

4. Hotel/Motel/Resort development architecture to be similar to and compatible with surrounding development in Grayton Beach, Seaside areas, as determined by Walton County Commission which will not be unreasonably withheld.
5. All development shall be served by public or central water and sewer systems. No septic tanks or package plants are permitted. Private wells are permitted for landscape irrigation only.

**2.02.26 Extractive Uses (EU):** This district applies to the removal of resources from their location to make them suitable for commercial, industrial, or construction use, but does not include excavation solely in aid of on-site agricultural or silvicultural activities where the extracted materials are not transferred off-site or sold.

***A. Location Criteria:***

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.

***B. Primary Uses Allowed:***

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

***C. Accessory Uses Allowed:***

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

***D. Conditional Uses Allowed:***

*Reserved*

***E. Residential Density Allowed:***

1. No residential density is associated with the Extractive Use Zoning District, with the exception of one (1) dwelling unit per development for security purposes only.

***F. Nonresidential Intensity Allowed:***

1. The maximum intensity of site development for this district is an impervious surface ratio of 0.10 (10%) in order to accommodate maintenance and equipment sheds, inclusive of a general office for development operations.

***G. Special Development Standards:***

1. Mining that will have an adverse impact on environmentally sensitive areas that cannot be restored is prohibited.
2. The County may increase the minimum separation and buffering requirements based on the location of the proposed mine, whether the activity is temporary or long term, and the extent to which the following occur: vegetated stockpiles, non-vegetated stockpiles, or crushing, processing, or blasting activities.

3. New mining operations shall prevent off-site erosion of soils and shall maintain a 50 foot buffer zone of existing vegetation around the perimeter of the site.
4. Mine operators shall submit to the County a mine reclamation plan. This reclamation plan shall include provision of revegetation of disturbed areas using native species. Mining areas shall be reclaimed to be suitable for use in agriculture or silviculture, or to be suitable for uses compatible with the surrounding area consistent with the site's zoning district.

**2.02.27 Light Industrial (LI):** This district 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, particulate matter, vibrations, odors, fumes, glare, and other hazards incompatible with residential uses.

***A. Location Criteria:***

This zoning district is applicable to all Planning Areas.

Light industrial districts shall be located on a major collector or arterial roadways with immediate access to the regional roadway network.

***B. Primary Uses Allowed:***

1. Light industrial uses
2. General commercial uses
3. Public uses
4. Communication towers subject to the limitations and approval process provided in Subsection 5.07.10 and 5.00.04 of this Code.
5. Professional services/office uses
6. Artisanal uses
7. Workplace uses
8. Renewable energy uses

***C. Accessory Uses and Structures Allowed:***

1. Accessory uses allowed within a development include: personal services, business services, restaurants and cafes, newsstands, and similar support uses.

***D. Conditional Uses Allowed:***

1. Personal services, business services, restaurants and cafes, newsstands, other similar supporting uses on the condition that they are housed in a building which principally serves allowed primary uses.

**E. Residential Density Allowed:**

1. No maximum or minimum residential density is associated with this category, but, a maximum of one (1) dwelling unit may be approved for security purposes for a development.

**F. Nonresidential Intensity Allowed:**

1. A maximum FAR of 0.5 (50%) and a maximum ISR of 0.75 (75%).

**G. Special Development Standards:**

1. Twenty-five (25) feet buffer between Industrial uses and any other land use.

**2.02.28 Heavy Industrial (HI):** This district includes areas devoted exclusively to industrial development, allowing a mix of heavy and light industry, storage, distribution, and other industrial uses.

**A. Location Criteria:**

This zoning district is applicable to the North, North Central and South Central Walton Planning Areas.

**B. Primary Uses Allowed:**

1. Heavy Industrial uses
2. Light Industrial uses
3. Extractive uses
4. Communication towers subject to the limitations and approval process provided in Subsection 5.07.10 and 5.00.04 of this Code
5. Public uses
6. Renewable energy uses

**C. Accessory Uses Allowed:**

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

**D. Conditional Uses Allowed:**

*Reserved*

**E. Residential Density Allowed:**

1. This district does not provide for residential uses.

**F. Nonresidential Intensity Allowed:**

1. The maximum intensity for non-residential uses in this district is a floor to area ratio of 0.70 and an impervious surface ratio of 0.85.

**G. Special Development Standards:**

1. Twenty-five (25) feet buffer between Industrial uses and any other land use.