

Section 6.12.00

Reserved

Section 6.12.00. U.S. HWY 331 North and State HWY 20 East, Economic Development Corridor Overlay District Standards.

- A. Purpose and Intent. This section establishes development standards designed to implement the adopted US 331 Economic Development Corridor Plan. The standards found herein seek to foster high quality development throughout the corridor, to attract and retain a robust and diverse business atmosphere, to protect against adverse impacts to the Eglin Air Force Base installation and operation, to promote an overall aesthetic quality and to protect the corridor and environmentally important connected areas.

- B. U.S. HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District Established.



Figure 1. Proposed Economic Development Corridors.

The US HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District is hereby established and shall include the following areas:

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 S.R. 20.
 2. All the lands within 400 feet north and 400 feet south of the State HWY 20 East right-of-way boundary line, from the intersection of U.S. HWY 331 and State HWY 20 East to the intersection of State HWY 81 and State HWY 20.
- C. Applicability. The standards of this article shall apply to the following development within the designated Economic Development Corridor Overlay District. The standards and conditions as set forth herein shall be applied in addition to the underlying zoning district standards and any other applicable standards of this land development code and are controlling in the case of conflict. If the language of this section does not address a specific development standard or instance of development, the underlying zoning or other applicable standard(s) of this code shall control.
1. All new development and redevelopment shall fully conform to this section.
 2. Expansion of Building(s). Expansion of any existing building where such expansion will increase the building by more than 2,000 square feet shall require full compliance with these standards.

Section 6.12.01. Design Standards within the U.S. HWY 331 North, State HWY 20 East Economic Development Corridor Overlay District.

- A. New development, other than single family residential development, shall meet the following standards:
1. Building architecture shall reflect high-quality standards of construction and design. All building facades, visible from the public right-of-way and/or abutting a pedestrian way, shall be developed to limit spans of blank walls through the incorporation of the following elements:

Fenestration, lighting fixtures, awnings, cornices, expression lines, color and material changes, columns, awnings, balconies, porches, canopies, dormers, cornices, belt courses and roofline trim detail, and other similar treatments.
 2. Approved Façade Materials

(a) Exterior Building Material. Approved siding materials include stucco; keystone (coquina); split face block; wood shingles; lap wood siding; fiber cement siding; white quartz stone and other stone veneer products; brick, and architectural insulated metal panels of a modular design and appropriate to the scale of the building.

1) Metal siding or cladding may be utilized as an accent but shall be limited to a maximum of 30% of a building's façade area on walls visible from a public right-of-way and/or an internal driveway/drive-aisle. The 30% maximum façade area shall be calculated per side and shall not include the areas designated for the placement of windows and doors.

3. Colors

(a) Building materials and color selection shall achieve visual order through the consistent use of compatible color palettes.

(b) Prohibited Colors: the use of any of the following shall be prohibited:

1) Fluorescent colors, including neon or the appearance of neon, are prohibited.

2) Neon tube, or the appearance of neon, or fiber optic trim and accents are prohibited.

3) The use of intense or contrasting accent colors to draw attention to a building is prohibited.

4. Canopies and Awnings

(a) No interior illumination of awnings is permitted.

(b) Canopies are to be hung or column mounted.

(c) The color of the canopy or awning shall complement the building. No solid vinyl or plastics are permitted.

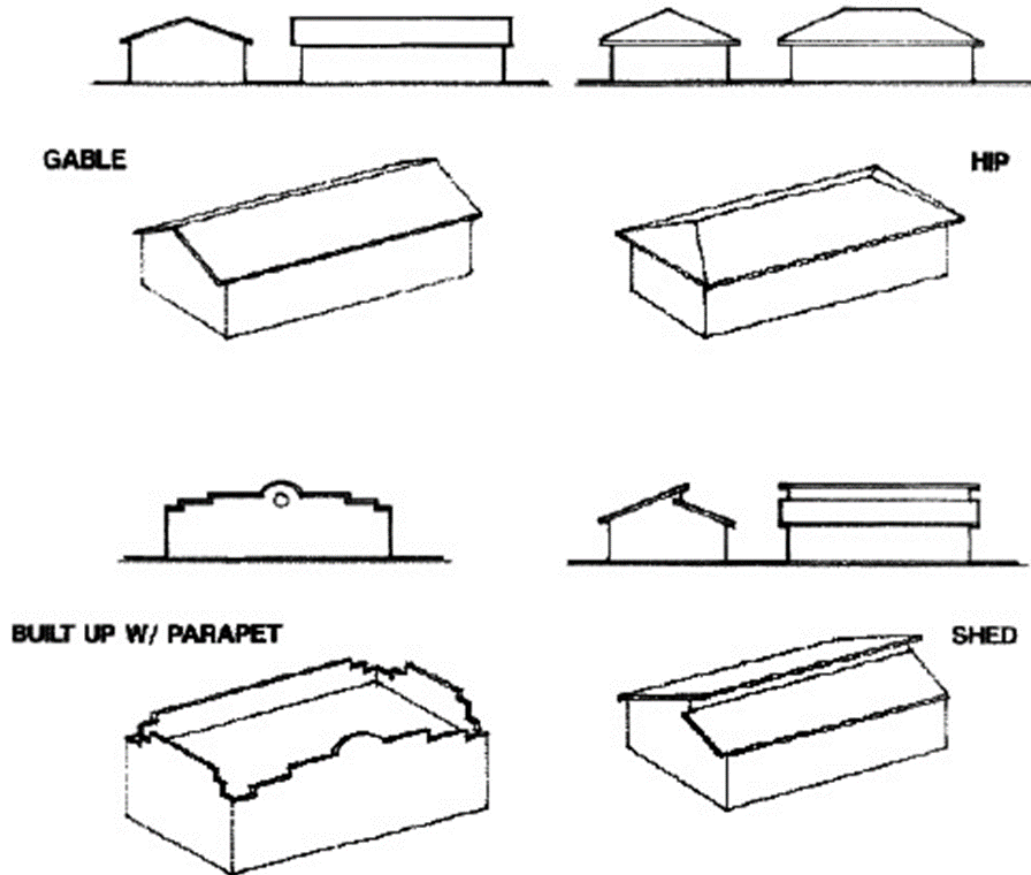
5. Roofing

(a) Styles: 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, it must be finished on all visible sides.

1) If a parapet is used for screening, it must be finished on all sides.

(b) Pitch (other than built-up parapet): No less than 4:12.

(c) Materials: Barrel tile (clay or concrete); standing seam metal; concrete tile; slate; copper; wood shingles/shakes; and dimensional asphalt shingles.



B. Utilities

1. All electric, cable TV, and telephone, or other service feeds from public rights-of-way to buildings must be underground.
2. All air conditioning units, transformers, backflow preventers or other utility devices must be screened from public view.
3. No satellite dishes/air conditioning units or other extraneous equipment shall be visible from a public right-of-way.
4. 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.

5. Major transmission lines are not covered by this regulation.

C. Fences and Walls

1. Solid walls and fences may be used to partially offset side and rear yard buffering requirements (See landscape standards, buffer requirements).
 - (a) Walls and fences used for visual screening and relief from buffer requirements shall be at least six feet high.
 - (b) No required buffer shall be reduced by greater than 50% in depth.
2. 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.
3. Acceptable fencing materials include painted or stained wood, aluminum, steel, and vinyl.
4. Solid masonry walls shall be augmented by pilasters at a maximum of every 25 feet.
5. Fences and walls located within the front yard or adjacent to the U.S. HWY 331 North or State HWY 20 East rights-of-way shall not exceed four feet in height.
6. Barbed and/or razor wire is not permitted on properties abutting US HWY 331 and/or State HWY 20 East unless the land use is of an industrial or utility nature. In these cases, side and rear yards that do not abut the corridors may utilize wire fencing and fencing in the front yard or abutting the corridors may exceed the four-foot maximum.

D. Accessory Buildings

All accessory buildings must be similar to the primary building's materials, roof style and color.

E. Heights of Buildings

1. Minimum 12 feet from finished grade to eave required.
2. Height of overhead canopies is not regulated by these standards, nor is the minimum building height related to canopy height.
3. Cupolas, towers, and spires are allowed and may extend to an additional 20 feet above roof lines or allowable height specified in Chapter 5 of this Land Development Code, but they shall be non-leasable and non-habitable.

- (a) Properties located within the MIOD Impulse and Critical Approach (1 and 2) Areas, shall be limited to 50 feet in height.
- (b) If one cupola, tower, or spire is used in the design, the square footage of the cupola, tower, or spire shall be limited to a maximum of 10% of the building footprint.
- (c) If two or more cupolas, towers, or spires are used in the design, the total square footage of all cupolas, towers, or spires shall be limited to a maximum of 20% of the building footprint.

F. 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 building design.

Section 6.12.02 Lighting Standards within the U.S. 331 North and State HWY 20 East Economic Development Corridor Overlay District

- A. Lighting. Lighting within the U.S. 331 North and State HWY 20 East Economic Development Corridor Overlay District shall comply with the requirements found in Chapter 5 of this Code with the following additional requirements applicable:
- 1. 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.
 - 2. Parking Lots: Parking Lot lighting shall be not less than 3,000 Kelvins and no greater than 5,000 Kelvins. Light fixtures shall not exceed 14 feet in height and light fixtures exceeding 10 feet in height shall be set back from the property line by a minimum of 10 feet unless further limited by the buffer setback.
 - 3. The maximum maintained light level shall not exceed two foot-candles at any property line abutting any residential use, residential zoning district, protected habitat, conservation area, or conservation district.

Section 6.12.03. Uses and Activities within the U.S. HWY 331 North and State HWY 20 East Economic Development Corridor Overlay Districts.

- A. Commercial outdoor amusements such as 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) are prohibited.

B. 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 is prohibited.

C. Outdoor Storage and/or display of merchandise is prohibited, excepting the following:

1. Open or covered storage may be allowed within side and rear yards and only when the stored material(s) cannot be seen from an abutting right-of-way and/or an abutting residentially zoned property.

2. The unscreened outdoor display of merchandise, goods or products visible from a right-of-way, 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 subject to the following standards:

(a) 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, new structures created for the purpose of outdoor display (permanent arcade, porch, or canopy structure that is part of the front façade of a building) shall be not 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.

(b) The allowable outside display area shall not exceed 40% of the total square footage of the permanent arcade, porch or canopy structure.

3. An outdoor display area shall not be located closer than five (5) feet from any public entrance, nor impair pedestrian traffic and/or otherwise create an unsafe condition.

4. An outdoor display shall be in full compliance with all applicable federal and state accessibility standards, including but not limited to, the Americans with Disabilities Act (ADA) as amended.

5. No outdoor display shall contain any moving parts, devices or exhibits.

6. All merchandise or goods displayed shall be properly anchored, secured or stored in such a manner to avoid shifting or movement.

7. Outdoor display areas must be located on a hard-durable surface such as concrete.

8. The use of boxes, crates, pallets or other kinds of shipping containers is prohibited.
9. Vending machines, ice machines, and similar machines which dispense goods, as well as propane tank sales, firewood and similar items shall only be located in the permitted display area.
10. Temporary Structures for Promotional Purposes. Temporary structures, specifically tents, are allowed only for certified nonprofit organizations and must be approved as outlined in Section 2.02.00 of this Code. In addition, such structures are subject to the following:
 - (a) The tent or temporary structure shall be placed only for a maximum time period of 72 hours.
 - (b) A nonprofit organization shall only be granted a maximum of two temporary structure permits within a calendar year.
 - (c) Temporary tents are allowed for farmers markets as part of the site plan development through the permitting process.

D. Exceptions to outdoor storage and display prohibition:

1. In the case of plant nurseries or garden stores, including garden store components of larger retailers, and in addition to the allowance described above in Section 6.11.01(D)(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 Economic Development Corridor Standards.
2. 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.
3. 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.
4. News racks.

- E. Permit Required. An application for an outdoor display permit must be filed and approved by Planning and Development Services prior to any outdoor display of merchandise, goods, or products not covered by the Exceptions in subsection D. above. The permit period will not

exceed one (1) year and must be renewed annually. The following information shall be provided in such application:

1. A dimensioned site plan (drawn to scale) delineating the display area to be permitted showing the public entrance and pedestrian pathways of the business.
 2. Demonstration of ownership or leasehold interest in the property to be occupied by the outdoor display.
 3. If a leasehold interest, written consent of the landlord (or landlord's agent) for the use and location of the outdoor display area(s) to be permitted.
 4. The proposed outdoor display and outdoor display area must be in full compliance with all other requirements of the Walton County Land Development Code.
 5. Said Outdoor Display Area permit must be kept on the business premises and available for inspection at all times.
- F. Farmers Markets as Temporary Uses. For the purposes of this ordinance a "Farmers Market" in the U.S. HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District shall be defined as: A cultural activity where a common facility or area is utilized and local farmers/growers gather on a regular, recurring basis to sell a variety of fresh fruits, vegetables, produce, baked goods, food products, fresh-cut flowers, and plants from independent stands directly to consumers, and consisting of no less than five (5) individual vendors. Items shall not be for resale. Up to 10% of non-food product vendors are allowed.

Farmers Markets as temporary uses shall be permitted provided the following provisions and conditions are met:

1. Permit Requirements:
 - (a) All market locations shall be approved by the Walton County Planning and Development Services appointed designee. All applications must be submitted and approved a minimum of one (1) month preceding the proposed opening date of the market.
 - (b) No farmers market shall be permitted to operate without the approval of the Walton County Planning and Development Services through the Outdoor Event Review process and receiving an annual Farmers Market permit from the Planning and Development Services appointed designee. Farmer's market permits shall be non-transferable and will be required on an annual basis for each farmer's market location. No additional activities are permitted under this temporary use permit.

2. Location:

- (a) Farmers Markets shall only be permitted in commercial centers and approved development projects that contain event or common areas.

3. Operation:

- (a) Each market may operate 3 days per week per location, between the hours of 7 a.m. and 7 p.m.
- (b) Set-up time shall be limited to one (1) hour before operating time and clean-up shall be limited to one (1) hour after closing time.

4. Signage:

- (a) Signage is allowed on an approved reader board on an existing monument sign.
- (b) Two temporary signs as described in Section 6.11.08 (E) shall be allowed.

Section 6.12.04. Access Management Standards within the U.S. HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District.

A. Purpose and Intent.

1. The purpose of this section is to ensure the preservation of US HWY 331 North and State HWY 20 East traffic flow and to protect its function as major evacuation routes through the thoughtful planning of access management. The intent of this section is to create a well-connected multimodal transportation system throughout Walton County, one that promotes responsible and sustainable access, bike routes to regional bikeway connections, ensures new developments provide safe and efficient sidewalks, and considers pedestrian access and experience.

B. Applicability.

1. All new development, excepting single family homes, shall be required to provide joint-use driveways, cross access easements, and/or service roadways for adjacent non-residential and multi-family development.
2. Where the adopted Walton County Mobility Plan provides for service road improvements, the development shall be required to provide connectivity via a service road.
3. Significant Change in Trip Generation - A change in the use of a property, including land, structures or facilities, or an expansion of the size of the structures or facilities causing an increase in the trip generation of the property exceeding 25 percent more trip generation

(either peak or daily) or 100 vehicles per day more than the existing use, shall satisfy the requirements of this section.

C. Requirements.

1. No new or additional access rights will be permitted to properties created as the result of parcel or lot split(s) after the adoption of this section.
2. All land in a parcel having a single tax identification number, as of (date of adoption), fronting on US HWY 331 North and/or State HWY 20 East shall be entitled one (1) access connection on said public right-of-way. When subsequently subdivided, either as metes and bounds parcels or as a recorded plat, the designated parcels therein shall provide access to all newly created lots via the permitted access connection. This may be achieved through subdivision roads, joint and cross access, service roads, and other reasonable means of ingress and egress in accordance with the requirements of this Code. The following standards shall also apply:
 - (a) As a condition of development approval, all development plans must provide for the construction of the section of service road that provides access to the US HWY 331 North and/or State HWY 20 East rights-of-way. This may necessitate an escrow of funds and/or development agreement for future construction.
 - (b) Parcels adjacent to or in close proximity to service roads provided through development or depicted in an adopted Transportation Plan, shall obtain access via the service road.
 - (c) Each development plan shall provide for appropriate stub-outs to support cross access between adjacent parcels.
 - (d) Parcels with large frontages may be permitted more than one access connection at the time of adoption of these requirements provided they are consistent with the applicable connection spacing standards.
 - (e) Existing parcels with frontage(s) less than the minimum connection spacing may not be permitted a direct connection to the thoroughfare under this section where the County Engineer determines alternative reasonable access is available to the site.
 - (f) Additional access connections may be allowed where the property owner demonstrates that safety and efficiency of travel on the right-of-way will be improved by providing more than one access to the site.
3. Access Spacing shall be based upon posted speed limit as per Table 6.12.04.1:

Table 6.12.04.1 Access and Connection Spacing on US HWY 331 North and State HWY 20 East within the Overlay District		
<u>Poste Speed Limit</u>	<u>Connection Spacing</u>	<u>Median Opening Spacing*</u>
<u>< 35 mph</u>	<u>245 feet</u>	<u>660 feet</u>
<u>35 – 45 mph</u>	<u>440 feet</u>	<u>1320 feet</u>
<u>> 45 mph</u>	<u>660 feet</u>	<u>2640 feet</u>

**Median Opening Spacing applies to full movement openings in a non-traversable median.*

- (a) If the access is proposed to have a traffic signal, or will necessitate modifications to an existing traffic signal, a progression analysis shall be required in addition to the warrant analysis. Considerations for approval shall include the through movement functions of the impacted roadway, the functional area of nearby signalized intersections, ability to maintain adequate pedestrian crossing times on cross streets, and the ability to coordinate signals for efficient progression.
- (b) The County Engineer may require auxiliary lanes (e.g., left- or right-turn lanes, bypass lane) where deemed necessary due to traffic volumes or where a safety or operational problem is expected without such a lane.

4. Deviations and Waivers

- (a) If the access spacing standards cannot be achieved, or the standards can be achieved but the applicant wishes to propose an alternative, then the following shall apply:
 - 1) Requests for deviation from access spacing standards under ten percent of the allowable spacing standard or 100 feet, whichever is less, may be authorized by the County Engineer and must be supported by an engineering study that shows the deviation would not create a safety or operational problem on the public right-of-way.
 - 2) Requests for deviation of 10% or more of the allowable standard shall require an access management plan supported by a traffic impact study signed and sealed by a professional engineer registered in the State of Florida, that demonstrates how the public is better served, and not just the applicant or clients or customers, and how the plan ensures safe access and circulation for pedestrians, cyclists, and vehicles.
 - i. The acceptance of any alternative access plans developed in accordance with this section shall be based upon maximum achievement of the purpose and intent of this Section and other applicable Code requirements.
 - 3) Where the existing configuration of properties and driveways in the vicinity of the subject site precludes spacing of an access connection in accordance with this

Section, the County Engineer shall be authorized to waive the spacing requirement if all of the following conditions have been met:

- i. A joint use driveway will be established to serve two or more abutting building sites with cross access easements; and
- ii. The building site is designed to provide cross access and unified circulation with abutting sites; and
- iii. The property owner agrees to close any pre-existing driveways that do not meet the requirements of this ordinance after the construction of both sides of the joint use driveway. The property owner shall enter a written agreement with the County, to be recorded with the deed, indicating any pre-existing driveways on the site to be closed.

- 4) Development sites that cannot be permitted access under this section and that have no reasonable alternative means of access to the public road system will be issued approval for a nonconforming connection and shall be subject to the requirements of Subsection D, below. Conditions shall be included in the permit that may limit access to a specific use, limit the intensity of development on the site, and/or require joint use driveways and cross access easements.

5. Joint and Cross Access

- (a) The Planning and Development Services Director, in coordination with the County Engineer, shall be authorized to require inter-parcel cross access between adjacent developments or to designate cross-access corridors on properties adjacent to US HWY 331 North and/or State HWY 20 East rights-of-way. Such requirement or designation may be made in connection with the approval of any subdivision or site plan within the affected area, or as part of an overall planning program.

- (b) Wherever a cross-access corridor has been designated within the affected area, it shall be designed to provide for mutually coordinated or joint parking, access and circulation systems providing adequate access for customers as well as service and loading vehicles to each commercial site. The cross access corridor should be designed to include the following:

- 1) A continuous service drive or cross access corridor extending the entire length of each block served or at least 1000 feet of linear frontage along the abutting roadway; and
- 2) A design speed of 10 mph and sufficient width for two-way travel aisles designed to accommodate automobiles, service vehicles, and loading vehicles; and
- 3) Stub-outs and other design features to make it visually obvious that the abutting properties may be tied in to provide cross-access via a service drive; and

- 4) Continuous and unobstructed pedestrian pathways for safe pedestrian circulation within and between sites, and
 - 5) Linkage to other cross-access corridors in the area.
- (c) Pursuant to this section, each applicant for subdivision or site plan approval shall provide such easements, agreements and stipulations as may be necessary to be recorded in the public records of Walton County so as to constitute a covenant running with the land, including:
- 1) An easement allowing cross access to and from other properties served by the joint use driveways and cross access or service drive;
 - 2) An agreement that any pre-existing driveways will be closed and eliminated after construction of the joint-use driveway;
 - 3) A joint maintenance agreement defining maintenance responsibilities of property owners that share the unified access and circulation system.
6. Outparcels and Phased Development Plans
- (a) In the interest of promoting unified access and circulation systems, development sites under the same ownership or sites consolidated for the purposes of development or part of phased development plans and comprised of more than one building site shall not be considered separate properties in relation to access management standards. The following requirements shall apply:
- 1) The number of connections permitted shall be the minimum number necessary to provide reasonable access to these properties, not the maximum available for that frontage.
 - 2) All access to outparcels must be internalized using the shared circulation system of the principle development or retail center and designed to avoid excessive movement across parking aisles and queuing across surrounding parking and drive aisles. All necessary easements, agreements, and stipulations required under this Section shall be provided.
 - 3) The owner and all lessees within the affected area are responsible for compliance with the requirements of this code and both shall be cited for any violation.

D. Nonconforming Access.

1. Permitted access connections in place at the time of adoption of this ordinance and that do not meet the standards herein shall be designated as nonconforming and allowed to remain.
2. Nonconforming access features shall be brought into compliance with applicable standards under the following conditions:
 - (a) When new connection permits are needed;
 - (b) When the existing use of the property changes to a land use with greater density or intensity on the site;
 - (c) When substantial enlargements or improvements are proposed; or
 - (d) As reconstruction of the abutting roadway allows.
3. If the principal activity on a property with nonconforming access is discontinued for a consecutive period of 180 days, or discontinued for any period of time without a present intention of resuming that activity, then that property must thereafter be brought into conformity with all applicable connection spacing and design requirements, unless otherwise exempted by this code.

Section 6.12.05. Sign Standards within the U.S. HWY 331 North and State HWY 20 East Economic Development Corridor Overlay Districts.

Sign standards for the U.S. HWY 331 North and State HWY 20 East are found in Section 6.11.08 and are the same as those applied with the U.S. 98 and U.S. 331 Economic Development Corridor Overlay District.

6.12.06. Review of Projects Located within the U.S. HWY 331 North, State HWY 20 East Economic Development Corridor Overlay Districts.

- A. In general, all projects shall comply with the following:
 1. All projects located within the U.S. HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District shall require Design Review Board approval.
 2. A building permit shall not be issued until such time as the project is in full compliance with the Economic Development corridor overlay standards.
 3. Projects shall be reviewed by the designated Planning and Development Services Department Economic Development Corridor Review Specialist for compliance with these standards as part of the technical review.

4. Projects shall be referred to the Design Review Board (DRB) for review and recommendation. Conceptual or preliminary reviews of a project by the Design Review Board before beginning the Development Review process are encouraged. An open forum may be scheduled on an as needed basis to review conceptual and or preliminary design development plans and signage at the end of each monthly meeting of the DRB.
 5. Projects shall not be placed on the Planning Commission agenda until full compliance is certified by the Corridor Review Specialist.
- B. Submittals. All plans must be complete and 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, and grading and drainage. Specific requirements related to the Economic Development Corridor are:
1. 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 Economic Development Corridor buffer area.
 2. Preliminary landscape plan indicating the DBH of the existing trees to remain and the existing trees to be removed. Proposed plant material shall be labeled for size, botanical and common name. Proposed berming shall also be included on this plan.
 3. Floor plans and roof plans at a scale no smaller than 1/8" = 1'-0".
 4. 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.
 5. Full color or color indexed elevations of proposed site signage (tenant/building signs, if any, shall be indicated on the architectural elevations).
 6. Copies of any proposed agreements between adjacent property owners, including agreements for joint use and access easements.
- C. Deviations.
The Design Review Board may permit a deviation from the Economic Development corridor standards provided the following terms and conditions are met:
1. The applicant submits the deviation request in writing explaining the deviation and the specific reason why it is being requested; and
 2. The requested deviation:

- (a) Is the minimum necessary to achieve the applicant's desired result with the proposed project otherwise meeting all other requirements of this Chapter;
 - (b) Does not undermine the visual appearance, continuity, and character of the Economic Development corridor;
 - (c) Contributes to the enjoyment and enrichment of the citizens and visitors of Walton County;
 - (d) Protects and promotes economic values of the affected properties;
 - (e) Exhibits harmonious relationships with the structure itself, and the Economic Development corridor as a whole, by using the principles of skillful design; and
 - (f) Otherwise results in a high quality of development that achieves the intent and purpose of this Chapter.
3. 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 Economic Development corridor from the proposed deviation:
 - (a) Variable buffers, combining land and landscaping
 - (b) Variable setbacks;
 - (c) Placement and effective screening or shielding of site features; or
 - (d) Other innovative site design features that effectively mitigate potential negative impacts.
 4. 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.

Section 6.12.07. Density and Intensity Bonus Programs within the U.S. HWY 331 North and State HWY 20 East Economic Development Corridor.

A. Purpose and Intent.

The purpose of this section is to implement the adopted 331 Economic Development Corridor Plan. The intent is to provide incentive to develop the subject lands in keeping with the adopted Economic Development Corridor standards.

B. Applicability.

Development on lands within the designated US HWY 331 N. and State HWY 20 E. Economic Development Corridor areas may apply for a 25% density and/or intensity bonus and 5% increase in ISR over the base density, intensity and impervious surface ratio of the underlying zoning district, provided the following requirements are satisfied.

1. The land must have one of the following Zoning District designations:
 - (a) Rural Low Density Residential,
 - (b) Rural Residential,
 - (c) Rural Village,
 - (d) Urban Residential,
 - (e) Low Density Residential,
 - (f) Neighborhood Infill,
 - (g) Small Neighborhood,
 - (h) General Commercial, or
 - (i) Neighborhood Commercial.

2. Increases in density above the zoning district's base density or the lowest density on a sliding scale, shall only be granted to lands served by central potable water and sanitary sewer services.

3. Applications requesting density above the zoning district base density, shall provide a compatibility analysis taking into consideration any abutting lands and developments. The analysis shall include but not be limited to the following: impacts caused by increase in density and/or intensity, traffic impacts, heights, design, noise, etc., as well as techniques to mitigate against any potential impacts. This analysis will include impacts to abutting conservation lands.

4. Density: Residential and Mixed-use development located within the designated overlay district may increase the zoning district base density by 25%.
 - (a) Single Family Residential development requesting a density increase and abutting conservation lands and/or lands held under conservation easement shall provide a minimum 25-foot-wide natural vegetative buffer against the shared property line.
 - (b) Multi-family development requesting a density increase and abutting conservation lands and/or lands held under conservation easement shall provide a minimum 35-foot-wide natural vegetative buffer against the shared property line.

5. Intensity: Commercial and Mixed-use development located within the designated overlay district may increase the zoning district base intensity by 25%. Impervious

surface area may be increased by 5% above the base ISR for mixed-use developments only.

(a) Commercial and Mixed-use developments requesting an intensity bonus and abutting conservation lands and/or lands held under conservation easement shall provide a minimum 50-foot-wide natural vegetative buffer against the shared property line.

6. The following encroachments into the buffer areas shall be allowed:

(a) Stormwater management ponds may be placed within the buffer provided any point of encroachment does not exceed 10 foot in depth.

(b) Recreational trails, to include appurtenances such as trail seating, trash receptacles, and trail signage. These allowable structures shall maintain the minimum required primary use setbacks for the development site.

(c) Other recreational/common areas such as parks. No playground or amenity structures may encroach into the buffer. Allowed encroachments may not exceed 10 foot in depth.

Section 6.12.08. Fast Track Incentive Program within the U.S. HWY 331 North and State HWY 20 East Economic Development Corridor Overlay District.

A. Expedited Permitting and Review:

1. All permit requests for workforce/affordable housing projects shall be processed in an expedited manner. The County shall give preference to the review of applications for permit approval for development of affordable housing projects over all other projects requiring the development review process.

2. Targeted Development Fast Track Incentive Program Adopted.

(a) Purpose and Intent. The purpose of this section is to implement the goals, objectives, and policies of the Comprehensive Plan as it relates to growth management within the US HWY 331 North and State HWY 20 East Economic Development Corridor. It is the intent of this section to outlay the fast-track development review process that may be available to targeted development types throughout the designated Economic Development Corridor.

(b) Applicability. All new development and redevelopment within the designated US HWY 331 North and State HWY 20 East Economic Development Corridor, satisfying

the targeted development requirements and standards of Section 6.12 shall be eligible for Fast Track Incentive Program.

3. Targeted Development is defined in this section as consisting of the following:

(a) Development containing a commercial or industrial use component and creating a minimum of five new employment opportunities.

1) Employment Opportunity for the purposes of this section shall mean a full-time equivalent job that qualifies under the Florida Qualified Target Industry Tax Refund Program with a paying wage that is at or above 115% of the Walton County average wage.

(b) Mixed-Use development located along the US HWY 331 North and State HWY 20 East Economic Development Corridor areas having an appropriate mixed-use zoning designation.

1) One of the following zoning designations and special development standards identified below shall be required for applicability in the Fast-Track incentive program for Place Making development.

i. Rural Village – projects greater than 3 acres with a maximum 75% of the development area dedicated to residential use. The remaining 25% must consist of neighborhood commercial uses and/or public recreational uses.

ii. Urban Residential – projects greater than 3 acres with a maximum 75% of the development area dedicated to residential use. The remaining 25% must consist of neighborhood commercial uses and/or public recreational uses.

iii. Small Neighborhood (SN) - projects greater than five (5) acres.

iv. Traditional Neighborhood Development (TND) - projects greater than five (5) acres.

v. Village Mixed Use Center (VMU) - projects greater than three (3) acres.

2) Special Development Standards.

i. Any development seeking fast track review as provided in this section shall demonstrate maximized interconnectivity throughout the site, minimized connections to abutting rights-of-way, cross access with existing development sites and shall provide cross access stub outs for future development where appropriate.

4. Fast Track Incentive Program.

- (c) The Fast Track Review incentive program is designed to expedite review of targeted development projects that satisfy the criteria of this section.
- (d) Projects requesting Fast Track review shall be required to undergo the following review steps:
 - (a) Design Review Board review and approval in conformity with Section 1.10.05 and Section 6.12.06.
 - (b) Minor Development review and approval as per Section 1.13.10 unless a lesser degree of review is applicable.
 - i. The Public Notice requirements shall include Certified Mail Notice prior to TRC.
 - ii. The Director of Planning and Development Services may require additional review and approval processes for any development application, at his or her discretion.
 - (c) Those applicants seeking Fast Track approval of mixed-use developments requiring PUD approval, shall be required to submit a Conceptual Planned Unit Development Master Plan through the Major Development Order review process.
 - i. The Conceptual PUD Master Plan shall be in keeping with the requirements of Section 2.06.02(A).
 - ii. After Conceptual PUD Master Plan approval, only minor development review for the technical components of the proposed development shall be required.

5. Fast Track Incentive Program Request.

- (d) Any development wishing to take advantage of the Fast Track review program identified within this section shall make a written request to the Director of Planning and Development Services. This request shall identify the following:
 - i. The type of development being proposed;
 - ii. The project name, address and parcel identification number(s);
 - iii. A description of the proposed development to include existing and proposed zoning designations, uses, employment figures, wage figures, intensity,

density, number of dwelling units, description of the mixture of uses, and other information as needed by the Director.