

Ordinance Number 2012-24

**AN ORDINANCE AMENDING WALTON COUNTY COMPREHENSIVE PLAN POLICY L-1.4.10 LIGHT INDUSTRIAL (LI) TO MODIFY THE LOCATIONAL CRITERIA FOR NEW LIGHT INDUSTRIAL FUTURE LAND USE MAP DESIGNATIONS TO INCLUDE A REQUIREMENT TO ESTABLISH COMPATIBILITY THROUGH A COMPATIBILITY ANALYSIS AND TO REMOVE THE REQUIREMENT THAT THEY BE LOCATED ON A MAJOR COLLECTOR OR ARTERIAL ROADWAY WITH IMMEDIATE ACCESS TO THE REGIONAL ROADWAY NETWORK**

**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**, Walton County, to ensure the County's continued orderly growth and development, finds it prudent to amend its Comprehensive Plan to respond to the changing needs and conditions within said County; and

**WHEREAS**, Walton County desires to further provide flexibility in siting Light Industrial uses where compatibility can be established, to further support and expedite economic development efforts; and

**WHEREAS**, Walton County afforded opportunity for public comments concerning the subject text amendment to the Comprehensive Plan during public hearings held before the Walton County Planning Commission and Board of County Commissioners; and

**WHEREAS**, after due public notice, the Walton County Board of County Commissioners held a transmittal hearing on Oct. 9, 2012; and

**WHEREAS**, this ordinance shall be considered a final order as required in Section 10.03.00 of the Walton County Land Development Code as codified in Ordinance 97-28;

**NOW, THEREFORE, BE IT ORDAINED** by the Board of County Commissioners to amend the Walton County Comprehensive Plan to read as follows:

**Policy L-1.4.10 Light Industrial (LI):** The Light Industrial Future Land Use Category provides for areas containing a single use or combination of uses, such as offices, showroom/warehouse, and light assembly or storage uses that do not generate noise,

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particulate matter, vibrations, odors, fumes, glare, and other hazards incompatible with residential uses.

- (A) **Location criteria:** Light industrial future land use categories shall be located ~~based on compatibility as established through a compatibility analysis, on a major collector or arterial roadways with immediate access to the regional roadway network based.~~
- (B) **Uses Allowed:** The light industrial future land use category allows office, showroom/warehouse, wholesaling, light product assembly, building service trade, communications towers, automotive maintenance and repair, and substantially similar uses. General commercial uses are allowed. Accessory uses allowed within a development include: personal services, business services, restaurants and cafes, newsstands, and similar support uses. Extractive and heavy industrial uses are prohibited.
- (C) **Density allowed:** No residential density is associated with this category, but, a maximum of one (1) dwelling unit may be approved for security purposes for a development.
- (D) **Intensity allowed:** A maximum FAR of 0.5 (50%) and a maximum ISR of 0.75 (75%).

## Section 2. 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.

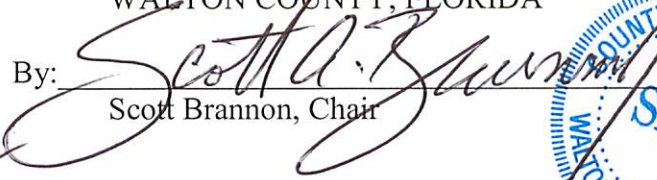
## Section 3. Effective Date

This ordinance shall take effect as provided by law.


PASSED AND DULY ADOPTED in regular session, by the BOARD OF COUNTY COMMISSIONERS OF WALTON COUNTY, FLORIDA, this 9<sup>th</sup> day of Oct., 2012

BOARD OF COUNTY COMMISSIONERS  
WALTON COUNTY, FLORIDA

By:

  
Scott Brannon, Chair

ATTEST:

  
Martha Ingle, Clerk of Court

