



Walton County Planning and Development Services

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Santa Rosa Beach, Florida 32459
Phone 850-267-1955
Facsimile 850-622-9133

47 N 6th Street
DeFuniak Springs, Florida 32433
Phone 850-892-8157
Facsimile 850-892-8162

ACCESSORY STRUCTURE DEVELOPMENT ORDER APPLICATION

(Please mark appropriate application box below)

(Only for structures less than 1000 sq.ft.)

- STORAGE / UTILITY / GREENHOUSE BUILDING – including any metal, wood or other material type of outdoor structure. Examples - commercial construction site unit, freight container, pod, semi-trailer
- SWIMMING POOLS / HOT TUBS / SIMILAR STRUCTURE
- FENCES
- PRIVATE STABLE

NOTICE TO ALL APPLICANTS

(Accessory Structure Development Order Applications Only)

Application fee \$225.00

You are required to schedule a pre-application conference with Planning and Development Services prior to submittal of application. Your application will not be processed without verification that you have attended a pre-application conference with a representative(s) of Planning and Development Services. To schedule a pre-application conference contact (850)267-1955 (South Walton Annex) or (850)892-8157 (North Walton Annex).

A pre-application conference was held with _____

regarding the development of _____

_____ on this _____ day of _____, _____.

NOTES _____

Planning Official

Title

**ACCESSORY STRUCTURE
DEVELOPMENT ORDER APPLICATION**

Date of Application: _____

APPLICANT

Name: _____ (If company or corporation, name of secretary and president)
Address: _____
City, State, Zip: _____
Telephone Number: _____ Fax Number: _____ Email: _____
Driving Directions to Site from nearest major intersection: _____ _____ _____

AGENT

Name: _____ (If company or corporation, name of secretary and president)
Address: _____
City, State, Zip: _____
Telephone Number: _____ Fax Number: _____ Email: _____

EXISTING DEVELOPMENT INFORMATION

Subject	Information
Parcel Number	
Future Land Use	
Parcel Flood Zone	
Impervious Surface Ratio	
Front Setback	
Rear Setback	
Side Setback	
Number of buildings on the site	
Is location of proposed structure within preservation, wetland, buffer or common area?	
Structure Height	
Type of Structure (occupancy, class, or materials)	

Attachments

Attach applicable maps, surveys, aerial photos, diagrams, and supporting documentation as needed.

PLEASE NOTE: I understand that Walton County has adopted policies regarding the preservation of native vegetation and no clearing of any kind can take place on a development site until the proposed development has been approved for a development order by Walton County or a clearing permit has been issued.

CHAPTER VI. ACCESSORY & TEMPORARY STRUCTURES & USES

6.00.00. PURPOSE

It is the purpose of this chapter to regulate the installation, configuration, and use of accessory and/or temporary structures, and the conduct of these uses, in order to ensure that they are not harmful either aesthetically or physically to residents and surrounding areas.

6.01.00. ACCESSORY STRUCTURES

6.01.01. General Standards and Requirements

Any number of different accessory structures may be located on a parcel, provided that the following requirements are met:

- A. There shall be a permitted principal development on the parcel, located in full compliance with all standards and requirements of this Code.
- B. All accessory structures shall comply with standards pertaining to the principal use, unless exempted or superseded elsewhere in this Code as well as all applicable building codes enforced by the County.
- C. Accessory structures shall not be located in a required buffer or landscaped area unless a variance has been granted by the County pursuant to Section 8.02.00.
- D. Accessory structures shall be included in all calculations of impervious surface and stormwater runoff.
- E. Accessory structures shall be shown on any development plan with full supporting documentation as required in chapter X of this Code.

6.01.02. Storage Buildings, Utility Buildings, Greenhouses

- A. No accessory buildings used for industrial storage of hazardous, incendiary or noxious materials shall be located nearer than 100 feet from any property line.
- B. Storage buildings, greenhouses, and the like shall be permitted only in compliance with standards for distance between buildings, and setbacks, if any, from property lines.
- C. Storage and other buildings regulated by this section shall not encroach into any required building setback from an abutting right-of-way.
- D. Storage and other buildings regulated by this section shall be included in calculations for impervious surface, floor area ratio, or any other site design requirements applying to the principal use of the lot.
- E. Vehicles, including manufactured housing, travel trailers and mobile homes, shall not be used as storage buildings, utility buildings, or other such uses.

6.01.03. Swimming Pools, Hot Tubs, & Similar Structures

- A. Enclosures for pools shall be considered a part of the principal structure and shall comply with standards for minimum setback requirements, and other building location requirements of this code.
- B. All pools shall be completely enclosed with an approved wall, fence or other substantial structure not less than four feet in height. The enclosure shall completely surround the pool and shall be of sufficient density to prohibit unrestrained admittance to the enclosed area through the use of self-closing and self-latching doors.

6.01.04. **Fences**

A. Generally.

1. In areas where the property faces two roadways or is located in any other area construed to be a corner lot, no opaque fence or hedge exceeding two feet in height shall be located in the vision triangle described in section 5.04.03(C).
2. No fence or hedge shall be constructed or installed in such a manner as to interfere with drainage on the site.
3. All fences in areas within Scenic Corridor buffer areas must comply with the requirements of Chapter XIII.

B. Fence Regulations for Small Lots. The following fence regulations shall apply to all lots or parcels of one-half acre or less in size:

1. All fences to be built shall comply with the Standard Building Code. The posts of each fence must be resistant to decay, corrosion, and termite infestation. The posts must also be decay resistant or pressure-treated for strength and endurance.
2. Fences or hedges may be located in all front, side & rear yards. No fences or hedges shall exceed 4 feet in height when placed in the front yard unless set back from the front property line a minimum of the required building set back.
3. Any fence located adjacent to a public right-of-way or private road shall be placed with the finished side facing that right-of-way.
4. A fence required for safety and protection of hazard by another public agency may not be subject to height limitations above. Approval to exceed maximum height standards may be given by the Director of Planning & Zoning upon receipt of satisfactory evidence of the need to exceed height standards.

6.01.05. **Private Stables**

A. Generally. Private stables shall not be permitted as an accessory use within residential subdivisions, unless the subdivision is specifically designed to accommodate equestrian activities and includes such facilities as riding trails and a common stable and pasture area.

B. Pasture Standards. There shall be at least one acre of pasture for the one horse and at least two acres of pasture for two or more horses within private stables.

C. Stall Standards. If horses are kept inside a building, one stall shall be provided for each horse. A tie down stall shall be a minimum of four feet by eight feet; a box stall shall be a minimum of ten feet by ten feet.

D. Minimum Setback. The following minimum setbacks shall be provided:

1. Stables, corrals, and piles of manure, feed, and bedding shall be located 75 feet from any street or nonresidential lot line and 100 feet from any residential lot line, in order to minimize any odor and nuisance problems. Pasture may extend to the lot line; however, when all of the runoff from a corral or exercise area is controlled and directed over a 200-foot-long grass swale before reaching the property line, the corral or unvegetated exercise area may be located a minimum of 40 feet from any street or lot line.
2. Manure piles shall be stored, removed, and/or applied in accordance with Walton County Health Department regulations; however, manure shall not be applied to land that is closer than 100 feet to a residential lot line.
3. A 100-foot-wide area of vegetation cover, exclusive of pasture area, shall be maintained between any corral, unvegetated exercise area, manure pile, or application area and any surface water or well, in order to minimize runoff, prevent erosion, & promote quick nitrogen absorption.