

8. DESCRIPTION OF DEVIATIONS FROM DEVELOPMENT STANDARDS

WALTON COUNTY IDC SECTION	ITEMS	WALTON COUNTY LAND DEVELOPMENT CODE	PUD DEVIATIONS	JUSTIFICATION
5.00.03.A BUILDING SETBACK REQUIREMENTS	SINGLE FAMILY - FRONT SETBACK	20'	N/A	THE REDUCTION IN SETBACKS IS FOR EACH LOT. A 20' SETBACK SHALL BE PROVIDED IN THE FRONT.
	SINGLE FAMILY - REAR SETBACK	15'	10'	
	SINGLE FAMILY - SIDE SETBACK	7.5'	5'	
5.00.03.A BUILDING SETBACK REQUIREMENTS	COMMERCIAL - FRONT SETBACK	25'	5'	THE REDUCTION IN SETBACKS IS FOR INTERNAL SETBACKS ONLY. A 25' SETBACK SHALL BE PROVIDED ALONG CR 30A.
	COMMERCIAL - REAR SETBACK	20'	5'	
	COMMERCIAL - SIDE SETBACK	10'	5'	
2.02.18.G.4 SPECIAL DEVELOPMENT STANDARDS	COMMERCIAL USES WITHIN MIXED USE DEVELOPMENT	5% OF TOTAL SITE AREA	5% OF DEVELOPMENT AREA	IN ORDER TO AVOID VEGETATIVE /WETLAND IMPACTS, THE NEIGHBORHOOD COMMERCIAL COMPONENT WILL BE 5% OF THE DEVELOPMENT AREA AND NOT OF THE ENTIRE PARCEL/SITE.
2.02.18.G.5 SPECIAL DEVELOPMENT STANDARDS	CIVIC, RECREATIONAL OR COMMUNITY FACILITIES AND SERVICES WITHIN MIXED USE DEVELOPMENT	1% OF TOTAL SITE AREA	1% OF DEVELOPMENT AREA	IN ORDER TO AVOID VEGETATIVE /WETLAND IMPACTS, THE RECREATIONAL COMPONENT WILL BE 1% OF THE DEVELOPMENT AREA AND NOT OF THE ENTIRE PARCEL/SITE.
5.02.02 OFFSTREET PARKING	PARKING SPACES (COMMERCIAL)	VARIES	1 SPACE / 350 SF	THIS DEVIATION IS BEING REQUESTED TO ALLOW FOR ADDITIONAL CLUSTERING AND IS CONSISTENT WITH THE MIXED USE DESIGN CONCEPT.