

AN ORDINANCE OF WALTON COUNTY, GEORGIA OA21120009

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 5-3-16 and amended as per attached errata dated 12/03/2021

BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF WALTON COUNTY, GEORGIA, and it hereby ordained by the authority of the same, following a duly held and advertised Public Hearing by the Walton County Planning Commission and the Walton County Board of Commissioners to amend the Walton County Land Development Ordinance adopted 5-3-16, as amended as per errata sheet dated 08/03/2021

Errata #1 – Amendment to Article 4, Part 3 Section 160 – Add guidelines for 5 acre lots in A, A1, A2, and R1 with minimum 40’ frontage.

Errata #2 – Amendment to Article 6 to better define campgrounds and RV Parks/Vacation Camps (19)

Errata #3 – Amendment to Article 4, part 2 Section 120 - Open Space Conservation Development Overlay District (OSC) to add minimum lot size

Errata #4 – Amendment to Article 4, Part 2 Section 140 RND guidelines-amendment to Require minimum lot width of 100 ft, minimum lot size of 15,000 sq. ft. And minimum distance between buildings from 20’ to 30’

Adopted by the Walton County Board of Commissioners this February 1, 2022.

David G Thompson, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Rhonda Hawk, County Clerk
Board of Commissioners
Walton County, Georgia

Chris Atkinson
County Attorney
Walton County, Georgia

PC ACTION 1/6/2022

1. Amendment: OA21120009 – Amendment to Walton County Land Development Ordinance per Errata Sheet dated 12/03/2021.

Errata #1 – Amendment to Article 4, Part 3 Section 160 – Add guidelines for 5 acre lots in A, A1, A2, and R1 with minimum 40’ frontage.

Errata #2 – Amendment to Article 6 to better define campgrounds and RV Parks/Vacation Camps (19)

Errata #3 – Amendment to Article 4, part 2 Section 120 - Open Space Conservation Development Overlay District (OSC) to add minimum lot size

Errata #4 – Amendment to Article 4, Part 2 Section 140 RND guidelines-amendment To require minimum lot width of 100 ft, minimum lot size of 15,000 sq. ft. And minimum distance between buildings from 20’ to 30’

Speaking: Charna Parker, Director, Walton County Planning & Development, read the seven Errata’s and there were no objections. The Planning Commission recommends approval.

Proposed Amendments to Walton County Land Development Ordinance adopted 05-03-2016

Errata Sheet dated 12-03-2021

No.	Article	Part	Section	Change
1	4	3	160	Add guidelines for 5 acre lots in A, A1, A2 and R1 with minimum 40' frontage
2	6			Amend Article 6 to better define campgrounds and RV Parks/Vacation Camps
3	4	2	120	Amendment to Section 120 - Open Space Conservation Development Overlay District (OSC) to add minimum lot size
4	4	2	140	Amend RND guidelines to - Amendment to require minimum lot width of 100 ft., minimum lot size of 15,000 sq ft and minimum distance between buildings from 20' to 30'

Errata #1 Amend Article 4 part 3 Section 160

Section 160 Minimum Lot Size and Maximum Lot Coverage

1. Facility - Public Sewer and Public Water

Land Development District and Type of Dwelling	Minimum Lot Area (Square Feet)*	Minimum Lot Size per Dwelling Unit (Square Feet)**	Minimum Lot Width (Feet)***	Maximum Impervious Surface (%)
A Agricultural	5 ac	5 ac	300	15
A1 Single-Family	43,560 (1 ac)	43,560 (1 ac)	100	15
A2 Single-Family	32,670 (3/4 ac)	32,670 (3/4 ac)	100	15
R1 Single-Family	21,780	21,780 (7-6-04)	100	40
R2 Two-Family	30,000	15,000	100	40
R3 Multi-Family	10 ac.	1/6 acre	150	40
MHP Per Unit	20 ac.	17,000.	100	25
O-I	15,000	NA	100	75
B1	15,000	NA	100	75
B2	15,000	NA	100	75
B3	15,000	NA	100	75
M1	15,000	NA	100	75
M2	15,000	NA	100	75

2. Facility - Public Sewer and Well

Land Development District and Type of Dwelling	Minimum Lot Area (Square Feet)*	Minimum Lot Size per Dwelling Unit (Square Feet)**	Minimum Lot Width (Feet)***	Maximum Impervious Surface (%)
A Agricultural	5 ac	5 ac	300	15
A1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	150	15
A2 Single-Family	87,120 (2 ac)	87,120 (2 ac)	150	15
R1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	150	40
R2 Two-Family	87,120 (2 ac)	43,560 (1 ac)	150	40
R3 Multi-Family	NA	NA	NA	NA
MHP	87,120 (2 ac)	87,120 (2 ac)	100	25
O-I	25,500	NA	100	75
B1	25,500	NA	100	75
B2	25,500	NA	100	75
B3	25,500	NA	100	75
M1	25,500	NA	100	75
M2	25,500	NA	100	75

**See district for restrictions on subdivisions.

*** The minimum lot width shall be measured at the minimum required front setback. For lots located on cul-de-sacs or eyebrows, the minimum lot width at the minimum required front setback line shall not be not less than fifty (50) feet. The minimum road frontage for all lots shall be forty (40) feet. (5-2-06)

***Lots 5 acres or larger shall be allowed in the A, A1, A2 and R1 zoning districts with a minimum 40' frontage on an existing county road. The required front, side and rear yard setbacks will be measured at the point where the lot widens into the buildable area,**

3. Facility – Septic Tank and Public Water

Land Development District and Type of Dwelling	Minimum Lot Area (Square Feet)*	Minimum Lot Size per Dwelling Unit (Square Feet)**	Minimum Lot Width (Feet)***	Maximum Impervious Surface (%)
A Agricultural	5 ac	5 ac	300	15
A1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	150	15
A2 Single-Family	65,340 (1.5 ac)	65,340 (1.5 ac)	150	15
R1 Single-Family	43,560 (1 ac)	43,560 (1 ac)	150	40
R2 Two-Family	43,560 (1 ac)	21,780 (0.5)	150	40
R3 Multi-Family	NA	NA	NA	NA
MHP	43,560 (1 ac)	43,560 (1 ac)	150	25
O-I	25,500	25,500	100	75
B1	25,500	25,500	100	75
B2	25,500	25,500	100	75
B3	25,500	25,500	100	75
M1	25,500	25,500	100	75
M2	25,500	25,500	100	75

4. Facility - Septic Tank and Well

Land Development District and Type of Dwelling	Minimum Lot Area (Square Feet)*	Minimum Lot Size per Dwelling Unit (Square Feet)**	Minimum Lot Width (Feet)***	Maximum Impervious Surface (%)
A Agricultural	5 ac	5 ac	300	15
A1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	200	15
A2 Single-Family	87,120 (2 ac)	87,120 (2 ac)	200	15
R1 Single-Family	87,120 (2 ac)	87,120 (2 ac)	200	40
R2 Two-Family	87,120 (2 ac)	43,560 (1 ac)	200	40
R3 Multi-Family	NA	NA	NA	NA
MHP	87,120 (2 ac)	87,120 (2 ac)	200	25
O-I	25,500	25,500	100	75
B1	25,500	25,500	100	75
B2	25,500	25,500	100	75
B3	25,500	25,500	100	75
M1	25,500	25,500	100	75
M2	25,500	25,500	100	75

**See district for restrictions on subdivisions.

*** The minimum lot width shall be measured at the minimum required front setback. For lots located on cul-de-sacs or eyebrows, the minimum lot width at the minimum required front setback line shall not be not less than fifty (50) feet. The minimum road frontage for all lots shall be forty (40) feet. (5-2-06)

***Lots 5 acres or larger shall be allowed in the A, A1, A2 and R1 zoning districts with a minimum 40' frontage on an existing county road. The required front, side and rear yard setbacks will be measured at the point where the lot widens into the buildable area.**

Errata #2 Amend Article 6 to better define campgrounds and RV parks/Vacation Camps

Recreational ~~Vehicle~~—Parks and Vacation Camps Campgrounds, Private (19)

NAICS 721214 Recreational and vacation camps comprises establishments primarily engaged in operating overnight recreational camps, such as children's camps, family vacation camps, hunting and fishing camps, and outdoor adventure retreats, that offer trail riding, white water rafting, hiking, and similar activities. These establishments provide accommodation facilities, such as cabins and fixed campsites, and other amenities, such as food services, recreational facilities and equipment, and organized recreational activities.

- A. The number and location of access drives shall be controlled for traffic safety and protection of surrounding properties; no camping or trailer space shall be designed for direct access to a street outside the boundaries of the park, and the principal interior access drives shall be at least 30 feet in width, dust free or treated to reduce dust.
- B. The minimum area for a trailer or camping site shall be maintained in accordance with the approved plan and with corners of each site visibly marked and numbered by a permanent marker.
- C. The park or campground shall be surrounded by a landscaped strip of open space 100 feet wide along the street frontage and 50 feet wide along all lot lines.

D. Proper provision shall be made for storage and refuse collection. Water and sanitary facilities, if provided, shall be subject to approval by the Walton County Health Department.

E. No camp patron shall be allowed to maintain and/or use the camping site or facilities of any camp permitted under this Section for a period longer than 90 days in any one calendar year.

Recreational Vehicle Park and Campgrounds(19)

NAICS 721211 Recreational Vehicle Parks and Campgrounds comprises establishments primarily engaged in operating sites to accommodate campers and their equipment, including tents, tent trailers, travel trailers, and RVs (recreational vehicles). These establishments may provide access to facilities, such as washrooms, laundry rooms, recreation halls, playgrounds, stores, and snack bars. Example of uses Campgrounds, campsites, RV and travel trailer campsites.

A. Recreational Vehicle Parks. In any district where recreational vehicle parks are permitted, the applicant shall submit a layout of the park subject to the following conditions:

1. No recreational vehicle park shall be located except with direct access to a county, state or federal highway, with a minimum lot width of not less than fifty feet for portion used for entrance and exit. No entrance or exit shall be through a residential district, or shall require movement of traffic from the park through a residential district.
2. The minimum lot area per park shall be five (5) acres.

3. The park shall be surrounded by a landscaped strip of open space 100 feet wide along the street frontage and 50 feet wide along all lot lines

4. Spaces in recreational vehicle parks may be used by recreational vehicles provided they meet any additional laws and ordinances of the County and shall be rented by the day or week only, and a recreational vehicle occupying the same space shall remain in the same park for a period of not more than **thirty** days.

B. Management headquarters, recreational facilities, toilets, showers, laundry facilities and other uses and structures customarily incidental to operation of a park are permitted as accessory uses in any district in which parks are allowed, provided:

1. Such establishments and the parking area primarily related to their operations shall not occupy more than ten (10) percent of the area of the park.
2. Such establishments shall be restricted in their use to occupants of the park.
3. Such establishments shall present no visible evidence of their commercial character that would attract customers other than occupants of the park.

F. No space shall be so located that any part intended for occupancy for sleeping purposes shall be within eighty (80)

feet of the right-of-way line of any county, state or federal road.

G. In addition to meeting the above requirements, the recreational vehicle park site plan shall be accompanied by a certificate of approval of the Walton County Health Department.

Errata # 3 - Section 120 Open Space Conservation Development Overlay District (OSC)

A. Types of OSC Developments

The following types of Open Space Conservation (OSC) Developments are authorized as overlay districts in A1, A2 or R1 districts only by these regulations. They shall contain no less than five (5) lots with minimum land area for the district as follows:

1. Without shopping facilities: Ten (10) acres.
2. With shopping facilities: One hundred (100) acres.

B. General Design Standards

1. The streets shall be designed and located in such a manner as to maintain and preserve natural topography to minimum cut and fill. The Director shall approve street grade.
2. The development shall maintain or create a buffer of natural vegetation of at least fifty (50) feet in width adjacent to perennial streams, surface waters and wetlands.
3. A one hundred (100) foot non-buildable buffer is required along the road frontage of existing streets to screen homes from the existing public road. A fifty (50) foot transitional buffer is required around the perimeter except where property abuts a residential subdivision. (10-4-05) If the buffer is provided within the required setback it shall not be included in the required open space.
4. Density:

For lots serviced by septic:

- a. In A1 districts the density shall not exceed one (1) unit per 2 acres. The minimum lot size shall be 25,500 sq. ft. and depend upon approval of the Health Department.
- b. In A2 districts the density shall not exceed one (1) unit per 1.5 acres. The minimum lot size shall be 25,500 sq. ft. and depend upon approval of the Health Department.
- c. In R1 districts the density shall not exceed one (1) unit per 1.0 acre. The minimum lot size shall be 25,500 sq. ft. and depend upon approval of the Health Department.

For lots serviced by Sewer:

- a. In A1 districts the density shall not exceed one (1) unit per 1 acre. The minimum lot size shall be 15,000 sq. ft.
- b. In A2 districts the density shall not exceed one (1) unit per $\frac{3}{4}$ acre. The minimum lot size shall be 15,000 sq. ft.

c. In R1 districts the density shall not exceed one (1) unit per ½ acre. The minimum lot size shall be 15, 000 sq .ft.

Errata #4 Article 4 Section 140 RND guidelines-amendment to require minimum lot width of 100 ft., minimum lot size and minimum distance between buildings from 20' to 30'

Section 140 Residential Neighborhood Development Overlay District (RND)

The purpose and intent of the Board of Commissioners in establishing the RND Residential Neighborhood Development Overlay District is to establish a zoning district classification which promotes the public health, safety, and general welfare by permitting greater flexibility in site planning and building arrangements under a unified plan of development rather than lot-by-lot regulation, consistent with the policies and intent of the Walton County Comprehensive Plan and Land Development Ordinance and Subdivision Regulations. The RND Overlay District shall be permitted within the R1 zoning districts that are served by public water and sewer. The Residential Neighborhood Development Overlay District is intended to encourage:

1. A quality residential environment in close proximity to a major employment center.
 2. More diversity in residential patterns;
 3. Creativeness and innovation in land planning;
 4. Quality development of attractive and cohesive design;
 5. Respect for natural resources and environmental constraints,
 6. Conservation of open space,
 7. Provision of adequate public facilities and services; and
 8. Amenities to serve the recreational, educational, and social needs of residents in order to create a more self-sufficient community
8. Minimum yard requirements for buildings within a Residential Neighborhood Development Overlay District:
- a. Front yard: 22 feet
 - b. Side Yard: 7.5 feet
 - c. Rear yard: 20 feet.

d. Minimum lot width 100'

9. Minimum spacing between buildings containing attached single-family residences and multi-family dwellings:
 - a. The front or rear face of a dwelling unit shall be not less than fifty (50) feet from the front or rear face of another dwelling unit. The unattached side face of a single-family attached building shall be not less than ~~twenty (20)~~ thirty (30) feet from the side face of another such building and not less than forty (40) feet from the front or rear face of another such building or unit.
 - b. No dwelling unit shall be situated so as to face the rear of another dwelling unit closer than fifty (50) feet away unless terrain differences or screening will provide effective visual separation.
10. Maximum Height of Buildings: The maximum height of buildings shall be thirty-five (35) feet.
11. Maximum Lot Coverage: Lot coverage for individual lots within a Residential Neighborhood Development Overlay District shall not exceed 60 percent.
12. Minimum Dwelling Unit Size Requirements: The minimum size of any dwelling unit in a Residential Neighborhood Development Overlay District shall be as follows:
 - a. Single-family attached or detached dwelling: Minimum of two thousand (2,000) square foot ranch; twenty-four hundred (2,400) square foot 2-story heated area.
13. Phasing of Projects
 - a. Development within the Residential Neighborhood Development Overlay District may be phased.
 - b. In all cases where a project is to be phased, each phase of the project shall contain the required parking spaces, recreation space, landscaping, and utilities required for that phase.
 - c. When developed in phases, all open space shall be shown in Phase 1.

F. Property Development Standards

The following standards shall apply to each application for the Residential Neighborhood Development Overlay District classification:

1. Minimum Size Tract: All applications for the Residential Neighborhood Development Overlay District designation shall be for a tract of land having a gross area of not less than 30 acres.

2. Density: Developments in a Residential Neighborhood Development Overlay District may not exceed a density of 2 dwelling units per gross acre of land. Minimum lot size shall be 15,000 square feet.

3. Street Trees shall be prohibited within any rights-of-way to be dedicated to Walton County. (10-2-18)