

## Glossary of Terms

**Abutting, Parcel:** Parcels sharing a common property line or a boundary along a road right of way.

**Accessory dwelling:** Pursuant to §163.31771, F.S., an ancillary or secondary living unit that has a separate kitchen, bathroom, and sleeping area, existing either within the same structure, or on the same lot, as the primary dwelling unit.

**Accessory use or building:** A subordinate use or building customarily incidental to and located on the same lot with the main use or building.

**Active recreation:** See Recreation, active.

**Aerobic treatment unit:** A sewage treatment unit which introduces air into sewage to provide aerobic biochemical stabilization within a treatment receptacle.

**Affordable housing:** Housing for which monthly rents or monthly mortgage payments, including taxes, insurance, and utilities, do not exceed 30 percent of that amount which represents the percentage of the median adjusted gross annual income for the households or persons indicated in §420.0004, F.S.

**Agriculture:** The practice of using the natural resources to produce goods and food products. Activities within land areas which are predominantly used for the cultivation of crops and livestock including: cropland; pastureland; orchards; vineyards; nurseries; ornamental horticulture areas; groves; confined feeding operations; specialty farms; and silviculture areas.

**Agriculture related commercial:** Farm equipment sales and repair, kennels and veterinary services, sale of agricultural chemicals and supplies, feed sales, rural neighborhood general or grocery store, blacksmith and wood working shops, processing, storage, and sale of agricultural products, outdoor recreational activities such as hunting or fishing camps, bait and tackle shops, shooting ranges, recreational vehicle (RV) parks and campgrounds connected to outdoor recreational uses, riding or boarding stables, golf courses; and, cemeteries, communications facilities, small engine and auto repair shops, welding shops. Agriculture-related commercial development does not include ATV tracks, race tracks, or clearing in anticipation of development.

**Airport facility:** Any area of land or water improved, maintained or operated by a governmental agency for the landing and takeoff of aircraft, or privately owned paved runways of 4,000 or more feet in length, and any appurtenant area which is used for airport buildings, or other airport facilities or rights-of-way.

**Allowable uses:** Purposes or activities that are permissible within a future land use category.

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**Alteration:** Generally, as applied to a building or structure, a change or rearrangement in the structural parts, a reduction in gross floor area or overall footprint, or an enlargement, whether by extending on a side or by increasing in height, or the moving from one location or position to another.

**Alternative sewage system:** Any approved onsite sewage treatment and disposal system used in lieu of, including modifications to, a standard subsurface system.

**Amendment:** Any action of a local government which has the effect of amending, adding to, deleting from or changing an adopted comprehensive plan element or map or map series, including an action affecting a prior plan or plan amendment adoption ordinance, but shall not mean a legislative act which only codifies local legislation or makes corrections, updates and modifications of the capital improvements element concerning costs, revenue sources, acceptance of facilities or facility construction dates consistent with the plan as provided in §163.3177(3)(b), F.S., and corrections, updates, or modifications of current costs in other elements, as provided in §163.3187(2), F.S.

**Americans with Disabilities Act (ADA):** Chapter 11, Florida Accessibility Code for Building Construction Part A, in the currently adopted Florida Building Code.

**Area of special flood hazard:** The land in the floodplain within a community subject to a one (1) percent or greater chance of flooding in any given year. The area is designated as a Federal Emergency Management Agency Zone A, AE, AH, AO, A1-99, VO, V1-30, VE, or V on the Flood Insurance Rate Maps (FIRM). See flood or flooding, floodplain, and 100-year floodplain.

**Arterial road:** A roadway providing service which is relatively continuous and of relatively high traffic volume, long trip length, and high operating speed. In addition, every United States numbered highway is an arterial road. These roads are identified on the Walton County Roadway Classification Map.

**Artisanal uses:** The making of crafts made by hand and manual labor in media such as stone, wood, ceramics, glass, textiles, leather, paper, and food products, such as bread, beverages, and cheese.

**Aquaculture:** The act of farming of freshwater and saltwater organisms (i.e. finfish, mollusks, crustaceans and aquatic plants), also known as aquafarming, aquaculture involves cultivating aquatic populations under controlled conditions, and can be contrasted with commercial fishing (the harvesting of wild aquatics).

**Aquifer:** A geological formation, group of formations, or part of a formation that is capable of yielding potentially usable quantities of potable water from wells or springs.

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**Bar:** Any pub, tavern, beer garden, saloon, or other establishment licensed to serve alcoholic beverages for consumption on the premises, excluding restaurants, which is subject to regulation pursuant to Florida's Beverage Law in accordance with Chapters 561, 562, 563, 564, 565, 567, and 568, F.S.

**Base flood:** The flood having a one (1) percent chance of being equaled or exceeded in any given year (also called "100-year frequency flood" or 100-year flood).

**Base flood elevation:** Water-surface elevation associated with the base flood.

**Bed and breakfast:** A limited lodging facility under single ownership that is residential in appearance and character.

**Best management practices for stormwater:** An effective integration of stormwater management systems, with appropriate combinations of landscape conservation, enhancement, structural controls, impervious cover, schedules of activities, prohibitions of practices, maintenance procedures, and other management practices that provide an optimum way to convey, store, and release run-off, in order to reduce peak discharge, remove pollutants, and enhance the environment.

**Bicycle, pedestrian and multi-use paths:** Any road, path, or way which is open to bicycle/pedestrian travel from which motor vehicles are excluded.

**Board:** The Walton County Board of County Commission also referred to as the BOCC.

**Borrow pits:** Non-commercial excavation or removal of materials from the earth where the excavated materials are used solely in aid of onsite agriculture, aquaculture, silviculture, or construction; and, such materials are neither sold nor transported offsite. Borrow pits that extract materials for on-site use which materials are not made available for sale for off-site use are not mines. For the purposes of this definition, "on-site" means, "within the limits of an area of land under one ownership or control, and upon which agricultural or construction activities are taking place."

**Building:** Any structure used or intended for supporting or sheltering any use or occupancy, as defined by the current Florida Building Code.

**Building permit:** A legal document issued by the Building Official allowing building construction, erection, repair, addition, or alteration projects to commence in accordance with the Florida State Building Code, the Comprehensive Plan, and the Land Development Code.

**Capital improvement:** Physical assets constructed or purchased to provide,

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improve or replace a public facility and which are large scale and high in cost. The cost of a capital improvement is generally nonrecurring and may require multi-year financing. For the purposes of this plan, physical assets which have been identified as existing or projected needs in the individual comprehensive plan elements shall be considered capital improvements.

**Central business district:** A compact urban core area of a municipality or unincorporated urbanized area which serves as the primary center for economic activity in the jurisdiction.

**Civic uses:** Any of the following uses designed to provide focal points for community interaction and to foster citizen participation in civic activities: churches, temples, synagogues, mosques, and other religious facilities; clubs or lodges; college or university facilities; exhibition and art galleries; schools; library buildings; meeting halls or clubhouses; museum, or similar facilities; performance theaters; post office; public administration; school or university buildings; trade or specialty school facilities; swimming pools, playgrounds, fountains, and parks available to the public.

**Clustering:** The grouping together of structures and infrastructure on a portion of a development site.

**Coastal area:** Walton County as designated in the document entitled "Local Governments Required to Include Coastal Management Elements in Their Comprehensive Plans," meeting the criteria in §380.24, F.S.

**Coastal barriers:** Barrier islands, spits, peninsulas, or similar landforms, which front the Gulf of Mexico, and which separate estuaries or harbors from the open waters of the Gulf of Mexico.

**Coastal Dune Lake:** Shallow, irregularly shaped or elliptic depressions occurring in coastal communities that share an intermittent connection with the Gulf of Mexico through which freshwater and saltwater is exchanged. They are generally permanent water bodies, although water levels may fluctuate substantially. Typically lentic water bodies without significant surface inflows or outflows. Instead, water is largely derived from lateral ground water seepage through the surrounding well-drained coastal sands. Storms occasionally provide large inputs of salt water and salinities vary dramatically over the long term. Coastal Dune Lakes located within Walton County are designated on the Coastal Dune Lakes Map.

**Coastal Dune Lake Outfall:** A historical area in which a coastal dune lake intermittently opens/closes and exchanges fresh and salt water with the Gulf of Mexico.

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**Coastal high hazard areas:** The area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model; also known as the “high-hazard coastal area.”

**Coastal or shore protection structures:** Shore-hardening structures, such as seawalls, bulkheads, revetments, rubblemound structures, groins, breakwaters, and aggregates of materials other than natural beach sand used for beach or shore protection and other structures which are intended to prevent erosion or protect other structures from wave and hydrodynamic forces including beach and dune restoration.

**Collector road:** A roadway providing service which is of relatively moderate traffic volume, moderate trip length, and moderate operating speed. Collector roads collect and distribute traffic between local roads or arterial roads. These roadways are designated on the Walton County Roadway Classification Map.

**Commercial uses:** Uses which are predominantly connected with the sale, rental, or distribution of products or services.

**Commercial, general:** The use of land, building, or structure for the purpose of buying and selling products, goods, trades, or services. This use category includes, but is not limited to, hotels, motels, restaurants, and food service businesses.

**Commercial, neighborhood:** See neighborhood commercial.

**Community park:** A park located near major roadways, and designed to serve the needs of more than one neighborhood.

**Community residential home:** A dwelling unit licensed to serve residents, as defined in §419.001 (1) d, F.S., who are clients of the Department of Elderly Affairs, the Agency for Persons with Disabilities, the Department of Juvenile Justice, or the Department of Children and Family Services or a dwelling unit licensed by the Agency for Health Care Administration which provides a living environment for 7 to 14 unrelated residents who operate as the functional equivalent of a family, including such supervision and care by supportive staff as may be necessary to meet physical, emotional, and social needs of the residents.

**Compatibility:** A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition. The compatibility of land uses is dependent on an evaluation of characteristics that may impact adjacent or surrounding uses including, but not limited to: type of use, density, intensity, height, scale, bulk, noise, or traffic generation.

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**Composition:** The make up of various land uses by types, extent, intensity, density, or otherwise, which are included in a development or land use category.

**Comprehensive plan:** The materials in such descriptive form, written or graphic, as may be appropriate to the prescription of principles, guidelines, and standards for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area.

**Concurrency:** The requirement that necessary public facilities and services to maintain adopted levels of service standards are available when the impacts of development occur.

**Concurrency Management System (CMS):** The procedures and/or process that Walton County will utilize to assure that development orders and permits are not issued unless the necessary facilities and services are available concurrent with the impacts of development.

**Conservation:** The protection, preservation, and careful management of natural resources and of the environment.

**Conservation easement:** A non-possessory interest of a holder in real property that imposes limitations or affirmative obligations designed to: retain or protect natural, scenic, or open space values of real property or assure its availability for agricultural, forest, recreational, or open space use; protect natural resources; maintain or enhance air or water quality; or preserve the historical, architectural, archeological, or cultural aspects of real property.

**Conservation uses:** Activities or conditions within land areas designated for the purpose of conserving or protecting natural resources or environmental quality, including areas designated for such purposes as flood control, protection of quality or quantity of groundwater or surface water, floodplain management, commercially or recreationally valuable fish and shellfish, or protection of vegetative communities or wildlife habitats.

**Contiguous:** Lots are contiguous when at least one boundary line of one lot touches a boundary line or lines of another lot.

**Density:** An objective measurement of the number of residential units allowed per [acre](#) unit of land.

**Density, gross:** The number of dwelling units divided by the total land area subject to an application for development approval, stated as dwelling units per acre. Gross density is defined as the maximum number of dwelling units allowed per unit of land under the applicable land use categories, often expressed as dwellings units per acre.

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**Detached structure:** A structure having no party wall or common wall with another structure.

**Developer:** Any person or persons, including any governmental agency, undertaking any development as defined herein or Chapter 163, Part II, Florida Statutes.

**Development:** The carrying out of any building activity or mining operation, the making of any material change in the use or appearance of any structure or land, or the dividing of land into three or more parcels.

The following activities constitute development:

- a) a reconstruction alteration of the size, or material change in the external appearance of a structure on land;
- b) a change in the intensity of use of land, such as an increase in the number of dwelling units in a structure or on land or a material increase in the number of businesses, manufacturing establishments, offices, or dwelling units in a structure or on land;
- c) alteration of shore or bank of a seacoast, river, stream, lake, pond, or canal, including any coastal construction as defined by §161.021, F.S.
- d) commencement of drilling, except to obtain soil samples, mining, or excavation on a parcel of land;
- e) demolition of a structure;
- f) clearing of land as an adjunct to construction;
- g) deposit of refuse, solid or liquid waste, or fill on a parcel of land;

The following activities do not constitute development:

- a) work by a highway or road agency or railroad company for the maintenance or improvement of a road or railroad track, if the work is carried out on land within the boundaries of the right-of-way;
- b) work by any utility and other persons engaged in the distribution or transmission of gas, electricity, or water, for the purpose of inspecting, repairing, renewing, or constructing on established rights-of-way any sewers, mains, pipes, cables, utility tunnels, power lines, towers, poles, tracks, or the like. This provision conveys no property interest and does not eliminate any applicable notice requirements to affected property owners;
- c) work for the maintenance, renewal, improvement, or alteration of any structure, if the work affects only the interior or the color of the structure or the decoration of the exterior of the structure;
- d) the use of any structure or land devoted to dwelling uses for any purpose customarily incidental to enjoyment of the dwelling;
- e) the use of any land for the purpose of growing plants, crops, trees, and other agricultural or forestry products, raising livestock, or for other agricultural purposes;

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- f) a change in use of land or structure from a use within a class specified in an ordinance or rule to another use in the same class;
- g) a change in the ownership or form of ownership of any parcel or structure;
- h) the creation or termination of rights of access, riparian rights, easements, covenants concerning development of land, or other rights in land.

“Development” as designated in an ordinance, rule, or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, development refers to the act of developing or to the result of the development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or an activity is not development. Reference to particular operations is not intended to limit the definition of development.

**Development agreement:** Any agreement between Walton County and a developer adopted in conformity with the Florida Local Governments Development Agreement Act, §163.3221 - §163.3243, F.S.

**Development order:** Any order by the Board of County Commissioners granting, denying, or granting with conditions an application for development.

**Development permit:** Any building permit, zoning permit, subdivision approval, rezoning certification, special exception, variance, or any other official action of Walton County having the effect of permitting the development of land.

**Domestic sewage waste:** As defined by Section 381.0065(2), F.S. Domestic sewage is further categorized as:

- (a) Blackwater – As defined by Section 381.0065(2), F.S.
- (b) Graywater – As defined by Section 381.0065(2), F.S.
- (c) Domestic sewage waste ranges:
  1. Carbonaceous Biochemical Oxygen Demand (CBOD<sub>5</sub>), maximum 300 mg/l;
  2. Total Suspended Solids (TSS), maximum 200 mg/l;
  3. pH, 6 – 8; or within 1 pH unit of the water supply pH; and
  4. Nitrogen (Total Kjeldahl Nitrogen, TKN) maximum 100 mg/l.

**Drainage basin:** The area defined by topographic boundaries which contributes stormwater to a watershed, drainage system, estuarine waters, or oceanic waters, including all areas artificially added to the basin.

**Drainage detention structure:** A structure which collects and temporarily stores stormwater for the purpose of treatment through physical, chemical, or biological processes with subsequent gradual release of the stormwater.

**Drainage facilities:** A system of man-made structures designed to collect, convey, hold, divert or discharge stormwater, and includes stormwater sewers,

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canals, detention structures, and retention structures.

**Drainage retention structure:** A structure designed to collect and prevent the release of a given volume of stormwater by complete on-site storage.

**Drainfield:** A system of open-jointed or perforated piping, approved alternative distribution units, or other treatment facilities designed to distribute effluent for filtration, oxidation and absorption by the soil within the zone of aeration.

**Dune:** A mound, bluff or ridge of loose sediment, usually sand-sized sediment, lying upland of the beach and deposited by any natural or artificial mechanism, which may be bare or covered with vegetation and is subject to fluctuations in configuration and location.

**Dune vegetation:** All vegetative communities defined as “Coastal Uplands” by the Florida Natural Areas Inventory Guide (2010) to the Natural Communities of Florida, including Beach Dune, Coastal Berm, Coastal Grassland, and Coastal Strand vegetative communities.

**Dwelling unit:** Any building or portion thereof designed, occupied, or intended for occupancy as a complete, independent living facility for the exclusive use of one household, including permanent full provisions for sleeping, eating, cooking, and sanitation. A dwelling unit shall provide complete internal access to all rooms in the unit. For purposes of this definition, access through an enclosed internal courtyard constitutes internal access. Outside kitchens do not create an additional dwelling unit under this definition.

**Dwelling, multi-family:** A dwelling or group of dwellings on one lot containing separate living units for three or more households, but that may have joint services or facilities.

**Dwelling, single-family:** A dwelling unit occupied exclusively by not more than one household.

**Dwelling, single-family attached:** Two or more dwelling units with common walls between the units.

**Dwelling, single-family detached:** A single-family dwelling that is not attached to any other dwelling by any means and is surrounded by open space or yards.

**Easement:** Authorization by a property owner for another to use the owner’s property for a specified purpose.

**Easement, utility:** An easement granted for installing and maintaining utilities across, over, or under land, together with the right to enter the land with machinery and other vehicles necessary for the maintenance of utilities.

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**Easement, vehicular non-access:** An easement established on a lot for the purpose of prohibiting ingress and egress to vehicular traffic.

**Ecological corridors:** Natural or open space corridors that connect natural communities and provide, enhance, or protect wildlife habitat and biodiversity.

**Educational facilities:** The buildings and equipment, structures, and special educational use areas that are built, installed, or established to serve primarily the educational purposes and secondarily the social and recreational purposes of the community and which may lawfully be used as authorized by the Florida Statutes and approved by boards, as defined in F.S. §1013.01(6).

**Educational uses:** Activities and facilities of public or private primary or secondary schools, vocational and technical schools, and licensed colleges and universities, including the areas of buildings, campus open space, dormitories, recreational facilities or parking.

**Environmental impact assessment:** A process to examine the adverse on and off-site environmental impacts to the ecosystem by a development project.

**Environmentally sensitive lands:** Wetlands, the Choctawhatchee River and Bay, Shoal River, bayous, living marine resources, coastal barrier resources, coastal dunes and coastal dune lakes and their outfalls, lakes, steephead ravines, karst springs, priority water bodies, Outstanding Florida Waters, critical habitat for endangered species, threatened species, or species of special concern listed by the U.S. Fish and Wildlife Service, state lands and state forest, and conservation lands, are designated as environmentally sensitive lands.

**Environmentally significant wetland:** Those wetland communities that are classified as S1, S2, or S3 as described in the Florida Natural Areas Inventory.

**Estuary:** A semi-enclosed, naturally existing coastal body of water in which saltwater is naturally diluted by fresh water and which has a connection with oceanic waters, including bays, bayous, embayments, lagoons, sounds and tidal streams.

**Evacuation routes:** Routes designated by county civil defense authorities or the regional evacuation plan for the movement of persons to safety in the event of a hurricane.

**Exotic plants:** Those plant species that are listed as category I or II invasive species by the Florida Exotic Pest Plant Council.

**Facility availability:** Whether or not a facility is available in a manner to satisfy the concurrency management system.

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**Flood insurance rate map (FIRM):** An official map of the Federal Emergency Management Agency which delineates both the areas of special flood hazards and the risk premium zones applicable to Walton County.

**Flood or flooding:** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters or the unusual and rapid accumulation of run-off of surface waters from any source.

- (a) Frequent – flooding which occurs more than once every two years on the average;
- (b) Ten year flood elevation – that flood elevation which has a 10 in 100 probability of being equaled or exceeded in any calendar year.

**Floodplain:** Any land area susceptible to being inundated by water from any source. (See definition of “Flooding” above.)

**Floodplain, 100-year:** See Base Flood.

**Floodway:** A channel, river, or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood; the 100-year floodplain.

**Floor area:** The sum of the gross horizontal areas of all floors of a structure, including interior balconies and mezzanines, but excluding areas designed for the parking of motor vehicles, as measured from the exterior face of exterior walls or from the centerline of a wall separating two structures. Floor area includes the area of roofed porches having more than one wall and of accessory structures on the same lot.

**Floor area ratio (FAR):** The ratio of the total building floor area in square feet to the total land area in square feet.

**Functional relationship:** A complementary and interactive relationship among land uses or development, including at a minimum a substantial and positive exchange of human interaction, goods, resources, institutions, services, jobs or workers between land uses or developments.

**Goal:** The long-term end toward which programs or activities are ultimately directed.

**Grade:** The slope of land specified in percentage terms.

**Greenway:** A linear open space established along a natural corridor, such as a riverfront, stream valley, or along a railroad right-of-way converted into a recreational use, or a canal, a scenic road, or other route. Trails and wildlife

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corridors are regarded as greenway uses and are encouraged to be installed in greenways.

**Gross acreage:** The total acreage of a development.

**Groundwater:** Any water percolating below the surface of the ground.

**Group home:** A facility which provides a living environment for unrelated residents who operate as the functional equivalent of a family, including such supervision and care as may be necessary to meet the physical, emotional and social needs of the residents. Adult congregate living facilities comparable in size to group homes are included in this definition. It shall not include rooming or boarding homes, clubs, fraternities, sororities, monasteries or convents, hotels, residential treatment facilities, nursing homes, or emergency shelters.

**Hazardous waste:** Solid waste, or a combination of solid wastes, which, because of its quantity, concentration, or physical, chemical, or infectious characteristics, may cause, or significantly contribute to, an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly transported, disposed of, stored, treated or otherwise managed.

**Historic district:** An area, urban or rural, defined as an historic district by Walton County, state or federal authority, and which may contain, within definable geographic boundaries, one or more buildings, objects, sites, or structures designated as exceptional or significant historic landmarks or clusters, as defined herein, including their accessory buildings, fences, and other appurtenances, and natural resources having historical, architectural, archaeological, and cultural significance, and which may have within its boundaries other buildings, objects, sites, or structures, which, while not of such historical, architectural, archaeological, or cultural significance as to be designated landmarks, nevertheless contribute to the overall visual setting of or characteristics of the landmark or landmarks located within the district.

**Historic resources:** All areas, districts or sites containing properties listed on the Florida Master Site File, the National Register of Historic Places, or designated by a local government as historically, architecturally, or archaeologically significant.

**Historic Sweep Area:** The outermost edges of the area affected by the previous identifiable locations of the eastern and western outfall channels of the Coastal Dune Lakes.

**Home occupation:** Any activity carried out for gain by a resident conducted as an accessory use in the resident's dwelling unit. A Home Occupation is defined

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as a business conducted in a residential dwelling unit that is incidental and subordinate to the primary residential use.

**Household:** Any person or persons living together as a single household unit who reside or intend to reside in the same dwelling unit with common access to and common use of all areas and facilities within the dwelling unit.

**Hurricane shelter:** A structure designated by local officials as a place of safe refuge during a storm or hurricane.

**Hurricane vulnerability zone:** Areas subject to coastal flooding delineated by the hurricane evacuation plan requiring evacuation. The hurricane vulnerability zone shall include areas requiring evacuation in the event of a 100-year storm or Category 3 storm event.

**Impact fee:** A fee or assessment on a development to assist funding the costs of capital improvements or expansions necessitated by and attributable to the development.

**Impervious surface:** Roads, parking areas, buildings, pools, patios, sheds, driveways, private sidewalks, and other impermeable construction covering the natural land surface, including, but not limited to, all streets and pavement. "Percent impervious cover" is calculated as the area of impervious cover within a lot, tract, or parcel or within the total site being developed divided by the total area within the perimeter of such lot, tract, parcel, or development. Vegetated water quality basins, vegetated swales, other vegetated conveyances for overland drainage, and public sidewalks shall not be calculated as impervious cover.

**Impervious Surface Ratio (ISR):** Equals the total area of impervious surfaces divided by the land area.

**Industrial uses:** The activities within land areas predominantly connected with manufacturing, assembly, processing, or storage of products.

**Industrial, hazardous or toxic sewage waste:** Wastewater not otherwise defined as domestic sewage waste or commercial sewage waste. Wastewater carried off by floor drains, utility sinks and equipment drains located in buildings in industrial or manufacturing areas, wastewater from commercial laundry facilities with more than 4 self-service machines, and wastewater from car and truck washes are included in this definition.

**Industrial, heavy:** Industrial uses that exhibit significant nuisance characteristics and/or environmental impacts, including the storage or use of mass or bulk materials, large scale warehousing, construction and processing facilities, manufacturing facilities, landfills and waste-related facilities, salvage yards,

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construction and processing plants, asphalt and concrete plants, extraction, hazardous waste collection, animal processing facilities, or similar intense uses that have a likelihood of creating large amounts of dust, noise, gases, or other emissions. These uses are regulated based on parcel size, proximity to residential or commercial areas, impervious surface, floor area ratio, compatibility with the natural environment and community.

**Industrial, light:** Industrial uses that exhibit few or no nuisance characteristics and/or environmental impacts, including institutional, retail, and office uses, service industries, storage of personal goods, assembly and distribution of finished products and goods.

**Industrial, medium:** Industrial uses that exhibit moderate nuisance characteristics and/or environmental impacts, including outdoor commercial activities such as automotive services, construction equipment storage, heavy commercial uses that provide services to retail areas, and wholesaling, storage and distribution services requiring outdoor storage and activities.

**Infrastructure:** Those man-made structures which serve the common needs of the population, such as: sewage disposal systems; potable water systems; potable water wells serving a system; solid waste disposal sites or retention areas; stormwater systems; utilities; piers; docks; wharves; breakwaters; bulkheads; seawalls; bulwarks; revetments; causeways; marinas; navigation channels; bridges; and roadways.

**Intensity:** An objective measurement of the extent to which land may be developed or used for non-residential development, including the consumption or use of the space above, on or below ground; the measurement of the use of or demand on natural resources; and the measurement of the use of or demand on facilities and services.

**Intermittent stream:** A stream in which surface water is absent during a portion of the year, as shown on the most recent 7.5- minute topographic quadrangle published by the United States Geologic Survey as confirmed by field verification.

**Invasive plants:** Those plant species that are listed as category I or II invasive species by the Florida Exotic Pest Plant Council.

**Karst:** A term describing landforms that have been modified by dissolution of soluble rock (limestone or dolostone) (Modified from SDII Global Corp., 2002).

**Karst spring:** A point where groundwater discharges to the surface through a karst opening (Modified from Florida Geological Survey No. 66, 2004).

**Land:** The earth, water, and air, above, below, or on the surface, and includes any improvements or structures customarily regarded as land.

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**Land Development Code (LDC):** All ordinances enacted by Walton County for the regulation of any aspect of development and includes any zoning, rezoning, subdivision, building construction, or sign regulations or any other regulations controlling the development of land, and implementing the goals, objectives and policies of the Comprehensive Plan. The Land Development Code is also referred to as the land development regulations.

**Land Use:** The development that has occurred on the land, the development that is proposed on the land, or the use that is permitted or permissible on the land under an adopted comprehensive plan or element or portion thereof, land development regulations, or a land development code.

**Level of service (LOS):** An indicator of the extent or degree of service provided by, or proposed to be provided by, a facility based upon and related to the operational characteristics of the facility and the capacity per unit of demand for each public facility.

**Limited access facility:** A roadway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no greater than a limited right or easement of access.

**Limited lodging:** Includes any lodging facility ranging up to 125 rooms. The number of rooms appropriate for a specific site shall be determined on the basis of the land use category.

**Live-work unit:** A building in which offices, studios, or other commercial uses are located on the lower floors and a dwelling unit is located above the first floor.

**Living shoreline:** Natural stabilizers used in place of hardened structures such as sea walls, rip rap, groins and bulkheads to reduce coastal erosion and provide valuable habitat using native vegetation, sand and organic material.

**Living marine resources:** Oceanic or estuarine plants or animals, such as seagrasses, algae, and living marine habitat; fish, shellfish, crustacea and fisheries; and sea turtles and marine mammals.

**Local road:** A roadway providing service which is of relatively low traffic volume, short average trip length or minimal through traffic movements, and high volume land access for abutting property.

**Lodging:** A hotel, motel, inn, boutique hotel, bed-and-breakfast, or boarding house.

**Lot:** A designated parcel, tract, or area of land established by plat, subdivision, or otherwise as allowed by law.

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**Lot of record:** A designated parcel, tract, or area of land legally established by plat, subdivision, or otherwise on or before November 7, 1996.

**Low Impact Development:** An approach to land development that uses various land planning and design practices and technologies to simultaneously conserve and protect natural resource systems and reduce infrastructure costs. LID still allows land to be developed, but in a cost-effective manner that helps mitigate potential environmental impacts.

**Low income housing:** Housing meeting the definition set forth in § 420.0004, F.S.

**Lowest floor:** The lowest floor of the lowest enclosed area (including the basement). An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirement of Section 60.3 of the National Flood Insurance Program regulations or the County's residential and nonresidential building height restrictions.

**Major trip generators or attractors:** Concentrated areas of intense land use or activity that produces or attracts a significant number of local trip ends.

**Manufactured home:** A residential manufactured home meeting the definition in §320.01, (2)(b), F.S. Also known as "manufactured housing."

**Manufacturing:** Operations required in the mechanical, biological, or chemical transformation of materials or substances into new products, including the assembling of component parts; the manufacture of products; and the blending of materials, such as lubricating oils, plastics, resins, or liquors. Covers all mechanical, biological, or chemical transformations, whether the new product is finished or semi-finished as raw materials in some other process.

**Marine habitat:** Areas where living marine resources naturally occur, such as seagrass beds, algal beds, salt marshes, transitional wetlands, marine wetlands, rocky shore communities, hard bottom communities, oyster bars or flats, mud flats, artificial reefs, offshore springs, nearshore mineral deposits, and offshore sand deposits.

**Mass:** The size, height, symmetry, and overall proportion of a structure in relation to the original style and/or to surrounding structures.

**Master plan:** A comprehensive, long-range plan intended to guide the growth and development of a community, area, DRI, or mixed-use development over a set period of time and which typically includes inventory and analytic sections for

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land use, future economic development, housing, recreation and open space, transportation, community facilities, and community design, all related to the project's goals and objectives.

**Mean high water:** The average height of tidal high waters over a 19-year period.

**Mean high water line:** The intersection of the tidal plane of mean high water with the shore.

**Mean sea level:** For purposes of the National Flood Insurance Program, the National Geodetic Vertical Datum of 1988, as amended, or other datum to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

**Minerals:** All solid minerals, including clay, gravel, phosphate rock, lime, shells (excluding live shellfish), stone, sand, heavy minerals, and any rare earths, which are contained in the soils or waters of the state.

**Mining:** An area of land that is related to the removal from its location of solid substances of commercial value found in natural deposits on or in the earth, so as to make the substances suitable for commercial, industrial, or construction use, but does not include excavation solely in aid of on-site farming or on-site construction, nor the process of prospecting. Borrow pits that extract materials for on-site use are not mines. For the purposes of this definition, "on-site" means, "within the limits of an area of land under one ownership or control, and upon which agricultural or construction activities are taking place."

**Mitigation:** A system by which a developer causing some adverse agricultural, environmental, or fiscal impact is required to counterbalance that impact by creating an equivalent benefit through dedication, payments, offsets, and alternative construction of self-imposed restrictions.

**Mixed-use building:** A building that contains two or more of the following major use types: residential, office, or retail.

**Mobile home:** A structure meeting the definition in §320.01, (2)(a), F.S., any residential unit constructed to standards promulgated by the United States Department of Housing and Urban Development.

**Moderate income household:** Housing meeting the definition provided in §420.0004, F.S.

**Modular home:** Any residential unit, constructed to standards promulgated by the Florida Building Commission, away from the installation site, and which bears a Department of Community Affairs insignia.

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**Mosquito Control Ditch:** A man-made ditch constructed to convey water and serve to drain swampy breeding grounds for mosquitoes.

**Native vegetation:** Native vegetative communities as described by Florida Natural Area Inventory (2010).

**Natural drainage features:** The naturally occurring features of an area which accommodate the flow of significant amounts of stormwater, such as streams, rivers, lakes, sloughs, floodplains and wetlands.

**Natural drainage flow:** The pattern of surface and stormwater drainage through or from a particular site before the construction or installation of improvements or prior to regrading.

**Natural groundwater aquifer recharge areas:** Areas contributing to or providing volumes of water which make a contribution to the storage or regional flow of an aquifer.

**Natural resources:** Specifically, as defined by § 163.3177(6)(d) Florida Statutes, all air, land, water, forests, wildlife, topsoil, minerals, used by people for production or for direct consumption; which resources can be either renewable or nonrenewable.

**Neighborhood commercial uses:** Commercial uses that will have a limited impact on adjacent residential and neighborhood areas especially in terms of lighting, signage, traffic, odor, noise, and hours of operation. Allowable uses shall be compatible with surrounding development in terms of scale, building design, materials, and color. Allowable neighborhood commercial uses include: professional, public and semi-public uses, office uses such as medical offices, branch banks, service establishments, day care centers, churches, limited-lodging, home occupations, neighborhood grocery stores with limited hours of operation, restaurants, and public facilities. Uses that are not neighborhood commercial include, but are not limited to: warehouses, mini-warehouses, storage facilities, restaurants with drive-through facilities, convenience stores, and gas stations.

**Neighborhood park:** A park which serves the population of a neighborhood and is generally accessible by bicycle or pedestrian ways.

**Neighborhood plan:** The master or specific design plan for a particular neighborhood or district that provides recommended standards and guidelines for future land use and development, open space and recreation areas, streets and circulation, and community facilities.

**Nonconforming lot, parcel, or plat:** A lot, parcel, or plat that was lawfully

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established prior to the adoption of Walton County's Comprehensive Plan (11-7-1996) and that fails to meet the current requirements for area or lot size because of a change in the Future Land Use Map.

**Nonconforming structure:** A building or structure that was lawfully erected prior to the adoption of Walton County's Comprehensive Plan but that no longer complies with the regulations applicable to the land use district where the structure is located.

**Nonconforming use:** Any use that was lawfully established, commenced, and has lawfully continued without interruption or abandonment prior to the adoption of Walton County's Comprehensive Plan, or its subsequent amendments, but which now fails by reason of such adoption or amendments to conform to all applicable requirements of the Comprehensive Plan.

**Nonconformity:** Any nonconforming use, sign, lot, parcel, building, site, or structure.

**Nonpoint source pollution:** Any source of water pollution that is not a point source.

**Nonresidential Use:** Any use that is not residential, such as civic, public, commercial, industrial, etc.

**Nonresidential subdivision:** A subdivision whose intended use is other than residential, such as commercial or industrial.

**Objective:** A specific, measurable, intermediate end that is achievable and marks progress toward a goal.

**Open space:** Undeveloped land suitable for passive recreation or conservation uses.

**Ordinance:** Any legislative action, however denominated, of the county that has the force of law, including any amendment or repeal of any ordinance.

**Ordinary High Water Line:** A line defined by the boundary of a body of water at its normal high water level on the bank or shore up to which the presence and action of water are so usual and long continued as to impress on the bed of the stream a character distinct from that of the banks with respect to vegetation and the nature of the soil.

**Overlay district:** A specially delineated boundary superimposed over a defined area for the purpose of imposing specific standards or requirements within the defined area in addition to those minimum requirements otherwise applicable to the underlying land use district.

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**Owner:** A person who, or entity which, alone, jointly, or severally with others, or in a representative capacity (including, without limitation, an authorized agent, attorney, executor, personal representative, or trustee) has legal or equitable title to any property in question, or a tenant, if the tenancy is chargeable under his lease for the maintenance of the property.

**Park:** A neighborhood, community, or regional park.

**Passive recreation:** See Recreation, passive.

**Pattern:** The form of the physical dispersal of development or land use.

**Perennial stream:** A stream that contains surface water throughout an average rainfall year, as shown on the most recent 7.5-minute topographic quadrangle published by the United States Geologic Survey, as confirmed by field verification.

**Perennial water body:** A lake, pond, or other water body (other than a stream) that contains surface water throughout an average rainfall year, as shown on the most recent 7.5 minute topographic quadrangle published by the United States Geologic Survey, as confirmed by field verification.

**Phased construction project:** Any land development project that is developed in greater than a single phase and that is identified by the issuance of sequential development approvals.

**Phased subdivision application:** An application for subdivision approval submitted pursuant to a preliminary plat, or at the option of the subdivider, pursuant to a specific plan in which the applicant proposes to immediately subdivide the property but will develop in one or more individual phase or phases over a period of time. May include an application for approval of, or conversion to, horizontal or vertical condominiums, nonresidential development projects, planned developments, mixed-use projects, and residential developments.

**Planned service area:** An area where the Walton County Water Supply Plan indicates that potable water and/or sanitary sewer service will be provided by the applicable utility within the first five years of the 10-year plan.

**Planned unit development:** Planned Unit Development (PUD) is both a type of development as well as a regulatory process for which design standard deviations from the requirements in the Land Development Code may be considered, at the discretion of the Board of County Commissioners, in conjunction with evidence of a public benefit. A PUD is a designed grouping of varied and compatible land uses, such as housing, recreation, commercial

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centers, and industrial parks, all within one contained development or subdivision.

**Plat:** A map or delineated representation of the subdivision of lands, being a complete exact representation of the subdivision and other information in compliance with the requirements of all applicable sections of Ch. 177, F.S., and the Walton County Comprehensive Plan and LDC. Includes a re-plat.

**Playground:** A recreation area with play apparatus.

**Point source pollution:** Any source of water pollution that constitutes a discernible, confined, and discrete conveyance, including but not limited to any pipe, ditch, channel, tunnel, conduit, well, discrete fissure, container, rolling stock, concentrated animal feeding operation, or vessel or other floating craft, from which pollutants are or may be discharged. This term does not include return flows from irrigated agriculture.

**Policy:** The way in which programs and activities are conducted to achieve an identified goal.

**Pollution:** The presence in the outdoor atmosphere, ground or water of any substances, contaminants, noise, or manmade or man-induced alteration of the chemical, physical, biological, or radiological integrity of air or water, in quantities or at levels which are or may be potentially harmful or injurious to human health or welfare, animal or plant life, or property, or unreasonably interfere with the enjoyment of life or property.

**Potable water facilities:** A system of structures designed to collect, treat, or distribute potable water, and includes water wells, treatment plants, reservoirs, and distribution mains.

**Potable water wellfield:** The site of one or more water wells which supply potable water for human consumption to a water system which serves at least 15 service connections used by year-round residents or regularly serves at least 25 year-round residents.

**Primary dune:** A significant dune that has sufficient along-shore continuity to offer protection value to upland property. The primary dune may be separated from the frontal dune by an inter-dunal trough; however, the primary dune may be considered the frontal dune if located immediately landward of the beach.

**Private recreation sites:** Sites owned by private, commercial or non-profit entities available to the public for purposes of recreational use.

**Proposed development:** The uses, structures, and buildings contained in the application for development approval.

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**Public access:** The legal ability of the public to physically reach, enter or use recreation sites including beaches and shores.

**Public buildings and grounds:** Structures or lands that are owned, leased, or operated by a government entity, such as civic and community centers, hospitals, libraries, police stations, fire stations, and government administration buildings.

**Public facilities:** Transportation systems or facilities, sewer systems or facilities, solid waste systems or facilities, drainage systems or facilities, potable water systems or facilities, educational systems or facilities, parks and recreation systems or facilities and public health systems or facilities.

**Public recreation sites:** Sites owned or leased on a long-term basis by a federal, state, regional or local government agency for purposes of recreational use.

**Public uses:** Public uses may include: schools, streets, highways, hospitals, government buildings, parks, water reservoirs, flood control, redevelopment, public housing, public theaters and stadiums, safety facilities, harbors, bridges, railroads, airports, terminals, prisons, jails, public utilities, canals, and numerous other purposes designated as beneficial to the public.

**Public transit:** Passenger services provided by public, private or non-profit entities such as the following surface transit modes: commuter rail, rail rapid transit, light rail transit, light guideway transit, express bus, and local fixed route bus.

**Recreation:** The pursuit of leisure time activities occurring in an indoor or outdoor setting.

**Recreation facility:** A component of a recreation site used by the public such as, but not limited to a trail, court, athletic field or swimming pool.

**Recreation, active:** Leisure-time activities, usually of an organized nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

**Recreation, passive:** Recreational uses or activities that do not require buildings and that do not require the alteration of the soil or topography. Such uses and activities include: nature trails, natural (not paved) hiking or biking trails, recreational open space, and areas preserved for environmental tourism and educational areas.

**Recreational uses:** Activities within areas where recreation occurs.

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**Regional park:** A park which is designed to serve two or more communities.

**Residential uses:** Activities within land areas used predominantly for housing.

**Restrictive covenant:** A covenant creating restrictions applicable to development within a subdivision.

**Resubdivision:** Any change in a finally approved or recorded subdivision plat that affects any condition of the development order, any street layout on the map, any area that is reserved for public use, or any lot line.

**Right-of-way:** Land in which the state, a county, or a municipality owns the fee simple title or has an easement dedicated or required for a transportation or utility use.

**Roadway functional classification:** The assignment of roads into categories according to the character of service they provide in relation to the total road network. Basic functional categories include local roads, limited access facilities, arterial roads, and collector roads, which may be subcategorized into principal, major or minor levels. Those levels may be further grouped into urban and rural categories.

**Rural areas:** Low density areas characterized by social, economic and institutional activities which may be largely based on agricultural uses or the extraction of natural resources in unprocessed form, or areas containing large proportions of undeveloped, unimproved, or low density property.

**Rural home occupation:** Any occupation, profession, or business activity customarily conducted entirely within a dwelling unit and carried on by a member of the household residing in the dwelling unit, and whose occupation or profession is clearly incidental and subordinate to the use of the dwelling unit for dwelling purposes and does not change the character of the dwelling unit. Under certain conditions, as specified in the Comprehensive Plan, a rural home occupation may be located in an accessory structure on the site.

**Sanitary sewer facilities:** Structures or systems designed for the collection, transmission, treatment, or disposal of sewage and includes trunk mains, interceptors, treatment plants and disposal systems.

**Scale:** The relationship of a building or structure to its surroundings with regard to its size, height, bulk, density, and/or intensity.

**School:** See Educational Facilities.

**Security unit:** A dwelling unit placed on a commercial or industrial site for the purpose of providing after-hours security for the site.

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**Self storage facility:** Any building or group of buildings that is composed of contiguous individual rooms, which are rented to the public for the storage of personal property and which have independent access and locks under the control of the tenant.

**Semi-public:** Partially but not entirely open to the use of the public.

**Setback:** The distance from which a building or structure is separated from a designated reference point, such as a property line.

**Shoreline access:** The ability to physically reach, enter or use recreation sites including beaches and shores.

**Silviculture:** The management of property pursuant to best management practices for the purpose of harvesting trees.

**Solid waste:** Sludge from a waste treatment works, water supply treatment plant, or air pollution control facility or garbage, rubbish, refuse, or other discarded material, including solid, liquid, semisolid, or contained gaseous material resulting from domestic, industrial, commercial, mining, agricultural, or governmental operations.

**Solid waste facilities:** Structures or systems designed for the collection, processing or disposal of solid wastes, including hazardous wastes, and includes transfer stations, processing plants, recycling plants, and disposal systems.

**Solid waste processing plant:** A facility for incineration, resource recovery, or recycling of solid waste prior to its final disposal.

**Solid waste transfer station:** A facility for temporary collection of solid waste prior to transport to a processing plant or to final disposal.

**Special Flood Hazard Area (SFHA):** The land area covered by the floodwaters of the base flood is the Special Flood Hazard Area (SFHA) on NFIP maps. The SFHA is the area where the NFIP's floodplain management regulations must be enforced and the area where the mandatory purchase of flood insurance applies. The SFHA includes Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, VO, V1-30, VE, and V.

**Specific area plan (SAP):** A plan adopted by Walton County for the future development of a specific geographic area of Walton County, prepared for the purpose of specifically implementing the Walton County Comprehensive Plan by refining the policies of the comprehensive plan in a specific geographic area and containing specific recommendations as to the detailed policies and regulations applicable to a focused development scheme. A specific area plan shall include

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specific provisions regarding, and implementing strategies for capital improvements, land use; physical and environmental conditions; housing and land-use characteristics of the area; and maps, diagrams, and other appropriate materials showing existing and future conditions.

**Stormwater:** The flow of water which results from a rainfall event.

**Stormwater facilities:** Manmade structures that are part of a stormwater management system designed to collect, convey, hold, divert, or discharge stormwater, and may include stormwater sewers, canals, detention facilities and retention facilities.

**Stormwater management system:** As described in §62-40.210(21), F.A.C., (1992).

**Stormwater run off:** That portion of the rainfall that drains into the stormwater drainage system.

**Structure:** Anything constructed, installed, or portable, the use of which requires a location on a parcel of land. It includes a movable structure while it is located on land which can be used for housing, business, commercial, agricultural, or office purposes either temporarily or permanently. "Structure" also includes fences, billboards, swimming pools, poles, pipelines, transmission lines, tracks, and advertising signs.

**Subdivide:** The act or process of creating a subdivision.

**Subdivision:** The division of land into three or more lots, parcels, tracts, tiers, blocks, sites, units, or any other division of land and includes establishment of new streets and alleys, additions, and re-subdivisions, and when appropriate to the context, relates to the process of subdividing or to the lands or area subdivided.

**Suitability:** The degree to which the existing characteristics and limitations of land and water are compatible with a proposed use or development.

**Sweep Area:** The area affected by all previous identifiable locations of channels or outfalls. (Browder and Dean, Preliminary Investigation of the Characteristics of Coastal Lake Outlets in the Florida Panhandle, 1998).

**Tract:** See lot.

**Trail:** A path or road used for walking, cycling, equestrian, nature observation or other activities.

**Transportation disadvantaged:** Those individuals who because of physical or

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mental disability, income status, or age are unable to transport themselves or purchase transportation and are therefore dependent upon others to obtain access to health care, employment, education, shopping, social activities, or other life-sustaining activities.

**Transportation system management:** Improving roads, intersections, and other related facilities to make the existing transportation system operate more efficiently. Transportation system management techniques include demand management strategies, incident management strategies, and other actions that increase the operating efficiency of the existing system.

**Urban sprawl:** Urban development or uses which are located in predominantly rural areas, or rural areas interspersed with generally low-intensity or low-density urban uses, and which are characterized by one or more of the following conditions: (a) The premature or poorly planned conversion of rural land to other uses; (b) The creation of areas of urban development or uses which are not functionally related to land uses which predominate the adjacent area; or (c) The creation of areas of urban development or uses which fail to maximize the use of existing public facilities or the use of areas within which public services are currently provided. Urban sprawl is typically manifested in one or more of the following land use or development patterns: Leapfrog or scattered development; ribbon or strip commercial or other development; or large expanses of predominantly low-intensity, low-density, or single-use development.

**Use:** The purpose for which a land or a structure is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.

**Vegetative communities:** Ecological communities, such as coastal strands, oak hammocks, and cypress swamps, which are classified by the Florida Natural Areas Inventory (2010) based on the presence of certain soils, vegetation and animals.

**Very low income housing:** Housing meeting the definition as set forth in §420.0004, F.S.

**Vested rights:** Right to continue the use or occupancy of land or structures, or to continue construction of a structure or initiation of a use, where such use or occupancy of land or construction is otherwise prohibited by a law or regulation in effect. Includes rights obtained under principles of equitable estoppel.

**Vista:** A view through homes or vegetation along a street, which, as a view corridor, frames, highlights, or accentuates a prominent building, object, site, structure, scene, or panorama, or patterns or rhythms of buildings, objects, sites, or structures.

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**Water dependent uses:** Activities which can be carried out only on, in or adjacent to water areas because the use requires access to the water body for: waterborne transportation including ports or marinas; recreation; electrical generating facilities; or water supply.

**Water recharge areas:** Land or water areas through which groundwater is replenished.

**Water related uses:** Activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses.

**Water surface elevation:** The height, in relation to the National Geodetic Vertical Datum of 1929, 1988, or other datum where specified, of floods of various magnitudes and frequencies in the floodplains of coastal or riverine areas.

**Water wells:** Wells excavated, drilled, dug, or driven for the supply of industrial, agricultural or potable water for general public consumption.

**Watercourse:** A natural or man-made channel through which stormwater flows.

**Watershed:** The area drained by a given stream, river, watercourse, or other body of water.

**Wellhead protection area:** An area designated by Walton County to provide land use protection for the groundwater source for a potable water wellfield, including the surface and subsurface area surrounding the wellfield. Differing levels of protection may be established within the wellhead protection area depending on the capacity of the well and an evaluation of the risk to human health and the environment. Wellhead protection areas shall be delineated using professionally accepted methodologies based on the best available data and taking into account any zone of contribution described in existing data.

**Wetland:** Areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does or would support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics that are associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrotopic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Wetlands generally include, but are not limited to, swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and

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marshes, hydric seepage slopes, tidal marshes, and other similar areas. §373.019(22), F.S., also reads, “Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto.” The term includes those lands meeting the definition of wetlands as promulgated by the Florida Department of Environmental Protection in Rule 60-340.200(19) and the U.S. Army Corps of Engineers. State of Florida delineation methods are set forth in §373.042, F.S., and 62-340.300, F.A.C.

**Wetlands, coastal:** A wetland that is regularly flowed by tides, with inundation frequency ranging from twice daily to twice monthly. §404, Clean Water Act, §10, Rivers and Harbors Act.

**Wildfire hazard areas:** Areas where, because of slope, fuel, weather, or other fire-related conditions, the potential loss of life and habitat from fire necessitates special fire protection measures and planning.

**Workforce housing:** Single-family homes, townhouses, condominiums, starter homes, and apartments affordable to area workers.

**Working landscape:** Consists of farms, ranchlands, and timberlands.

**Xeric landscaping:** A type of landscaping that conserves water and protects the environment by using site-appropriate plants, an efficient watering system, proper planning and design, soils analysis, practical use of turf, the use of mulches, and proper maintenance. Does not refer to the use of cactus and/or rock gardens in a landscape design. Also known as xeriscaping.

**Xeriscape™:** Landscaping with native plants that utilize the existing environmental conditions to the best advantage, conserving water and protecting the native environment.