

**OBJECTIVE L-2.2: Economic Development Corridor Overlay Districts**

**Walton County will provide enhanced development potential while preserving corridor functionality, protecting the built and natural environments, encouraging a common aesthetic, providing for diverse housing types, and enhancing the character of Walton County through the designation of Economic Development Corridors.**

**Policy L-2.2.1:** Walton County hereby designates portions of the US HWY 331 North and State HWY 20 East corridors (FLUM Reference) as Economic Development Corridors and approves the US HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District. This designation is intended to implement the US 331 Economic Development Corridor Plan.

- (A) The US HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District includes:
- 1) All the lands within 400 feet east and 400 feet west of the U.S. 331 right-of-way boundary line, from the northern terminus of the Choctawhatchee Bay Bridge to State HWY 20.
  - 2) All the lands within 400 feet north and 400 feet south of the State HWY 20 right-of-way boundary line, from the intersection of U.S. 331 and State HWY 20 to the intersection of State Highway 81 and S.R. 20.

**Policy L-2.2.2:** The County shall implement the US 331 Economic Development Corridor Plan by creating parameters within the Land Development Code to guide future development through the implementation of the Economic Development Corridor Overlay District.

**Policy L-2.2.3:** The Land Development Code shall establish additional guidelines under which development in the US HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District shall be held to. The Land Development Code shall provide additional standards relating to the following:

- (A) The creation of an attractive building aesthetic that limits spans of blank exterior wall space visible from the public right-of-way through requiring increased design components, prohibiting certain colors and requiring certain design elements such as façade and roof types.
- (B) The preservation of the US HWY 331 and State HWY 20 levels of services and functionality by limiting access and requiring joint use drives, cross access easements, frontage roads and other techniques.
- (C) The conservation of the County's natural resources through increased natural vegetative buffering against conservation lands and seeking connections between special habitat areas.

**Policy L-2.2.4:** The County may provide incentives such as density bonuses, expedited permit approvals, reduction or elimination of fees, infrastructure assistance, etc. for developments

that meet the vision of the US HWY 331 and State HWY 20 Economic Development Corridor Overlay District.

**Policy L-2.2.5:** US HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District category allows for redevelopment and new development along the corridor to build to a greater density and intensity, creating a more urbanized character, while providing a more attractive economic and business climate, and providing for increases and diversity in housing stock.

(A) Density and Maximum Intensity Bonuses.

1. Any development located within the adopted US HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District and demonstrating compliance with the Land Development Code standards for the overlay district, shall be applicable for density and intensity bonuses.
2. Lands zoned Conservation Residential shall not be applicable to receive the allowable density and intensity bonuses.
3. Increases above the base density and/or intensity shall only be allowed on lands served by central potable water and sanitary sewer services.
4. Maximum density and intensity increases shall be limited to 25% of the zoning districts base density and intensity. ISR increases shall not exceed 5% of the base maximum ISR.

**Policy L-2.2.6:** The County shall encourage the creation of new multi-use paths, trails, and bike routes and shall consider pedestrian and bike bridges across US Highway 331 and State HWY 20 as new development occurs and traffic increases.

**Policy L-2.2.7:** The County shall work towards developing a Wildlife Corridor Program through and adjacent to US HWY 331 North and State HWY 20 East Economic Development Corridor that will ensure connections between conservation lands. This program shall seek to:

- (A) Designate important wildlife corridor areas.
- (B) The County may coordinate with appropriate public and private partners and agencies and may consider using funding to acquire properties within and along a designated wildlife corridor.
- (C) The Wildlife Corridor program will preserve and enhance lands within and along designated wildlife corridors by providing sufficient width and cover to encourage use by wildlife. Preservation and enhancement shall include the following:
  1. Additional buffering against developments; and
  2. Additional lighting requirements for developments containing and/or adjacent to a designated wildlife corridor; and
  3. The recording of easements or similar binding documents to protect established corridors.

(D) The County may seek to incorporate additional wildlife crossings along the US HWY 331 and State HWY 20 Economic Development Corridors.

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