asiatic Jasmine
Trachelospermum jasminoides	Confederate Jasmine
Wisteria Frutescens	American Wisteria
Zamia floridana	Coontie

Palms:

Phoenix Sylvestris*	Sylvester Palm*
Butia capitate*	Pindo Palm*
Chamaerops humilis*	European Fan Palm*
Cycas revolute*	King Sago Palm*
Phoenix canariensis*	Canary Island Date Palm*
Sabal palmetto	Cabbage Palm
Serenoa repens	Saw Palmetto
Rhapis excels*	Lady Palm*
Rhapidophyllum hystrix	Needle Palm
Phoenix Dactylifera*	Medjool Palm*
Trachycarpus fortunei*	Windmill Palm*
Washingtonia robusta*	Washington Fan Palm*

(Ord. No. 99-5, 6-1-99; Ord. No. 99-19, 11-9-99; Ord. No. 00-9, § 2, 3-28; Ord. No. 2016-14, 5-24-16)

NOTES: