

- Amends Section 2.02.00 B.3. related to Accessory Dwelling Units (ADUs) to delete the requirement that these units be rented to family members only. This proposed change eliminates enforcement challenges and provides opportunities for affordable housing.
- Amends Sections 2.02.00 G and I to created consistency with remedial Comprehensive Plan amendments adopted on April 9, 2018 (settlement agreement reached between the County and the South Walton Community Council). These changes provide for density and intensity calculation methodology within the Mixed Use zoning districts, excluding the Traditional Neighborhood Development District.
- The Primary Uses Allowed sections for each zoning districts have been related to the primary use table found in Section 2.03.00 A. These change provides for clarity and allow for the creation of a primary use by zoning district table which is also included as new Section 2.04.01. The following more substantive changes are included as well:
 - Removes the land use category, “Public facilities and services”. This category was very similar to the “Civic uses” category so was duplicitous.
 - Creates several new land use categories: “Aviation uses”, “Artisanal uses”, “Renewable energy uses”, “Lodging and accommodation uses” with sub categories including “Limited lodging”.
 - Amends “General commercial” to include large scale health care facilities.
 - Amends “Neighborhood commercial to include small scale health care facilities”.
 - Sections 2.02.01 B (LSA) and 2.02.02 B (GA) were amended to be consistent with the table of allowable uses and with Policy L-1.2.6 of the Comprehensive Plan allowing for agri tourism and agri business as well as alternative energy production facilities. Also add special development standard limiting the size of agri and eco tourism related lodging in these districts consistent with Policy L-1.2.6.
 - In general “parks and passive recreation” uses are allowable in more Districts – this allows for the development of a more integrated park network, consistent with land dedications made by developers and the adopted Recreation, Open Space and Greenways element of the Comprehensive Plan.
 - In general “Artisanal uses” are allowed in agricultural, lower density rural residential districts, and some mixed use districts as well as the Light Industrial zoning district. This change is in support of the “maker economy”.
 - Amends Section 2.02.14 to add “Civic uses” as a conditional use subject to approval by the Board of Adjustments.
- Makes permanent and temporary farm worker housing and aviation uses a conditional use in both the Large Scale Agriculture (Section 2.02.01 D.) and General Agriculture (Section 2.02.02 D.)

- Adds short term vacation rental, attached use in any zoning district where single family residential, attached uses are permitted.
- Amends Section 2.02.15 related to workforce and affordable multi-family residential units within the General Commercial zoning district as conditional uses. The maximum density is amended from 30 dwelling units per acre to 17 dwelling units per acre consistent with Comprehensive Plan Policy L-1.5.1.
- Clarifies that commercial outdoor amusement uses are not permitted within the VMU and Coastal Center Mixed use zoning districts. This change makes a distinction between indoor entertainment uses and other outdoor entertainment based uses which are generally incompatible with the scenic corridors of South Walton. Commercial outdoor amusements are added as a conditional uses within the General Commercial zoning district, prohibiting location on a designated scenic corridor and adding additional criteria of review.
- Modifies the table of primary uses and creates a new table of uses by zoning district for quick reference
- Establishes conditional use criteria for each conditional use to be used in the review of requested conditional uses