

AN ORDINANCE OF WALTON COUNTY, GEORGIA OA15090008

AN ORDINANCE TO AMEND the Walton County Land Development Ordinance adopted 6-6-06 and amended as per attached errata dated 10-1-15

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 6-6-06, as amended as per errata sheet dated 10-1-15

Adopted by the Walton County Board of Commissioners this 1st day of December 2015.

Errata #1 – Article 7 Parking

Errata #2 – Article 7 Parking Stalls width/compact cars

Errata #3 – Article 7 Compact Cars

Errata #4 – Article 11 Native Vegetation

Errata #6 – Article 4 Plat requirement for Rezone

Errata #7 – Article 5 Permitted uses, taxidermist, deer processing

Errata #8 – Article 6 Regulations for livestock in A

Kevin Little, Chairman
Walton County Board of Commissioners
Walton County, Georgia

Attest:

Leta P Talbird, County Clerk
Board of Commissioners
Walton County, Georgia

Kirby Atkinson
County Attorney
Walton County, Georgia

Errata #1

Article 7 Part 1 Section 110 Number of Parking Spaces Required

****Change parking spaces required for professional office from 3 ½ per 1000 sq. ft. to 2.9 per 1000 sq.ft.**

Land Use	Number of Parking Spaces:	Required for Each:
Commercial		
Offices: general and professional offices, insurance and real estate offices	3-½ 2.9	1,000 sf ¹ of GFA ²

¹Square Feet.

²Gross floor area--the total area of all floors, measured between the exterior walls of a building.

Errata #2

Article 7 Part 1 Section 160 Parking Space Dimensions

****Change stall lengths and add regulations for compact cars****

B. Standard parking spaces shall conform to the following dimensions:

	Parking Angle		
	45 degrees	60 degrees	90 degrees
Width	8 feet 6 inches	8 feet 6 inches	8 feet 6 inches
Depth	19 feet 5 inches	20 feet 8 inches	19 feet

Replace with:

	Parking Angle			
	45 degrees	60 degrees	90 degrees	90 degrees (compact)
Width	8 feet 6 inches	8 feet 6 inches	8 feet 6 inches	8 feet 6 inches
Depth	18 feet 6 inches	19 feet 6 inches	18 feet	16 feet 6 inches

Errata # 3 Article 7 Part 1 Section 150

Add wording for compact car parking in commercial lots.

Section 150 Site Requirements

- A. Off-street parking shall be laid out, constructed, and maintained in accordance with the following requirements (except for single- and two-family residential uses):
1. All parking areas shall have access to a public street and shall be designed to ensure ease of mobility, ample clearance, and the safety of pedestrians and vehicles.
 2. All parking areas shall be composed of asphalt or concrete. Porous paving blocks or other materials may be approved by the Director.
 3. Change in use of an existing structure shall also require compliance with the minimum parking requirements applicable to the new use.
 4. Any expansion of an existing use shall be required to provide additional off-street parking applicable to the expanded use.
 5. Outdoor lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
 - a. Parking areas abutting residential uses shall only use cut-off luminaire fixtures mounted in such a manner that its cone of light does not cross any property line of the site.
 - b. Only incandescent, florescent, metal halide, or color corrected high-pressure sodium may be used. The same type of lighting must be used for the same or similar types of lighting on any one site.
 - c. Illumination shall be designed to restrict glare and shall be directed internally so as to minimize impact on adjoining properties.
 6. The parking lot shall be adequately drained.
 7. Along parking areas which abut single-family residential districts, a dense planting of trees and shrubs shall be established on a strip of land not less than eight (8) feet in width adjacent to the districts and provided that such planting shall attain a height not less than six (6) feet.
 8. Spaces shall be designed such that no part of a vehicle shall overhang into a required landscaped area or sidewalk within the parking facility.
 9. No more than 30% of the overall parking spaces provided at larger commercial parking lots can be in the form of compact spaces. Compact parking spaces shall be 8.5 feet in width and 16.5 feet in depth as measured from back-of-curb, and shall be clearly marked as compact spaces.

Errata # 4 Article 11 Part 10 Section 150.A.1

Add wording to end of #1

Section 150 Land Development Requirements

A. Buffer and Setback Requirements

All land development activity subject to this ordinance shall meet the following requirements:

- (1) An undisturbed natural vegetative buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. Native vegetation shall be used whenever possible to revegetate any stream buffer.
- (2) An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed natural vegetative buffer, in which all impervious cover shall be prohibited. Grading, filling and earthmoving shall be minimized within the setback.
- (3) No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

Errata # 5 Article 11 Part 2 Section 160.F

Add wording to subsection 4

Section 160 Location Criteria for Detention Facilities

- A. Detention facilities shall be considered to consist of the area within the maximum design ponding limits, the dam (if one) including all embankment slopes and wall footings (if applicable), primary and emergency outlet works, any drainage and access easements, and any energy dissipation devices.
- B. Detention facilities shall be designed and located to promote interception of runoff from the proposed land use. "By-pass" areas (areas of non-regulated runoff) shall be permitted only if the combined peak discharge rate from the site meets the requirements of Sections 140 and 150 of this Part.
- C. Detention facilities shall be located in conformance with the Georgia Erosion and Sedimentation Act of 1975 (see Title 12-7-6,16) and the Flood Damage Prevention Ordinance of Walton County.
- D. Detention facilities shall be located in accordance with the restrictions created by Title 44, Chapter 1, Subchapter B, Parts 59 and 60 of the Code of Federal Regulations, as amended.
- E. Detention facilities shall be located in conformance with the provisions of the Clean Water Act of 1974 as amended regulating land disturbing activities within designated wetland areas. (See Title 404 of the Federal Regulations)
- F. Detention facilities may be constructed within a transitional buffer or recreation areas, upon approval by the Director of Planning and Development on an individual basis dependent on site-specific conditions. Title to the recreation area is to be held by a property owners association, homeowners association or private entity and the design will not interfere with the intended use of the area. Detention facilities constructed on individual lots will be owned and maintained by the property owner and/or homeowners association.

Errata # 6 Article 4 Part 4 Section 150.A

Amend requirements of Rezone/Conditional Use Application

Each applicant seeking an amendment to the official zoning map or a conditional use permit shall complete all questions and requested materials contained within the required application form and shall provide the following information:

- A. Survey plat of subject defining area to be rezoned. ~~property prepared and sealed within the last ten years by a professional engineer or land surveyor registered in the State of Georgia. Said survey plat shall:~~
 - ~~1. Indicate the complete boundaries of the subject property and all buildings and structures existing thereon;~~
 - ~~2. Include a notation as to whether or not any portion of the subject property is within the boundaries of the 100-year floodplain; and~~
 - ~~3. Include a notation as to the total acreage or square footage of the subject property.~~
- B. Name, mailing address, and phone number of all owners of the property which is the subject of the application for zoning amendment or conditional use.
- C. Signed and notarized affidavit of all owners of the subject property authorizing the filing of the application for zoning amendment or conditional use, and where applicable, the signed and notarized affidavit of the owner(s) of the subject property authorizing an applicant or agent to act on their behalf in the filing of the application for zoning amendment or conditional use permit. The application also shall contain the mailing address and phone number of any applicant or agent who is authorized to represent the owner(s) of the subject property.
- D. Written legal description of property.
- E. Statement of current zoning classification of property and classification which applicant is seeking in the official zoning map amendment.
- F. A site plan drawn to scale ~~by an architect, landscape architect or engineer registered in the State of Georgia and~~ showing the proposed uses, subdivision of property, and approximate location of proposed buildings, parking, driveways, transitional land use buffers and landscaping, and other features.
- G. A written, documented, detailed analysis of the impact of the proposed zoning map amendment or conditional use with respect to each of the standards and factors specified in Article 4, Part 4, Section 160.
- H. Completion of traffic study and Developments of Regional Impact review application for those projects meeting the criteria set forth in Article 8, Part 1, Section 120.

Errata # 7 Add Taxidermist and Deer processing to permitted use table

NAICS Code	Principal Uses	Suppl. Reg	A	A-1	A-2	R-1	R-2	R-3	MHP	OI	B-1	B-2	B-3	TC	MUBP	M-1	M-2
711511	Taxidermist, Independent		C	C	C						P	P	P			P	P
	Deer Processing		P									P	P			P	P

Errata #8 add regulations for large hoofed animals in “A” Zoning district

Livestock, Quarters and Enclosures (1)

- A. No animal quarters are to be located closer than 50 feet to any property line.
- B. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc. associated with the proposed use in addition to the minimum requirements of this Ordinance.
- C. When such a use is located in zoning districts other than the A-Agricultural District, the maximum number of large, hoofed livestock, including but not limited to cows, hogs, horses and llamas, shall be equal to two (2) animals per fenced acre.
In the A-Agricultural District, the maximum number of large hoofed livestock shall be equal to (5) animals per fenced acre.
- D. When such a use is located in zoning districts other than the Agricultural A District, the maximum number of small hoofed livestock shall be equal to four (4) animals per fenced acre.
- E. No free-range animals/poultry shall be permitted within any platted subdivision.