

ORDINANCE 2024- 34

AN ORDINANCE RELATING TO WALTON COUNTY, FLORIDA; AMENDING ORDINANCE 2018-28 AS AMENDED; AMENDING THE ZONING DISTRICTS AS DEPICTED IN THE ATTACHED MAPS; APPROVING THE AMENDMENTS TO THE OFFICIAL ZONING MAP OF THE LAND DEVELOPMENT CODE AS DEPICTED IN THE ATTACHED MAPS; AMENDING THE TEXT OF THE POINT WASHINGTON NEIGHBORHOOD PLAN, APPENDIX C, NP-5 TO THE LAND DEVELOPMENT CODE; AMENDING ORDINANCE 1990-15 AS AMENDED; AMENDING THE FUTURE LAND USE MAPS OF THE WALTON COUNTY COMPREHENSIVE PLAN; CHANGING THE LAND USE CLASSIFICATIONS; REPEALING ALL ORDINANCES IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY AND CONFLICTS; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING FOR LIBERAL INTERPRETATION; PROVIDING FOR MODIFICATIONS; PROVIDING FOR CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Legislature of the State of Florida has, in Chapter 125, Florida Statutes, delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizens; and

WHEREAS, Chapter 163, Florida Statutes, establishes the Local Government Comprehensive Planning and Land Development Regulation Act; and

WHEREAS, Chapter 163, Florida Statutes, requires local governments desiring to revise their comprehensive plans to prepare and adopt comprehensive plan amendments; and

WHEREAS, pursuant to Section 163.3184, Florida Statutes, the Walton County Planning Commission and Board of County Commissioners have held public hearings with due public notice and received public comments concerning the subject map amendment to the Comprehensive Plan; and

WHEREAS, the Walton County Board of County Commissioners adopted Ordinance No. 2011-60 adopting the Point Washington Neighborhood Plan as an appendix to the Walton County Land Development Code;

WHEREAS, Chapter 8 of the Walton County Land Development code provides for a process whereby established neighborhood plans can be amended and said process was followed,

WHEREAS, after due public notice having been provided, the Walton County Planning Commission held a public hearing on November 12, 2024, to consider the proposed amendment to its comprehensive plan and official zoning maps, in accordance with Section 163.3184, Florida Statutes; and Section 125.66; and

WHEREAS, after due public notice having been provided, the Walton County Board of County Commissioners held a public hearing on December 19, 2024, to consider the adoption of the proposed amendment to its comprehensive plan and official zoning maps, in accordance with Section 163.3184, Florida Statutes; and Section 125.66; and

WHEREAS, the Walton County Board of County Commissioners considered all oral and written comments received during such public hearings, including the data and analyses provided for this amendment, the recommendations of the Planning Commission; and

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Walton County, Florida, as follows:

SECTION I. PURPOSE AND INTENT.

This Ordinance is hereby enacted to carry out the purpose and intent of, and exercise the authority set out in, the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes, as amended.

SECTION II. FUTURE LAND USE MAP AND OFFICIAL ZONING MAP AMENDMENTS.

The Board of County Commissioners hereby adopts the attached amendments (Attachment A) to the Comprehensive Plan Future Land Use Map and the Land Development Code Official Zoning Map, including the revised Point Washington Neighborhood Plan Overlay District which will be updated consistent with the action of the Board of County Commissioners as set forth in this Ordinance.

SECTION III. TEXT AMENDMENTS TO THE LAND DEVELOPMENT CODE.

The Board of County Commissioners hereby adopts the attached (Attachment B) revised Point Washington Neighborhood Plan as Appendix C, NP-5 to the Land Development Code and repeals the previous version of the Point Washington Neighborhood Plan which will be updated consistent with the action of the Board of County Commissioners as set forth in this Ordinance.

SECTION IV. CONFLICT WITH OTHER ORDINANCES OR CODES.

All Ordinances or parts of Ordinances of the Code of Ordinances of Walton County, Florida, in conflict with the provisions of this Ordinance are hereby repealed to the extent of such conflict.

SECTION V. SEVERABILITY.

Should any word, phrase, sentence or section of this Ordinance be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then such shall be severed from this Ordinance, and the remainder of the Ordinance shall remain in full force and effect.

SECTION VI. SCRIVENER'S ERRORS.

It is the intention of the Board of County Commissioners of Walton County, Florida and it is hereby provided that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of Walton County, Florida and to that end, the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section" or "article" or other appropriate designation. Additionally, corrections of typographical errors which do not affect the intent of this Ordinance may be authorized by the County Attorney without public hearing, by filing a corrected or recodified copy with the Clerk of Courts.

SECTION VII. ORDINANCE TO BE LIBERALLY CONSTRUED.

This ordinance shall be liberally construed in order to effectively carry out the purposes hereof which are deemed not to adversely affect public health, safety, or welfare.

SECTION VIII. MODIFICATIONS.

It is the intent of the Board of County Commissioners of Walton County, Florida, that the provisions of this ordinance may be modified as a result of considerations that may arise during a public hearing. Such modifications shall be incorporated into the final version of the ordinance adopted by the Board.

SECTION IX. EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be the date the state land planning agency posts a notice of intent determining that this amendment is in compliance. If the amendment is timely challenged, or if the state land planning agency issues a notice of intent determining that this amendment is not in compliance, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or development dependent on this amendment may be issued or commence before it has become effective.

Duly enacted, by the Board of County Commissioners of Walton County, Florida at a regularly scheduled public hearing on the 19th day of December, 2024.



BOARD OF COUNTY COMMISSIONERS
WALTON COUNTY, FLORIDA

Attest:

Melissa Owens

for

Alex Alford
Clerk of Court and County Comptroller

By: *Donna Johns*

Donna Johns, Chair
Board of County Commissioners

24-34

ORDINANCE No. ~~XXXXX~~

APPENDIX A

~~POINT WASHINGTON NEIGHBORHOOD PLAN~~

~~I. INTRODUCTION~~

~~The primary purpose of this Neighborhood Plan is to preserve the unique heritage of Point Washington, Florida, one of the oldest settlements in Walton County (circa 1880). The Neighborhood Planning Group aims to gather, preserve and share accurate historical information about the community and to insure compatibility for future development. In order to achieve this purpose the Neighborhood Plan has established the development standards contained within this document. See boundary map attached as Exhibit 1.~~

~~II. EXISTING DEVELOPMENT PATTERN~~

~~The neighborhood consists of approximately 112 acres and includes approximately 62 parcels. Twenty of those parcels have historic significance dating back to the 1880's (See Exhibit 1). Most parcels consist of 1/2 acre lots with single family homes. This area also includes Eden State Park, two churches, a cemetery, three schools with preschool facilities, and a few businesses.~~

~~III. DEVELOPMENT STANDARDS~~

~~The Point Washington Neighborhood Planning Area in Historic Point Washington is a mixed use district focusing on preserving the historical character of the Eden Gardens State Park and the surrounding community. The Neighborhood Planning Area for Point Washington consists primarily of approved development projects that are vested or built out, or lots less than 1/4 acre in existence prior to acceptance of the Neighborhood Plan.~~

~~A. Density and Intensity—Unless specified otherwise on a previously approved plat or development order, the residential density within the Neighborhood Planning Area shall be no more than the density allowed by the Walton County Comprehensive Plan and individual parcel Future Land Use Map designations existing on the date of adoption of this plan by the Walton County Board of County Commissioners, providing allowances for infrastructure needs, and for the clustering of lots for the purpose of tree preservation. Residential units shall be designed to meet the setback requirements of the Walton County Land Development Code. Accessory structures and home occupations are allowed and must meet requirements in accordance with the Land Development Code.~~

~~Neighborhood commercial, live/work units and/or public uses are allowed in this plan as permissible within future land use categories. Live/work units should be designed to fit within the scale of the land and be compatible with adjacent neighborhood uses and the overall Point Washington historical character. Neighborhood commercial is intended to promote alternative forms of pedestrian and vehicular mobility by permitting a limited type of business and neighborhood commercial use in the Point Washington Neighborhood Planning Area, while minimizing the impact on residential areas. The Neighborhood commercial use and live/work unit intensity shall not exceed a floor area ratio of 0.50 and impervious surface ratio of 0.60 of the total land area of the parcel(s) proposed for development as Walton County Land Development Code. All parking for neighborhood commercial _____ and live/work units must be located within the property boundaries and must be contained off of road _____ right of ways or easements.~~

~~B. Tree Protection—No property owner, builder, contractor, landscaper, business, firm or other~~

legal entity shall remove, destroy, or damage a protected tree located in the Point Washington Neighborhood Plan area without first obtaining a clearing permit from Walton County Planning and Development Services. The following requirements shall apply to the removal of protected trees:

1.— **Protected Trees**—A “protected tree” is any Live Oak (*Quercus virginiana*), Southern Magnolia (*Magnolia grandiflora*) or Long Leaf Pine (*Pinus palustris*) with a diameter at breast height of eighteen (18) inches or more.

2.— **Exemptions**—Tree protection requirements shall not apply under the following circumstances and conditions:

- a. **Single Family Dwellings**—The construction, location, or placement of single family dwellings and customary accessory uses when protected trees are located within ten (10) feet of the actual building or structure “footprint”.
- b. **Development**—The intended allowable use of the site cannot be reasonably developed in accordance with the Land Development Code because protected trees are located within areas necessary for any structure or infrastructure purposes.
- c. **Utility Operations**—Excavation, tree pruning and removals by duly constituted communication, water, sewer, electrical or other utility companies or federal, state, or county agencies, or engineers or surveyors working under a contract with such utility companies or agencies shall be exempt, provided the activity is limited to those areas necessary for maintenance of existing lines or facilities or for construction of new lines or facilities in furtherance of providing utility service to its customers, and provided further that the activity is conducted so as to avoid unnecessary removal. Specifically for CHELCO overhead power lines, clearing from ground to sky, 10 foot on either side of the pole line is required for maintenance of existing lines or facilities or for construction of new lines or facilities. All pruning and trimming shall be done in accordance with National Arborist Association Standards. Written notice of the areas where authorized work is anticipated shall be provided to Planning and Development Services prior to the work, except that when the work is needed to restore interrupted service under emergency conditions, no prior notice is required.
- d. **Rights of Way**—The clearing of a path for existing or new roadway rights of way, provided that the rights of way are for existing roadways that are built in conformance with County standards or for new roadways that will be built in conformance with County standards. The width of the path shall not exceed the right of way width standards for each type of roadway established in this Code.
- e. **Nuisance Trees**—All trees listed on the Florida Exotic Pest Plant Council’s List of Invasive Species or the Florida Department of Agriculture and Consumer Services, “Noxious Weeds” rule in Section 5B-57, F.A.C.
- f. **The tree is diseased, insect ridden, or weakened by age, abuse, storm or fire and is likely to cause injury or damage to people, buildings or other improvements.**

3.— **Reparations**—Protected trees that are removed without obtaining a clearing permit or meeting the exemptions in subsection 2 above shall be replaced at the expense of the developer or property owner. Removed protected trees shall be replaced with the same species of trees and having a total combined caliper the same as that of the removed tree(s).

C. **Short Term Rentals**—Are permitted but must operate in a manner that respects the quiet enjoyment of the surrounding residential areas. All parking must be off of right of ways and road easements, and parked to the rear the building when possible.

D. **Signage**—Signs within the Point Washington Neighborhood Plan area shall conform to Walton County Land Development Code Chapter VII and Chapter XIII, the Route 30 A Scenic Corridor.

E. Parking Requirements for New Construction

1. In addition to meeting the requirements of the Walton County Land Development Code, all residential construction in the Point Washington Neighborhood Plan authorized by building permits dated after the date of the adoption of this ordinance shall comply with the off-street parking requirements established and incorporated herein by the Point Washington Neighborhood Plan Off-street Parking Requirements Chart.
2. Parking requirements imposed for residential construction shall be met completely within the property boundary lines where the structure is located.
3. Project Specific Waiver of General Requirements. Where the Planning Director determines, upon request of an applicant and review of supporting data provided by the applicant, that the number of spaces generally required by this section is excessive for a specific proposed project, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved and available for conversion to parking area in the future should the County find those spaces are needed, and further provided:
 - a. The owner of the land upon which such parking is being reserved shall enter into a written parking agreement with the County, ensuring that the reserved parking area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the off-street parking facilities are required.
 - b. This parking agreement shall be in a form acceptable to the County and shall be recorded in the Public Records of Walton County at the expense of the benefiting owner.

F. Point Washington Neighborhood Plan Off-street Parking Requirements Chart

Residential Structures	Square footage requirements indicated herein shall be determined by the heated and/or cooled space of the structure, exclusive of porches, decks and patios.
Up to 1500 sq. feet	2 parking spaces
1501-2000 sq. feet	3 parking spaces
2001-2500 sq. feet	4 parking spaces
2501-3000 sq. feet	5 parking spaces
3001--3500 sq. feet	6 parking spaces
3501--4000 sq. feet	7 parking spaces
4001--4500 sq. feet	8 parking spaces
4501 sq. feet or more	2 additional parking spaces for each 500 sq. ft. above 4501 sq. ft.

Note: In calculating the required parking spaces for a structure, each application for a building permit shall be accompanied by a written certification by a licensed architect or other qualified professional that establishes the exact square footage of the building being permitted.

Commercial Structures	
Restaurant	One (1) space for every three (3) seats at booths and tables, plus one (1) space for each two (2) counter seats, plus one (1) space for each two (2) employees on the largest shift. This applies to all indoor and outdoor seating.

Exhibit 1 – Point Washington Neighborhood Planning Area Map



Point Washington Neighborhood Plan Area

-  Streets
-  Pt Washington NPA (Proposed)
-  Parcels

Points of Interest

1. Bay Elementary
est. 1938
2. Post Office
ca. 1940's
3. Strickland House
ca. 1890's
4. Eden State Gardens
ca. 1890
5. W.H. Butler House
ca. 1920
6. Bullard & Butler Store
ca. 1920's
7. Bert Butler House
ca. 1920
8. Board & Batten Lean-to
9. Honey Co-op
10. Aaron House
ca. 1935
11. Bullard House
ca. 1880's
12. Hill/Michenor House
ca. 1900
13. School Well
14. Burlison House
15. Ferry Landing
16. Wise House
ca. 1880's
17. Well House
ca. 1930's
18. Methodist Church
ca. 1894
19. Old Post Office
abandon ca. 1940's
20. Cornerstone Church
ca. 1943

0 145 290 580
Feet

Walton County Planning/Development Services
This GIS data is not a legal representation of
the features depicted; any assumption of the
legal status of this data is hereby disclaimed.
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**POINT WASHINGTON NEIGHBORHOOD PLAN – APPENDIX C NP-5 to THE WALTON COUNTY
LAND DEVELOPMENT CODE**

I. INTRODUCTION

The primary purpose of this Neighborhood Plan is to preserve the unique heritage of Point Washington, Florida, one of the oldest settlements in Walton County (circa 1880). The Neighborhood Plan for the Point Washington community aims to preserve historic structures, neighborhood character, and unique development patterns within the community to insure future development compatibility.

II. POINT WASHINGTON NEIGHBORHOOD PLAN OVERLAY DISTRICT

The Point Washington Neighborhood Plan shall serve as an overlay to the Official Zoning Map for the properties identified on the Neighborhood Plan Boundary Map included as Exhibit 1. All development standards included within this document shall apply in addition to the development standards found elsewhere in the Land Development Code. Whenever a *specific or conflicting* standard is included within this neighborhood plan, the neighborhood plan standard shall supersede similar standards found elsewhere in the Land Development Code.

III. EXISTING DEVELOPMENT PATTERN

The neighborhood consists of approximately 112 acres and includes approximately 62 parcels. Twenty of those parcels have historic significance dating back to the 1880's (See Exhibit 1). Most parcels consist of 1/2 acre lots with single family homes. This area also includes Eden Gardens State Park, two churches, a cemetery, three schools with preschool facilities, and a few businesses.

IV. LAND USE WITHIN THE POINT WASHINGTON NEIGHBORHOOD PLAN

Generally:

- A. Density Bonuses not Applicable. Density Bonuses as provided for in Section 2.05.00 are not applicable in the Point Washington Neighborhood Plan Area. The following zoning districts only are applicable within the Point Washington Neighborhood Plan Overlay District.
- B. Amendment of the Neighborhood Plan not required for certain land use changes. Owners of Neighborhood Plan area properties that are designated Mixed Use on the Future Land Use Map and that are zoned Point Washington Traditional Neighborhood Development on the Official Zoning Map may petition the County to change the Future Land Use Map to either Conservation Residential or Residential and to Change the Official Zoning Map to Conservation Residential 2:1; 1:1, 1:2.5 or Low Density Residential 1/0.5 without amending this Neighborhood Plan as described in Chapter 8 of the Land Development Code. These land use change request shall only require approval by the Board of County Commissioners.

Point Washington Neighborhood Infill (PW NI)

This district is designed to facilitate compatible development of unplatted or vacant parcels within areas where the majority of the adjacent or surrounding land has been developed.

A. Primary Uses Allowed:

- 1. Single family residential, detached shall be governed by Section F.
- 2. Single family residential, attached shall be governed by Section F.
- 3. Short term vacation rental units, detached shall be governed by Section F.
- 4. Parks and passive recreation uses shall be governed by Section F.
- 5. Live/work uses shall be governed by Section F.
- 6. Artisanal uses shall be governed by Section F.
- 7. Neighborhood commercial uses shall be governed by Section F.

B. Accessory Uses and Structures Allowed:

- 1. Accessory structures and uses in connection with any lawfully existing primary use.

C. Conditional Uses Allowed:

1. Civic uses subject to the special development standards found within subsection G below.

D. Residential Density Allowed:

1. Densities ranging from two (2) dwelling units per one (1) acre up to eight (8) dwelling units per one (1) acre, subject to Section G.

E. Nonresidential Intensity Allowed:

1. Non-residential Intensity allowed: A maximum FAR of 0.50 (50%) and a maximum ISR of 0.60 (60%).

F. Special Development Standards:

New development must show its compatibility with the neighborhood it infills, including the neighborhood's ultimate size, boundary, and center, and shall be functionally related to the existing pattern of development for that neighborhood and be compatible with any existing development plan. The density and intensity of the proposed development must be compatible with the surrounding densities and intensities through comparable density or intensity or design. In order to determine the compatibility of the proposed development with the adjacent land uses, buildings, structures, developments, and the surrounding neighborhood; the following shall be considered:

- a) The predominant features of the surrounding neighborhood as defined by building orientation, building setbacks, building heights, and general building type, materials, architectural features, and style;
- b) That the proposed development complements the fundamental development pattern of the surrounding neighborhood, considering lot area, lot dimensions, and lot configuration, as well as the pattern and spacing of lots and orientation of buildings;
- c) That the proposed development is consistent with the extent, design, and location of parking, parking access drives, service areas, outside storage, landscaping, and other site features of the surrounding neighborhood, including but not limited to setbacks, buffers, fences, wall, and open space;
- d) That the hours of operation of proposed non-residential development will be compatible with the hours of operation of the surrounding non-residential uses, if applicable;
- e) That the proposed development will not create adverse impacts from noise, smoke, exhaust, emissions, dust, lighting, vibration, or odors that are detrimental to the reasonable use or quiet enjoyment of existing development in the surrounding neighborhood; and

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- f) The County may require that any or all of the following techniques be used in a proposed development to wholly or partially mitigate incompatible impacts:
- a. Variable buffers, combining land and landscaping to achieve adequate separation of uses, appropriate open space, reduction of potential noise, light, glare, and/or pollution, and screening of physical features of a proposed development;
 - b. Variable setbacks, based upon degree of difference in proposed density, intensity, scale, mass, or height;
 - c. Placement and effective screening or shielding of site features such as lights, signs, dumpsters, loading areas, parking areas, outdoor storage, or other features with potential negative impacts;
 - d. Effective transitions of on-site densities, intensities, scale, mass, or height;
 - e. Other innovative site design features that effectively achieve compatibility and effectively mitigate potential negative impacts.
- g) Live/work units should be designed to fit within the scale of the land and be compatible with adjacent neighborhood uses and the overall Point Washington historical character. Live/ work use intensity shall not exceed a floor area ratio of 0.50 and impervious surface ratio of 0.60 of the total land areas of the parcel(s).
- h) Neighborhood commercial uses shall only be permitted on parcels of land with at least 40 feet of frontage on CR 395.

Point Washington Traditional Neighborhood Development (PW TND)

This district provides for flexibility in design that will create vibrant walkable, accessible, and distinctive neighborhoods with densities and intensities that can support transit-oriented development and multimodal transportation alternatives. This district is intended to allow for traditional neighborhood design including a mix of residential types and non-residential uses relating to integrated public space such as towncenters and public squares. The intent of the category is to allow compact, human scale development with varying residential types, lot sizes, and lot dimensions with supporting neighborhood and general commercial uses, civic uses, and public uses. New developments within this district shall create and utilize a form-based code or urban

design code and utilize the PUD process in order to achieve the necessary densities and intensities of development.

A. Primary Uses Allowed and Use Mix Required:

Any Plan for a Traditional Neighborhood Development Project must be based upon a mix of the following primary uses and must comply with the related use criteria below.

a. Active Recreation, parks and passive recreation, and open space:

- i. Each Plan must provide for a minimum of five (5) percent of the development area to be designated for recreation, open space and/or community facilities and services uses.
- ii. Each Plan must contain at least one (1) public square, close to the geographic center of the Plan.

b. Civic Use:

- i. Each Plan must provide for a minimum of two (2) percent (2%) and a maximum of 15 percent (15%) of the project area to be designated for Civic uses. Ideally, these civic uses should be within or adjacent to squares and parks or on a lot terminating a street vista.

c. Workplace and artisanal:

- i. These uses shall only be allowed if they are of a neighborhood scale and neighborhood character.
- ii. There shall be no outdoor storage, bulk storage, or storage of hazardous materials allowed.
- iii. Such uses shall create no off-site impacts with regard to noise, particulate matter, vibration, odor, fumes, glare and fire hazard.
- iv. Each Plan must provide for a minimum of one (1) percent (1%) and may allow up to a maximum of 25 percent (25%) of the project area to be designated in Workplace uses.
- v. Each Plan should provide for off-street parking which is to the side or rear of the buildings.

d. Neighborhood and general commercial:

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- i. Each Plan must provide for a minimum of two (2) percent (2%), and may provide up to a maximum of 40 percent (40%) of the project area in neighborhood or general commercial uses.
 - ii. Each Plan must designate at least 25 percent (25%) of the building area for residential uses, unless the site is less than two (2) acres.
 - iii. Each Plan must include front streets with parallel parking and sidewalks.
 - iv. Each Plan should provide for off-street parking to the side or rear of the buildings and may provide for parking to be shared with other uses.
 - v. A Plan may provide for limited lodging facilities (125 rooms or less including full services, such as supporting restaurant use) as a part of this use category.
 - vi. Heights may not exceed 32 feet above ground level.
 - vii. Entertainment and recreational uses, without outdoor broadcasting or music, are allowed.
- e. Single family residential attached, multifamily residential (Also includes short term vacation rental units attached and multifamily):
- i. Each Plan may designate up to a maximum of 60 percent (60%) of the entire project area for multifamily residential uses.
 - ii. Buildings in areas designated for these uses may have limited office and retail uses, cafes, limited lodging and artisanal uses on the ground floor. All building areas above the ground floor must be designated for residential use.
 - iii. These uses require front streets with parallel parking and sidewalks.
 - iv. These uses require all off-street parking to be located behind the buildings except for on-street parallel parking.
 - v. Building heights are limited to three stories above ground level for townhouses and/or four (4) stories above ground level for small apartments.
- f. Single family residential, detached (Also includes short term vacation rental units, detached):
- i. Each Plan can designate up to 60 percent (60%) of the neighborhood area as single family houses.
 - ii. Home occupation uses which comply with the provisions of this Code are allowable if located on the ground floor.

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- iii. Single family houses and lots must face streets with a sidewalk on both sides of the street unless designed with alleys. Parallel parking is optional.
 - iv. All off-street parking related to single family houses shall be to the side or rear of the building. In cases where access is from the front, garages and/or carports shall be located a minimum of 20 feet behind the building facade.
 - v. Outbuildings of no greater than 800 square feet in size are allowed. If a different size is specified in the applicable form-based code that size will control.

g. Live/work uses designed as such.

B. Accessory Uses Allowed:

- 1. Accessory structures and uses in connection with any lawfully existing primary use.

C. Conditional Uses Allowed:

Reserved

D. Residential Density Allowed:

The maximum residential density for the Traditional Neighborhood Development district shall be ten (10) dwelling units per acre.

E. Nonresidential Intensity Allowed:

- 1. The maximum nonresidential intensity shall be 0.65 FAR (65%) and maximum ISR of 0.60 (60%).

F. Special Development Standards:

- 1. Refer to Section B. Also for new development projects on existing parcels designated Traditional Neighborhood Development (TND) that are less than five (5) acres as of June 13, 2014, the requirements for a mixture of uses may be waived for single use projects except that in these cases residential density is limited to four (4) dwelling units per acre and non-residential uses shall be limited to neighborhood commercial uses. New developments within this district that are greater than five (5) acres in size shall create and utilize a form-based code or urban design code and utilize the PUD process in order to achieve the necessary densities and intensities of development.

Point Washington Conservation Residential 1:1 (PW CR1:1)

This district includes private, larger tract ownership intended for very low density use and enhancement of natural resource conservation or farmland preservation. This classification responds to a variety of circumstances such as limited development potential due to environmental sensitivity, including development constraints caused by the presence of salt marsh, wetlands, or floodplains and in these cases, land use is limited to clustered low impact residential usage and recreational activities compatible with natural resource and wildlife conservation.

A. Location Criteria:

This zoning district is applicable within all Planning Areas.

B. Primary Uses Allowed:

1. Single family residential, attached
2. Single family residential, detached
3. Short term vacation rental units, attached
4. Short term vacation rental units, detached
5. Agricultural uses subject to Section G below
6. Silvicultural uses
7. Parks and passive recreation
8. Conservation uses

C. Accessory Uses and Structures Allowed:

1. Accessory structures and uses in connection with any lawfully existing primary use.

D. Conditional Uses Allowed:

1. Communication towers subject to the limitations and approval process provided in Subsection 5.07.10 and 5.00.04 of this Code.

E. Residential Density Allowed:

1. The maximum density for residential development within this district is one (1) unit per one (1) acre.

F. Nonresidential Intensity Allowed:

1. This district does not allow for commercial and industrial commercial uses.

G. Special Development Standards:

1. A minimum open space percentage of 60% must be provided that is consistent with the conservation of natural areas, environmentally sensitive lands, habitat, or farmland.
2. Buildings shall be located on the least environmentally sensitive part of any development parcel site as determined by County staff and shall be subject to the density transfer provisions of this Code;
3. Septic tank drain fields shall not be permitted within wetlands and within wetlands buffer areas or within 100 feet of the shoreline of the Bay, rivers and creeks. As an alternative, aerobic systems may be permitted within the buffer areas if a conventional septic tank cannot be sited on the property in accordance with the provisions of this section, where placement of an aerobic or other alternative treatment system is consistent with Chapter 10 D-6, F.A.C.

Institutional – See Section 2.02.02

Conservation – See Section 2.02.29

Residential Preservation (RP) – See Section 2.02.11

Low Density Residential 1/0.5 – See Section 2.02.12

Low Density Residential 4/1 – See Section 2.02.13

Conservation Residential 1:2.5 – See Section 2.02.08

Conservation Residential 2:1 – See Section 2.02.09

V. DEVELOPMENT STANDARDS

A. Design of Structures - The Historic Point Washington Pattern Book (University of Notre Dame School of Architecture Classes of 2014 and 2015) is hereby incorporated by reference into the Point Washington Neighborhood Plan. New developments within the Point Washington Neighborhood Plan area seeking development approval as Major or Minor developments shall be required to consider the design aesthetics found within this book with the exception that minimum lot size, lot coverage, and setback guidelines shall not be mandatory. Developments should, however, conform to other applicable design guidelines, particularly those that create

an aesthetic that is respective of the history of Point Washington and the existing development pattern.

B. Height Limit - No buildings or structures shall be permitted to exceed thirty-two (32) feet in height within the Point Washington Neighborhood Plan Area.

C. Tree Protection –The purpose of the tree protection requirements within the Point Washington Neighborhood Plan area is to protect and preserve the character and aesthetic of Historic Point Washington.

Established in 1880, Historic Point Washington was a mill town whose primary economy was derived from two operating sawmills. Mill towns often preserved the trees where their residents lived, providing much needed shade for comfort before air conditioning existed. These often old and large trees became defining features and landmarks of these historic towns. The Point Washington Neighborhood Plan (PWNP) area contains some live oak, cypress, and long leaf pine trees dating back before the establishment of the mill town in 1880. While the southern magnolia has always been a part of the community, its shorter life span (averaging between 80-120 years) means that most current southern magnolias found in the PWNP area are not as old as the other three specified species of trees, but their existence in the neighborhood has always been a constant. Preserving the character of Historic Point Washington is important in maintaining the overall aesthetic of not only the historic overlay, but also Eden Gardens State Park.

- ii) Protected Trees –A “protected tree” is any Live Oak (*Quercus virginiana*), Southern Magnolia (*Magnolia grandiflora*), Bald Cypress (*Taxodium distichum*), or Long Leaf Pine (*Pinus palustris*) with a diameter at breast height (D.B.H.) equal to or greater than those provided in the table below:

<u>Protected Tree</u>	<u>D.B.H. Inches</u>
<u>Live Oak (<i>Quercus virginiana</i>)</u>	<u>18 +</u>
<u>Southern Magnolia (<i>Magnolia grandiflora</i>)</u>	<u>12 +</u>
<u>Bald Cypress (<i>Taxodium distichum</i>)</u>	<u>0*</u>
<u>Long Leaf Pine (<i>Pinus palustris</i>)</u>	<u>12 +</u>
<u>* Bald Cypress (<i>Taxodium distichum</i>) of any size are protected</u>	

- iii) Exemptions - Tree protection requirements shall not apply under the following circumstances and conditions:

-
- a. Single-Family Dwellings and Accessory Structures - The construction, location, or placement of single-family dwellings and customary accessory uses when protected trees are located within six (6) feet of the actual building or structure "footprint". Protected trees shall be identified on the required survey and analyzed during site planning and placement of said structures during the building plans review.
 - b. Nuisance Trees - All trees listed on the Florida Exotic Pest Plant Council's List of Invasive Species or the Florida Department of Agriculture and Consumer Services, "Noxious Weeds" rule in Section 5B-57, F.A.C. f. i.
 - c. The tree is diseased, insect ridden, or weakened by age, abuse, storm or fire and is likely to cause injury or damage to people, buildings or other improvements. Documentation shall be provided by an arborist certified by the International Society of Arboriculture or a Florida licensed landscape architect confirming that the tree presents a danger to persons or property.
- iii) Tree Protection Plan Required - All new developments submitted as *Less than Minor, Minor, or Major* development plans shall meet the following requirements.
- a. A tree survey or inventory and preservation/mitigation plan shall be submitted for approval with any required site development plan.
 - b. The Director may grant limited administrative deviations to the requirements of this Land Development Code to accommodate the protection of existing protected trees.
 - c. Administrative deviations from the following standards may be approved on a case-by-case basis and only when the deviation will result in the preservation of a Protected Tree(s): landscape requirements, parking requirements, and building setback requirements.
 - d. Protected trees and preserved trees shall be safeguarded from activities which may injure or kill them.
 - e. Tree protection fencing shall be installed prior to any land disturbing activities per the following:
 - 1. Protected Trees - Fencing shall be placed at the edge of the drip line unless otherwise approved by Planning and Development Services.
 - 2. At no time shall material, equipment, or construction offices be stored within these protected areas.

iv) Tree Protection Design Standards Required - A development shall be designed around preserved and protected trees per the following:

- a. Site design shall consider protected tree preservation.
- b. Protected Trees - No grading, filling, ditching, or other site work may occur under the canopy of a protected tree, unless provided elsewhere in this section.
- c. Non-Protected - Preserved Tree - No grading, filling, ditching or other site work may occur within the half-distance, measured from the trunk, or within five (5) feet from the trunk, whichever is the further distance.
- d. Impervious surfaces shall not be placed within ten (10) feet of a protected tree trunk or within the half distance, measured from the trunk, whichever is greater. Unless permitted elsewhere in this section.
- e. Minor passive recreation amenities, porous/pervious pedestrian ways and the like, may be located under the canopy of a preserved tree including protected trees.
 - i. These improvements should be limited to the half distance, measured from the drip line but may be located up to five (5) feet from the trunk.
 - ii. These improvements include, but are not limited to, pervious walkways, seating, informational signage, and water fountains.
 - iii. Construction activities under protected trees shall be limited to hand tools only.
- f. All pruning or maintenance of a protected tree within a multifamily, commercial, or industrial development must be approved through the processes established under Section 4.06.00 of this Land Development Code.
 - i. The approval request will require an original signed letter from an arborist certified by the International Society of Arboriculture or a Florida Licensed landscape architect stating the need for the alteration and the manner for which the work should be accomplished to ensure the continued health of the tree.

v) Mitigation.

a. Protected Tree Removal – In instances where a Protected Tree(s) cannot be preserved in accordance with this section, mitigation may be an option. The mitigation option can only be requested when the intended allowable use of the site cannot be reasonably developed in accordance with the Land Development Code because of an existing Protected Tree(s).

i. This request shall be in writing and shall demonstrate that alternative site design(s), including reductions in planned density or intensity, prevent preserving the necessary tree(s) in keeping with the above standards.

ii. Mitigation requests shall include a replacement tree schedule in accordance with subsection (b) below.

b. Should any of the required protected trees be approved for removal, replacement trees shall be installed in accordance with the following:

i. The replacement factor shall be one tree per four inches DBH removed.

ii. The replacement trees shall be at least eight feet in height and have a minimum caliper of four (4) inches.

iii. Replacement trees shall be of same or similar native species to what is to be removed when possible or shall be listed in the approved planting schedules found in Chapters 5 and 6 of this Code.

vi) Reparations – Protected trees that are removed without obtaining an approval as described in Section 1.13.08 E. or meeting the exemptions in subsection seven (7) above shall be considered in violation of this ordinance and the fee for the removal shall be \$500 per inch D.B.H. of the protected tree.

a. Trees, illegally removed, shall be replaced at the expense of the developer or property owner. Removed protected trees shall be replaced with a minimum of four (4) of the same species of trees that are at least eight feet (8') in height and a minimum D.B.H. of four (4) inches.

vii) Incentives - The following administrative deviations may be granted by the Director of Planning and Development Services.

- a. Where a protected tree(s) is preserved over a proposed parking area or pedestrian access to the primary use, up to a 5% reduction in required parking spaces, excluding the minimum ADA spaces may be granted. The canopy of the protected tree must extend over the proposed parking area and/or pedestrian way.
- b. Where a protected tree is preserved within the 10-foot-wide street frontage planting area, required under Section 5.01.01(J), a reduction in the minimum street frontage tree planting requirements may be granted.
 - i. This reduction shall be equivalent to the number of trees that would have been required under the preserved canopy. Example: a preserved protected tree with a 50-foot-wide canopy would relieve the developer from having to place two (2) new trees.
- c. In instances where an applicant is granted an incentive, the Development Order issued for the project shall ensure that upon removal or failure of the trees utilized for the incentive, replacement trees shall be planted at a one-to-one ratio with the same species of trees that are at least eight feet (8') in height and a minimum D.B.H. of four (4) inches.

D. Signage - Signs within the Point Washington Neighborhood Plan area shall conform to Walton County Land Development Code Section 6.10.05, pertaining to the Route 30-A Scenic Corridor.

E. Parking Requirements for New Construction –

- i) In addition to meeting the requirements of the Walton County Land Development Code, all residential construction in the Point Washington Neighborhood Plan authorized by building permits dated after the date of the adoption of this ordinance shall comply with the off-street parking requirements established and incorporated herein by the Point Washington Neighborhood Plan Off-street Parking Requirements Chart.
- ii) Parking requirements imposed for residential construction shall be met completely within the property boundary lines where the structure is located.
- iv) Project Specific Waiver of General Requirements. Where the Planning Director determines, upon request of an applicant and review of supporting data

provided by the applicant, that the number of spaces generally required by this section is excessive for a specific proposed project, the owner or agent may substitute landscaping in lieu of paving provided said areas are reserved and available for conversion to parking area in the future should the County find those spaces are needed, and further provided:

- a. The owner of the land upon which such parking is being reserved shall enter into a written parking agreement with the County, ensuring that the reserved parking area shall never be encroached upon, used, sold, leased, or conveyed, for any purpose except in conjunction with the building or use which the reserved parking area serves so long as the off-street parking facilities are required.
- b. This parking agreement shall be in a form acceptable to the County and shall be recorded in the Public Records of Walton County at the expense of the benefiting owner.

Point Washington Neighborhood Plan Off-street Parking Requirements Chart

<u>Residential Structures</u>	<u>Square footage requirements indicated herein shall be determined by the heated and/or cooled space of the structure, exclusive of porches, decks and patios.</u>
<u>Up to 1500 sq. feet</u>	<u>2 parking spaces</u>
<u>1501 – 2000 sq. feet</u>	<u>3 parking spaces</u>
<u>2001 – 2500 sq. feet</u>	<u>4 parking spaces</u>
<u>2501 – 3000 sq. feet</u>	<u>5 parking spaces</u>
<u>3001 – 3500 sq. feet</u>	<u>6 parking spaces</u>
<u>3501 – 4000 sq. feet</u>	<u>7 parking spaces</u>
<u>4001 – 4500 sq. feet</u>	<u>8 parking spaces</u>
<u>4501 sq. feet or more</u>	<u>2 additional parking spaces for each 500 sq. ft. above 4501 sq. ft.</u>

Note: In calculating the required parking spaces for a structure, each application for a building permit shall be accompanied by a written certification by a licensed architect or other qualified professional that establishes the exact square footage of the building being permitted.

VI. NEIGHBORHOOD DARK SKY LIGHTING REQUIREMENTS

In the Point Washington Neighborhood Plan Area, the darkness of the night sky should be preserved for stargazing, wildlife habitat, and human health.

-
1. **Purpose & Intent.** The purpose of this Section is to protect the public health, safety, and welfare in Point Washington by applying lighting standards intended to:
 - a. Preserve community character.
 - b. Permit reasonable uses of outdoor lighting for nighttime safety, utility, productivity, security, and enjoyment.
 - c. Promote efficient and cost-effective lighting and conserve energy.
 - d. Minimize light pollution, light trespass, glare, and offensive light sources.
 - e. Provide a nighttime environment that includes the ability to view stars and planets against a dark sky.
 - f. Reduce adverse impacts of outdoor lighting on wildlife habitat and human health.
 - g. Prevent inappropriate, poorly designed or installed outdoor lighting.
 - h. Encourage high quality lighting design.
 - i. Establish outdoor lighting standards and maximum light levels within and on property lines.

2. **Application**

- a. New Lighting. All new lighting within the Point Washington Neighborhood Plan area shall meet the requirements of this Section. This includes all new development and any replacement lighting for existing lighting is encouraged to meet these standards.

3. **Lighting Measurements and Metrics**

- a. Light levels shall be measured for light trespass at the property line at finished grade (ground level), with the light-registering portion of the meter held parallel to the ground pointing up.
- b. Metrics
 - i. Lumens per acre (included on Lighting/Photometric Plans)
 - ii. Footcandles at property boundary (measured at Site Inspections)
 - iii. Candelas (included on Permit Applications for Illuminated Signs)
 - iv. Total Outdoor Light Output (for illuminated area of property, measured in lumens)

4. **Administration**

- a. **County Permitting Process**

During the site planning process, a photometric plan shall be submitted for staff review. All proposed lighting fixtures should either carry an IDA (International Dark-Sky Association) Fixture Seal of Approval or meet the Dark Sky Lighting Standards outlined in this Section.

- b. **Photometric Plan Submittal Requirements**

A site lighting photometric plan for all outdoor lighting shall be submitted for review and shall provide the following information:

- i. A site plan showing the location of all buildings and building heights, parking, and pedestrian areas on the lot or parcel.
- ii. The location and description including mature height of existing and proposed trees.
- iii. The location and height above grade of all proposed and existing light fixtures on the subject property.
- iv. The fixture type, initial lumen rating, correlated color temperature, and color rendering index of each lamp source.
- v. The general style of the light fixture such as cutoff, lantern, coach light, globe, and a copy of the manufacturer's catalog information sheet and IESNA photometric distribution type, including any shielding information such as house side shields, internal, and/or external shields.
- vi. Control descriptions including type of controls (timer, motion sensor, time clock, etc.), the light fixtures to be controlled by each type, and control schedule when required or applicable.
- vii. A light calculation which shows the maximum light levels on a grid not to exceed ten feet by ten feet across the entire site and a minimum of ten feet beyond the lot or parcel property line. The grid shall also indicate maximum to minimum uniformities for each specific use area such as parking and circulation areas, pedestrian areas, and other common public areas.
- viii. Photometric design layout for the site of all illuminated vertical and horizontal surfaces showing the design footcandle levels.
- ix. A calculation of the Total Outdoor Light Output for the illuminated area of the property, calculated in lumens. If any partially shielded lighting is included on the plan, this light output amount shall be distinguished and included in the calculations.

c. Exemptions

The following lighting shall be exempt from the lighting standards contained in this Article:

- i. Emergency Lighting. Emergency lighting that is only turned on in the event of a power failure or when an alarm is activated is excluded from the total lumen calculations for the site. Use of such lighting outside of an emergency is strictly prohibited.
- ii. Emergency Services Lighting. Searchlights, floodlights, laser source lights, strobe or flashing lights, or any similar high intensity lights are permitted for use by police, fire, medical, or utility personnel or at their direction.

-
- iii. Infrared Security Lighting. Lights emitting infrared radiation for remote security systems is permitted with the following restrictions:
- Fixed lights must be fully shielded; and
 - Movable lights, such as spotlights, must be mounted so that the lights cannot be directed higher than twenty (20) degrees below the horizontal. Light must be measured from the center of the beam to determine the threshold.
- iv. Temporary decorative holiday lighting. Temporary seasonal lighting between Thanksgiving and January 15 annually shall not be subject to this Article, provided such lighting does not create glare to motorists or result in light trespass onto adjacent properties.
- v. Strings of Light. Strings of light, not exceeding a maximum of fifty lumens per lamp, (equivalent of a seven-watt C7 incandescent light bulb).
- vi. Residential Landscape Lighting. Low voltage (twelve volts or less), low wattage ornamental landscape lighting fixtures, and solar operated light fixtures having self-contained rechargeable batteries, where any single light fixture does not exceed one hundred lumens shall be exempt from the requirements of this Article.
- vii. American Flags and Other Flags Associated with Civic Uses on Poles. Flagpoles greater than 35 feet should be illuminated from above where feasible. Flagpoles with a height equal to or less than thirty-five (35) feet above ground level may be illuminated from below.



Shielded lights help to reduce light pollution by directing light only to the area intended.

5. Dark Sky Lighting Standards

a. The primary elements of Dark Sky Lighting generally include:

- i. Outdoor lighting shall be installed only in locations where necessary.
- ii. All outdoor light fixtures (with the exception of partially shielded allowance specified in Table 7.1) shall be fully shielded to prevent skyglow.
- iii. LED panels should be recessed within the fixture housing to prevent unnecessary backlighting and glare.
- iv. All outdoor lighting shall be warm in color temperature with a maximum correlated color temperature (CCT) not to exceed 3,000 Kelvin for Class 1 lighting and 2,700 Kelvin for Class 2 lighting.
- v. For Class 1 lighting, a development may be eligible for an additional 10 percent increase in the total lighting output level allowed pursuant to Table 7.1 if 50 percent or more of the Class 1 lighting is 2,700 Kelvin CCT or below.
- vi. Light lumen levels shall be the minimum required for security and utility, not to exceed total outdoor light output maximums for the site pursuant to Table 7.1.
- vii. Residential lighting is limited to 450 lumens per fixture.
- viii. Commercial and residential light fixtures shall carry the International Dark-Sky Association Seal of Approval or meet equivalent standards.



Warmer light color temperatures and intensity can help improve night time vision and create a safer environment.

b. Maximum Lighting Output Levels

- i. Outdoor lighting shall be installed only in locations where necessary.
- ii. Lighting levels shall not exceed the maximum outputs in Table 1 below, specified as initial lumens per net acre of any development project (net acreage is the total developed area of the parcel).
- iii. The lumen per net acre values are an upper limit and not a design goal; design goals should be the lowest levels that meet the requirement of the task.
- iv. Lumen per net acre values exclude government owned street lights used for illumination of public rights-of-way and outdoor recreation facilities.

Table 1:

<u>Use Type</u>	<u>Total Site Output</u>	<u>Partially Shielded</u>
<u>Single Family Residential Attached and Detached</u>	<u>5,000 lumens per lot or site</u>	<u>1,250 initial lumens per lot or site (counts towards total site output)</u>
<u>All Other Uses</u>	<u>70,000 initial lumens per acre</u>	<u>3,850 initial lumen per acre (counts towards total site output)</u>

c. Shielding and Light Trespass - Light trespass is defined as light projected onto a property from a light source located on a different property.

- i. All light fixtures greater than 450 lumens are required to be fully shielded.
- ii. All light fixtures shall be aimed and shielded so that the direct illumination shall be confined to the property boundaries of the source. Lighting shall not be aimed onto adjacent properties, except in cases of shared parking, shared pedestrian pathways, or for coordinated development sites spanning multiple parcels.
- iii. The light level at any property used for governmental, recreational, and public purposes in all zoning districts shall not exceed 0.1 footcandle at the property lines.
- iv. The light level at any property used for residential purposes shall not exceed 0.1 footcandle at the property lines.
- v. The light level at any property used for commercial or industrial purposes should not exceed 0.5 footcandles at the property lines.

d. Approved Light Fixtures - Many manufacturers offer lighting fixture options that carry the International Dark-Sky Association's Fixture Seal of Approval. All new fixtures must either carry the International Dark-Sky Association's Fixture Seal of Approval or meet equivalent dark sky standards consistent with this Article.



e. Lighting Controls

- i. Light dimmers that reduce lumen levels during non-peak hours to between 35% and 50% of the light's maximum output are recommended for all new streetlights and for outdoor lighting in appropriate locations.
- ii. Motion sensors may be used to limit lighting; however, the sensor must be triggered by activity within the property lines and not triggered by activity outside the property lines.
- iii. Motion sensing fixtures shall be fully shielded and properly adjusted, according to the manufacturer's instructions, to turn off in a reasonable timeframe no longer than five minutes after the detected motion ceases.

f. Uplighting

Uplighting or ground-mounted lighting shall conform to the following standards:

- i. Uplighting may be used to accent unique features of a building and/or surrounding landscaping such as exceptional architectural features, specimen trees with dense
- ii. year-round foliage, or large native shrub masses. Uplighting or ground-mounted lighting shall be low wattage and designed and installed to minimize glare with special consideration to vehicular and pedestrian traffic.
- iii. Uplighting shall be shielded to contain and direct the light onto the feature or object to be illuminated.
- iv. All uplighting shall be considered partially shielded lighting for purposes of calculating total lighting output levels in Table 1.
- v. All Class 3 lighting shall be selected, designed, installed, and aimed so that there is a minimum amount of light spillover beyond the area intended to be lighted.
- vi. Lighting of any portion of a building or structure with a polished or glass exterior surface is prohibited.

ORDINANCE No. XXXXX

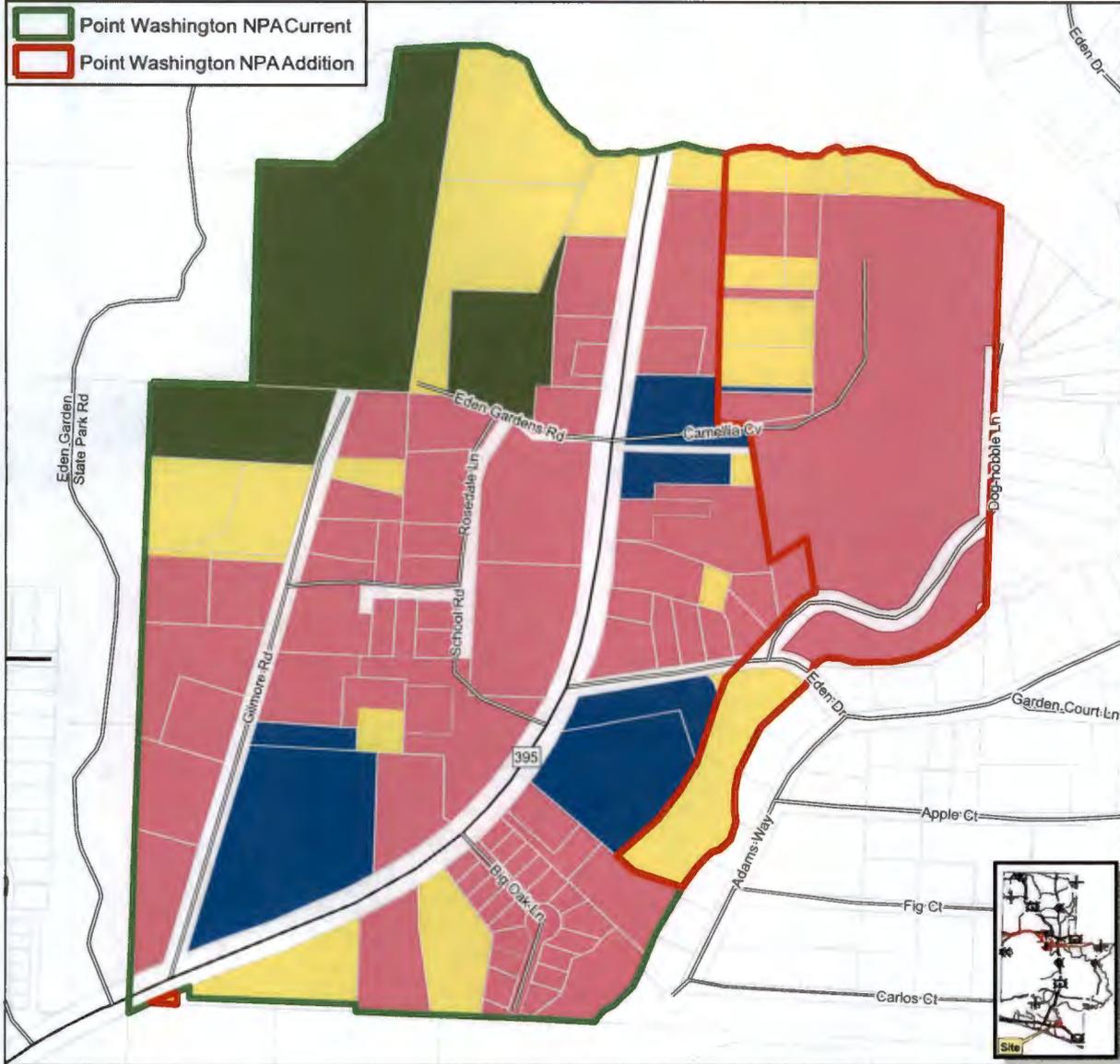
APPENDIX B

- Point Washington NPA Current
- Point Washington NPA Addition

Point Washington Neighborhood Planning Area

Current Future Land Use

- Future Land Use Designation**
- Conservation
 - Public Facilities and Institutional
 - Mixed Use
 - Residential



Source Data:
 Future Land Use updated 07/02/2024
 Parcels updated 07/13/2024
 Streets updated 08/12/2024

Map created using information provided by planner.
 For additional source information refer to source documentation.



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 4/8/2025 12:08 PM Project 2506-187

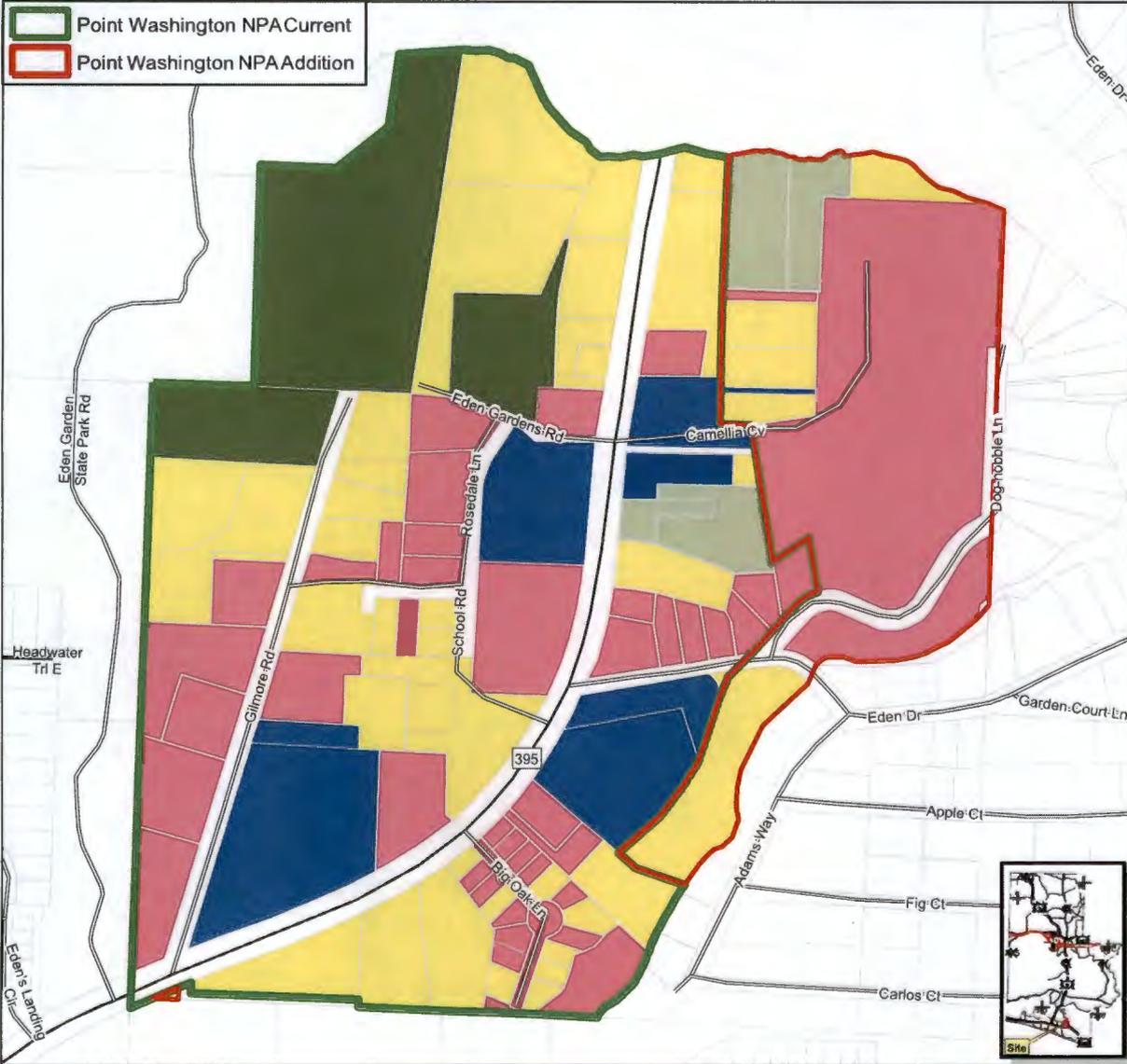


- Point Washington NPA Current
- Point Washington NPA Addition

Point Washington Neighborhood Planning Area

Proposed Future Land Use

- Future Land Use Designation**
- Conservation
 - Conservation Residential
 - Public Facilities and Institutional
 - Mixed Use
 - Residential



Source Data:
 Future Land Use updated: 08/12/2024
 Parcels updated: 07/15/2024
 Streets updated: 09/12/2024

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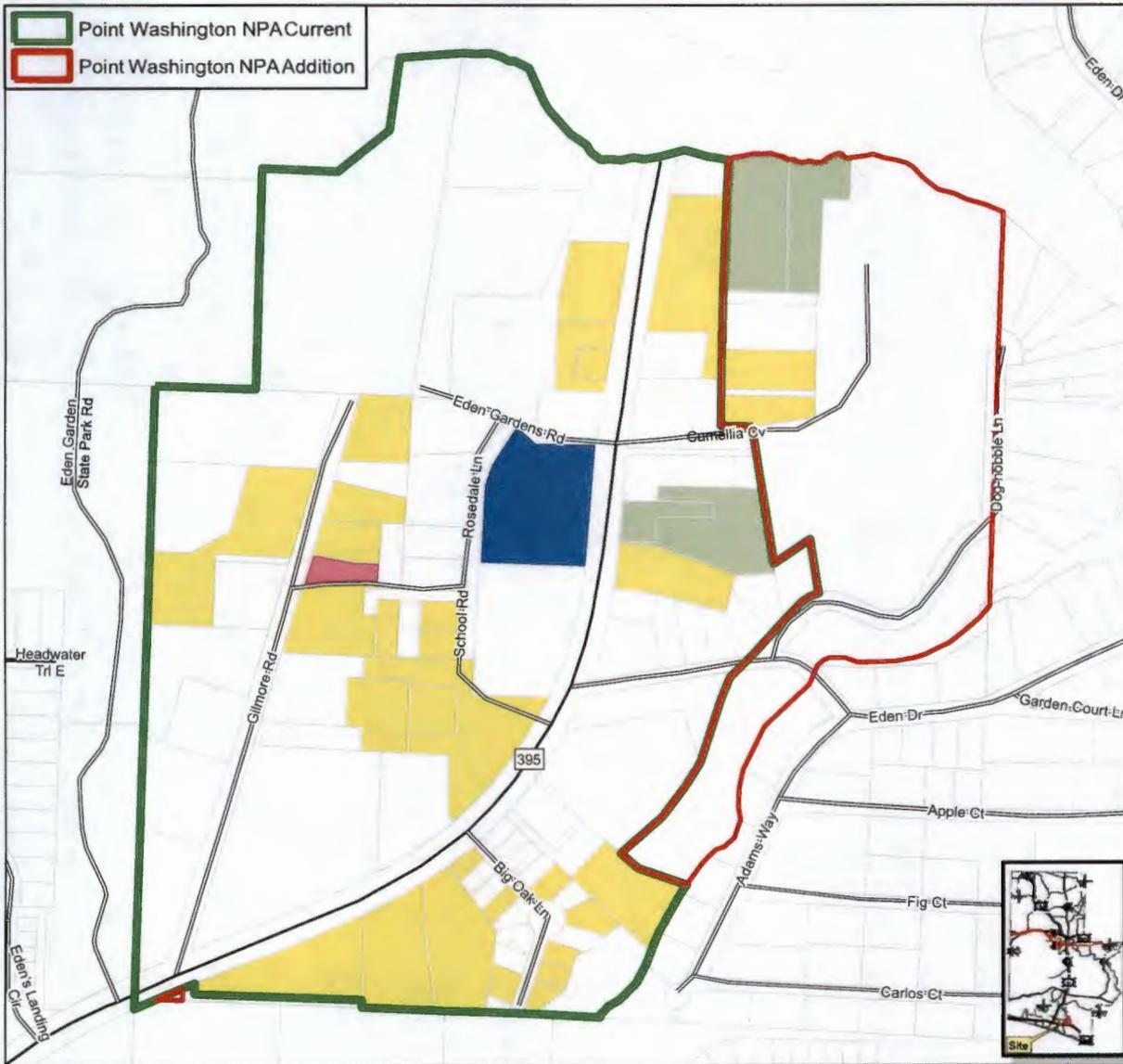


- Point Washington NPA Current
- Point Washington NPA Addition

Point Washington Neighborhood Planning Area

Proposed Future Land Use Changes

- Future Land Use Designation**
- Conservation Residential
 - Public Facilities and Institutional
 - Mixed Use
 - Residential



0 100 200 300 400 Feet

Source Date:
Future Land Use updated 08/12/2024
Parcels updated 07/13/2024
Streets updated 08/12/2024

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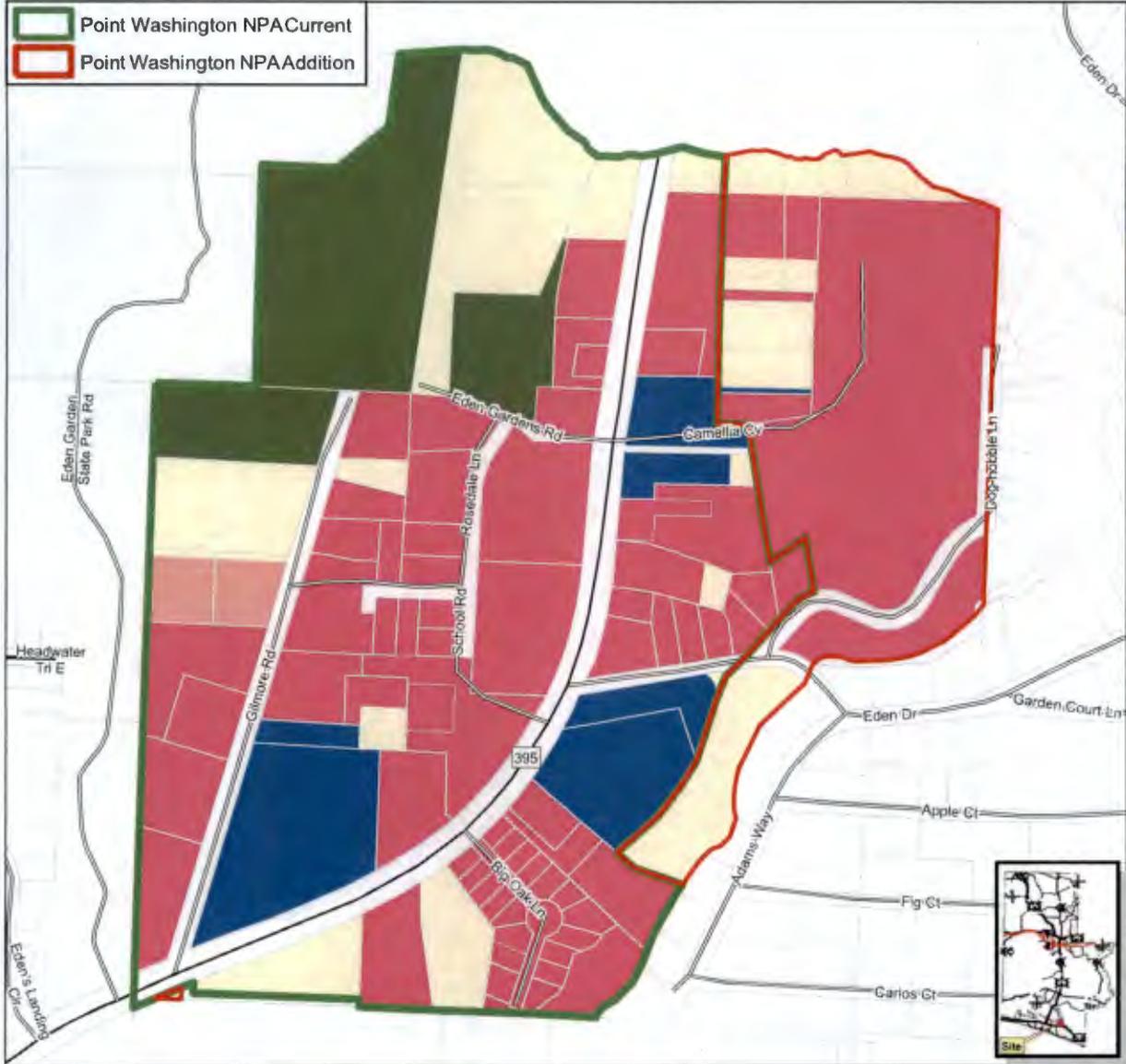


- Point Washington NPA Current
- Point Washington NPA Addition

Point Washington Neighborhood Planning Area

Current Zoning

- Zoning Classes**
- Conservation
 - Institutional
 - Neighborhood Infill
 - Small Neighborhood
 - Traditional Neighborhood Development



Source Data:
 Zoning updated 07/03/2024
 Parcels updated 07/13/2024
 Streets updated 08/12/2024

Map created using information provided by planner.
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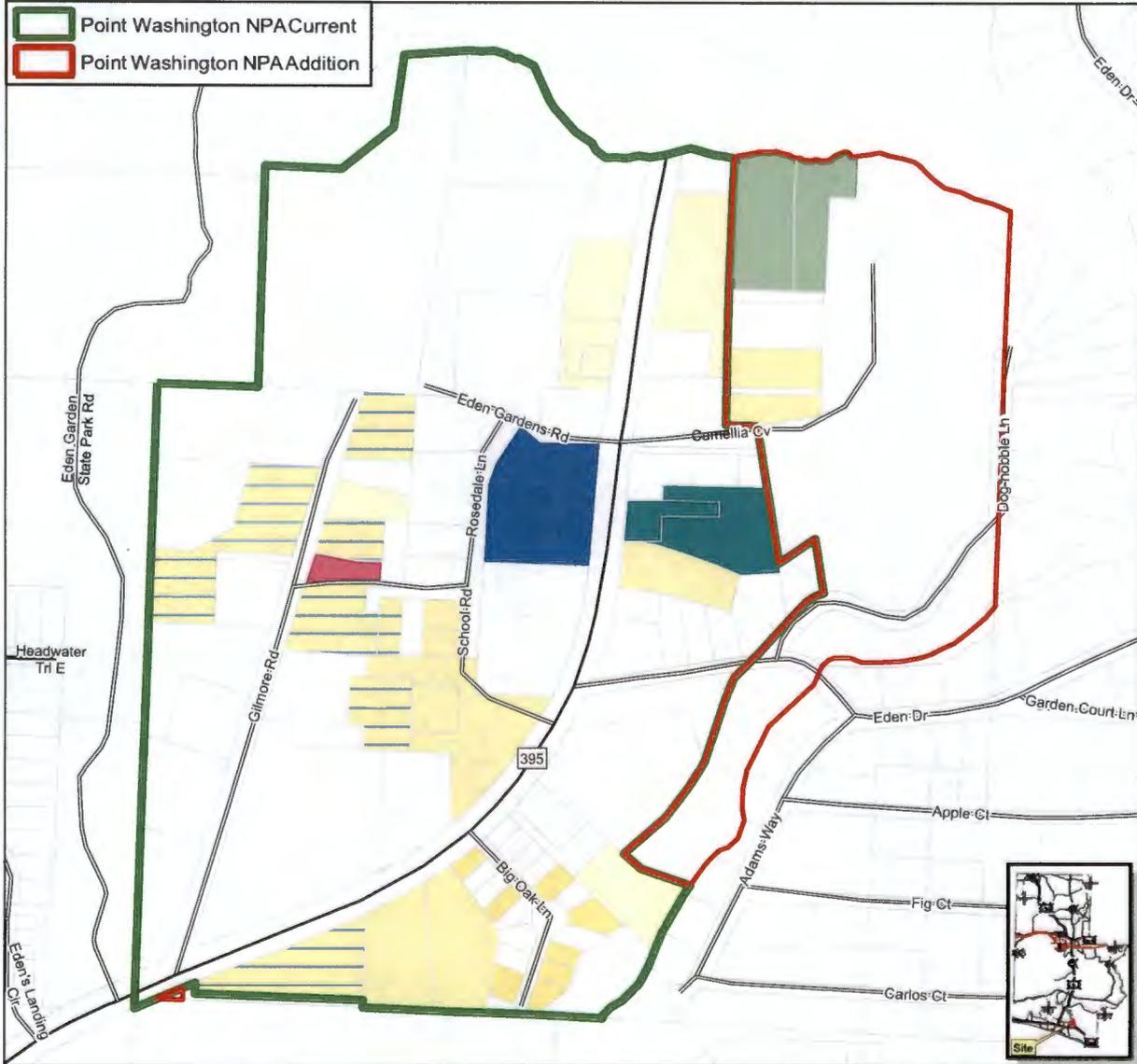
- Point Washington NPA Current
- Point Washington NPA Addition

Point Washington Neighborhood Planning Area

Proposed Zoning Changes

Zoning Classes

- Conservation Residential 1 unit per 2.5 acres
- Conservation Residential 1 unit per 1 acre
- Institutional
- Low Density Residential 1 unit per 0.5 acres
- Low Density Residential 4 units per 1 acre
- Neighborhood Infill
- Residential Preservation
- Traditional Neighborhood Development



Source Date:
Zoning updated 08/12/2024
Parcels updated 07/13/2024
Streets updated 08/19/2024

Map created using information provided by planner.
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