

## 2.02.02. - General Agriculture (GA).

The General Agriculture district includes rural areas suitable for small scale agricultural activities, including timber production and limited supporting commercial activities.

A. *Location Criteria:* Located predominantly in North, North Central, and South Central Walton Planning Areas or rural areas not served by central water or sewer facilities and generally outside utility service boundaries including the South Walton Planning Area.

B. *Primary Uses Allowed:*

1. Single family residential, detached;
2. Short term vacation rental unit, detached;
3. Agricultural uses;
4. Silvicultural uses;
5. Agritourism and agribusiness uses;
6. Functionally agricultural related uses;
7. Bed and breakfast subject to Section G;
8. Civic uses;
9. Public Uses;
10. Parks and passive recreation uses;
11. Active recreation uses;
12. Conservation uses;
13. Artisanal uses;
14. Renewable energy uses;
15. Communication towers subject to the limitations and approval process provided in Sections 5.07.10 and 5.00.04.

C. *Accessory Uses and Structures Allowed:*

1. Borrow pits and extraction of soil for fish ponds or other uses are an allowed use within this zoning district ancillary to onsite agricultural, aquacultural, or silvicultural activities.
2. Temporary use of one recreational vehicle (RV) is permitted in this district on parcels that are five acres or greater in size, with or without a primary residential structure, subject to the following:
  - a. The property owner shall provide for lawful disposal of all solid waste and waste water including both grey and black water.
  - b. Commercial use of recreational vehicles in this district is prohibited, recreational

vehicles or recreational vehicle parking spaces may not be rented or leased.

- c. Recreational Vehicles shall not be tied down or otherwise permanently affixed to any land outside of a designated and duly approved Recreational Vehicle Park.
- d. Recreational Vehicles cannot be utilized as a short-term vacation rental unit.
- e. Recreational Vehicles shall satisfy the primary structure setback requirements of Section 5.00.03 of this Land Development Code.

D. *Conditional Uses Allowed:*

- 1. Temporary or permanent farm worker housing, subject to the following conditions:
  - a. The structures shall be compatible with surrounding land uses, and where necessary, shall include increased setbacks from property lines, buffering and design provisions as determined necessary by the Board of Adjustments.
  - b. The maximum number of dwelling units shall not exceed the density of the district but units may be clustered.
  - c. The dwelling units are only to be used to house agricultural workers and their families who are employed in agricultural operations on the premises or a site adjacent to the agricultural operation.
- 2. Commercial Outdoor Amusements subject to the following:
  - a. Such uses are not permitted on any parcel located within any designated Scenic Corridor overlay district as described in Chapter 6 of this Code.
  - b. Such uses must provide for enhanced landscaping and buffering beyond what is required elsewhere in this Code.
  - c. Such uses must prepare an overall signage master plan consistent with the US 98 Scenic Corridor Overlay District signage requirements of Section 6.11.08 regardless of location. Multi-dimensional or character based advertisements are not permitted visible from any roadway.
- 3. Aviation Uses—new landing fields or airports must demonstrate the following:
  - a. Obstruction marking and lighting for obstructions;
  - b. Documentation showing compliance with the federal requirement for notification of proposed construction or alteration of structures and a valid aeronautical study submitted by each person applying for a permit;
  - c. Consideration of the criteria in F.S. § 333.025(6), when determining whether to issue or deny a permit;
  - d. Compliance with the Tri-County Small Area Study and any Eglin Air Force Base

operations; and

e. Compatibility with adjacent land uses.

E. *Residential Density Allowed:*

1. The maximum allowable density for residential development as a primary use in this district shall be one dwelling unit per ten acres.
2. For lots of record as of November 7, 1996, of 20 acres or less, the maximum gross density for residential use shall be one unit per 2.5 acres. Within these lot of record areas residential units may be clustered so long as the base density for the site is not exceeded.
3. For parcels of land configured and recorded on or before January 1, 2021, one single family detached residential use shall be allowed per existing recorded parcel regardless of size or the maximum density of one dwelling unit per ten acres.

F. *Nonresidential Intensity Allowed:* The maximum intensity of development of any commercial use allowed as a secondary or supporting use in this district is a floor to area ratio of 0.25 (25%) and a maximum impervious surface area ratio (ISR) of 0.30 (30%).

G. *Special Development Standards:*

1. Open Space: For both residential and nonresidential uses within this district, 70 percent of the development site must be retained in open space. Within this district, open space is the amount of the site that is devoted to passive recreation, agriculture, silviculture, resource protection, amenity and/or landscaped buffers. Open space shall include pervious areas only, including: lawns, passive recreation areas and parks, wooded areas, and water courses. Open space does not include impervious surfaces such as driveways, parking lots, or other surfaces designed or intended for vehicular travel.
2. Dwelling units may be clustered on lots as small as one-half acre, provided that a conservation easement, plat, deed restriction or other similar legal instrument is recorded to establish the remainder of the property, from which density is transferred, as a permanent open space, agriculture, silviculture or conservation.
3. Bed and breakfast establishments shall be limited to a maximum of six rental units; eco and agritourism related uses with retreats shall be limited to a maximum of ten rental units and not exceeding an overnight occupancy of 20 persons.

(Ord. No. 2018-29, § II(Att. A), 12-11-18; Ord. No. 2019-19, § II(Att. A), 9-10-19; Ord. No. 2021-14, § 1, 4-27-21; Ord. No. 2022-13, § II, 8-25-22)