



Walton County

Planning and Development Services

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To: Walton County Board of County Commissioners

Through: Wayne Dyess, AICP, Planning and Development Services Director

Project Manager: Tim Brown, AICP, Senior Planner

Meeting Date: August 13, 2013

RE: An Ordinance of the Board of County Commissioners of Walton County amending Chapter 5.02.02, 5.02.03, 5.02.04 and 5.02.05 of the Walton County Land Development Code providing for Offstreet Parking Requirements, Compact car Space Requirements, Joint Use and Offsite Facilities and Design Standards; providing for severability and an effective date.

Applicant: Walton County

Summary: This proposed amendment to Chapter 5 of the Walton County Land Development Code is to change the methodology for providing parking spaces for residential uses based on square footage instead of bedrooms and to address parking for outdoor seating. The County has had problems with homeowners converting non-sleeping rooms to bedrooms after a Certificate of Occupancy has been issued in order to expand their rental opportunities and then not having the required number of parking spaces. Also problematic, these homeowners show their required parking on their plot plan as being all tandem parking, which isn't functional as a practical matter. The proposed residential parking regulations are from Section 5.08.00 D. of the LDC for new construction in Grayton Beach and in the Point Washington Neighborhood Plan. The idea is to expand these regulations countywide. In addition, more and more establishments are adding outdoor seating to their existing businesses or providing outdoor seating for new businesses. Currently, there is no requirement in the LDC to address parking for this use. The

proposed regulations for outdoor seating are from the Point Washington Neighborhood Plan. The idea is to expand these requirements countywide. This amendment is also changing the parking standards for standard restaurants, banks and other general business or personal service establishments based on standards used by other local governments in our area. In addition, this amendment is also reducing the parking that can be provided by compact spaces; deleting the joint use and offsite facilities provision; and deleting the project specific waiver of general requirements provision due to the fact that these provisions just do not work. We have a parking problem in South Walton and these provisions provide exceptions to the current minimum parking requirements.

Cc:

Mac Carpenter, Planning Manager