

Team Organizational Chart



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PLAN FOR WALTON 2040

Help plan the future of Walton County!

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 **Gridics**

Intelligent Zoning Platform

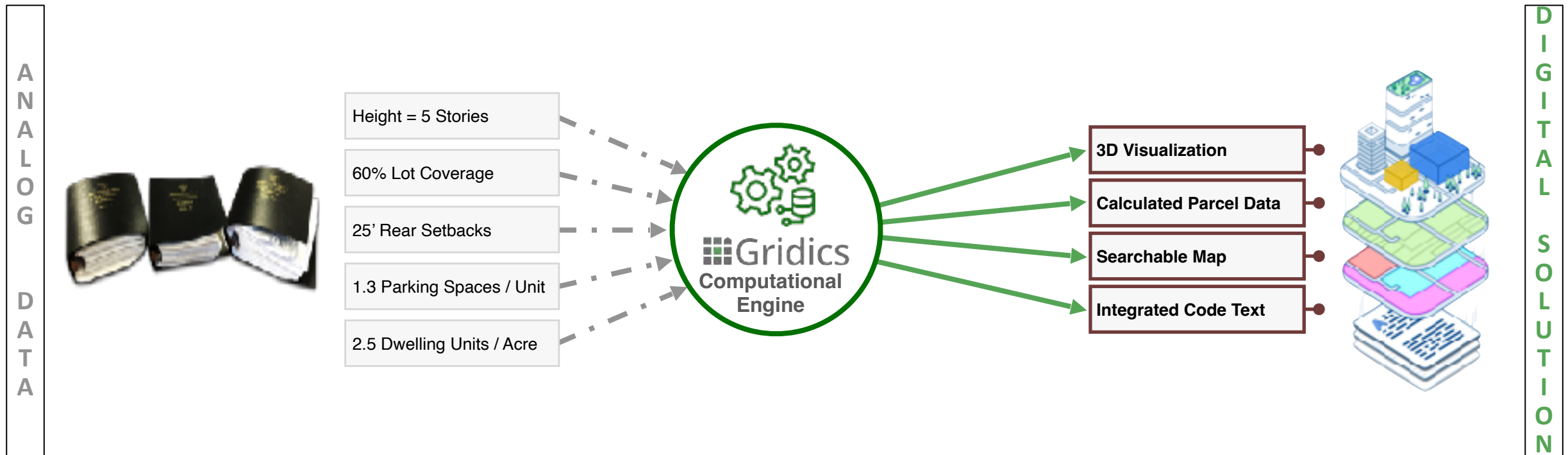
Digital Zoning, Mapping and Analysis

Walton County FL

05/01/2024

What Problem Are We Solving?

The Gridics computational rules engine applies the applicable zoning rules to the specific geometry of each parcel resulting in a zoning parcel record database for your municipality.



Walton County Zoning Map

Search by Address or Parcel ID

Text Map Check

Layers

ZONING

- Zoning Districts
- Bay Walton Sector Plan Long Term Conception
- Bay Walton Sector Plan Low Impact Residential
- Bay Walton Sector Plan Recreation / Open Space
- Bay Walton Sector Plan Town Center
- Bay Walton Sector Plan Village Center
- Business Park
- Coastal Center
- Coastal Center Mixed Use
- Coastal Village One
- Conservation
- Conservation Residential 1 unit per 10 acres
- Conservation Residential 1 unit per 2.5 acres
- Conservation Residential 2 units per 1 acre
- Eagle AFB
- Executive Residential
- Executive Office
- General Agriculture
- General Commercial
- Heavy Industrial
- Institutional
- Large Scale Agriculture

Reset Save

© Mapbox © OpenStreetMap Improve this map

Walton County Munimap - Layers

<https://map.gridics.com/us/fl/walton-county>

Walton County Zoning Map

Search by Address or Parcel ID

Text Map Check

Address Not Available, FL

Properties Layers Filters 3D Zoning Projects

Zoning Property Details Use(s) Layers

BASIC ZONING

Zone: [Coastal Center](#)

Existing Building Use:

Existing Land Use:

All Applicable Typologies:

Allowed Use(s):

Additional Resource(s)

[Zoning Code](#)

ADDITIONAL ZONES

FEMA Flood Zone: HAZARD WATON, K WATON

Base Flood Elevation: -9.99'

OVERLAYS

- South Walton Height Limit

ADMIN ONLY

Internal Overlay: [Grids General Assumptions](#)

Exclusion status: No exclusion

Grids ID: 145da0c34479e9b99

BUILDING INTENSITY

Based on Building Typology: Setback - Multi family (4 stories or more)

Maximum Lot Coverage: 85%

Residential Density: 8.00 Du / Acre

Maximum Building Height: 50.0'

https://map.gridics.com/us/fl/walton-county/overlays/show/PropertyLayers?lat=30.7872&lon=-82.7642&ParcelID=3355701&tab=general-subgroup%3A%3B%3Bproperty_record_county%3A%3B%3Bstate_place-1213117%3A%3B%3B%3Bzoning%3A%3B%3Bheight-limit%3A%3B%3B%3Bcity_land_use-height-limit-northcentralpeninsula

Walton County Munimap - Parcel Data

<https://map.gridics.com/us/fl/walton-county>



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LAND DEVELOPMENT CODE

Chapter 1 - General Provisions

Chapter 2 - Land Use Districts

Chapter 3 - Concurrence

Chapter 4 - Resource Protection Standards

Chapter 5 - Development Design And Improvement Standards

5.00.00. GENERAL PROVISIONS

5.01.00. LANDSCAPING

5.02.00. OFFSTREET PARKING AND LOADING

5.03.00. GREENWAYS SYSTEM

5.04.00. TRANSPORTATION SYSTEMS

5.05.00. UTILITIES

5.06.00. STORMWATER MANAGEMENT

5.07.00. SUPPLEMENTAL STANDARDS

5.08.00 RESERVED

5.09.00. LIGHTING

5.10.00 Special Lighting Zones

5.11.00 MINING OPERATIONS

Chapter 6 - Signs, Scenic Corridor And Vista Overlay Districts

Chapter 7 - Code Enforcement

Chapter 8 - Neighborhood Plan Overlay Districts

Chapter 9 - Glossary

COMPREHENSIVE CODE

1 - Capital Improvements

5.00.04 Height Limitation, Exceptions, Exemptions, and Measurement Methodology for Building or Structure Height

Notwithstanding any other provisions of this Code, no man-made buildings or structures higher than heights established in the following height limitations for Walton County shall be permitted in unincorporated areas of Walton County unless otherwise provided for herein.

A. Height Limitations in the South Walton Planning Area

1. No buildings or structures higher than fifty (50) feet shall be permitted south of Choctawhatchee Bay and the Intracoastal Waterway unless further restricted as follows:
 - a. No buildings or structures shall be permitted to exceed forty (40) feet in height within the Grayton Beach Neighborhood Plan Area.
 - b. No buildings or structures shall be permitted to exceed thirty-two (32) feet in height within the Point Washington Neighborhood Plan Area (See Map 5-1 for Point Washington Neighborhood Plan Boundaries).
 - c. The Inlet Beach Neighborhood Plan (Appendix NP-7) provides for limits on height by use (See Map 5-1 for Inlet Beach Neighborhood Plan Boundaries).

B. Height Limitations within the South Central, North Central and North Walton Planning Areas shall be as follows:

1. Single-family attached and single family detached residential uses may be permitted up to a maximum of fifty (50) feet in height
2. Multi-family residential uses may be permitted up to a maximum of seventy-five (75) feet in height except if further limited in Section C below within the Eglin Air Force Base Military Influence Area. Buildings or structures adjacent to or within ¼ mile radius of a municipal boundary must be compatible in scale and character to buildings or structures located in the municipality.
3. Commercial or institutional uses may be permitted up to a maximum of seventy-five (75) feet in height except if further limited in Section C below within the Eglin Air Force Base Military Influence Area. Buildings or structures adjacent to or within ¼ mile radius of a municipal boundary must be compatible in scale and character to buildings or structures located in the municipality.
4. Industrial uses may be permitted up to a maximum of one hundred (100) feet in height, except if further limited in Section C below within the Eglin Air Force Base Military Influence Area. Buildings or structures adjacent to or within ¼ mile radius of a municipal boundary must be compatible in scale and character to buildings or structures located in the municipality.

C. Height limitations within the Eglin Air Force Base Military Influence Overlay District (MIOD) are as follows and shown on Map 5-2.

1. Structures, facilities, and antennas within the Eglin Air Force Base MIOD shall be permitted up to the following maximum heights:
 - a. Fifty (50) feet within the Impulse Area
 - b. Fifty (50) feet within the Critical Approach 1
 - c. Fifty (50) feet within the Critical Approach 2
 - d. Seventy-five (75) feet within MTR 1
 - e. One hundred-fifty (150) feet within MTR 2
2. Transmission facilities (poles and lines) and communication towers maintained and/or operated by an electric utility or by Walton County may exceed these height limitations based on compliance with the following:
 - a. if the total height is less than 200 feet and is in compliance with Federal Aviation Administration requirements and regulations and Section 5.07.10 of the Land Development Code;
 - b. determination of No Hazard to Aviation from the Federal Aviation Administration is obtained and submitted as part of the application for development approval or issuance of a permit for those

ZoneIQ Zoning Allowances Capacity Analysis Calibration Zoning Review Menu Account

632 SCENIC GULF DR Building Parameters 3D View

632 SCENIC GULF DR > New Development 1 > New Building 1

Lot Information

Zoning Code
Walton County Unincorporated, FL

Zone
CC

Building Type
Setback - Multifamily (4 stories or more)

Lot Area
Lot Area (GIS)

Selected Frontage
A

Throughfare Type
Primary

Throughfare Width
104 ft

Location Variables

Map controls: Rotate, Zoom In (+), Zoom Out (-), Full Screen

Legend: ■ Visual Building ■ Building Setback limit ■ Lot

Active Notifications

- Tower separation
- Multiple Building Types
- Specific Parking calculation is not rounded
- Lot Area Discrepancy

Maximum Lot Capacity	
Total Maximum Height	N/A
Maximum Built Area	52,627 SF
Maximum Building Footprint	57,474 SF
Maximum Residential Tower Footprint	N/A
Maximum Commercial Tower Footprint	N/A
Maximum Residential Area	19,673 SF
Maximum Logging Area	19,673 SF
Maximum Office Area	52,627 SF
Maximum Office Height	x
Maximum Commercial Area	52,627 SF
Maximum Commercial Height	x
Maximum Commercial Establishment Area	N/A
Allowed Uses	
Allowed Frontage Types	

Terms of Use Zoning Code: Walton County Unincorporated, FL Status: Complete

Saved Save Generate Report Submit Project

Walton County ZoneIQ



Layers

Select Saved Template Manage

PLACES & PARCELS

ZONING

- Zoning Districts
- Height Limits
- Inlet Beach
- BDDC Districts

PLANNING

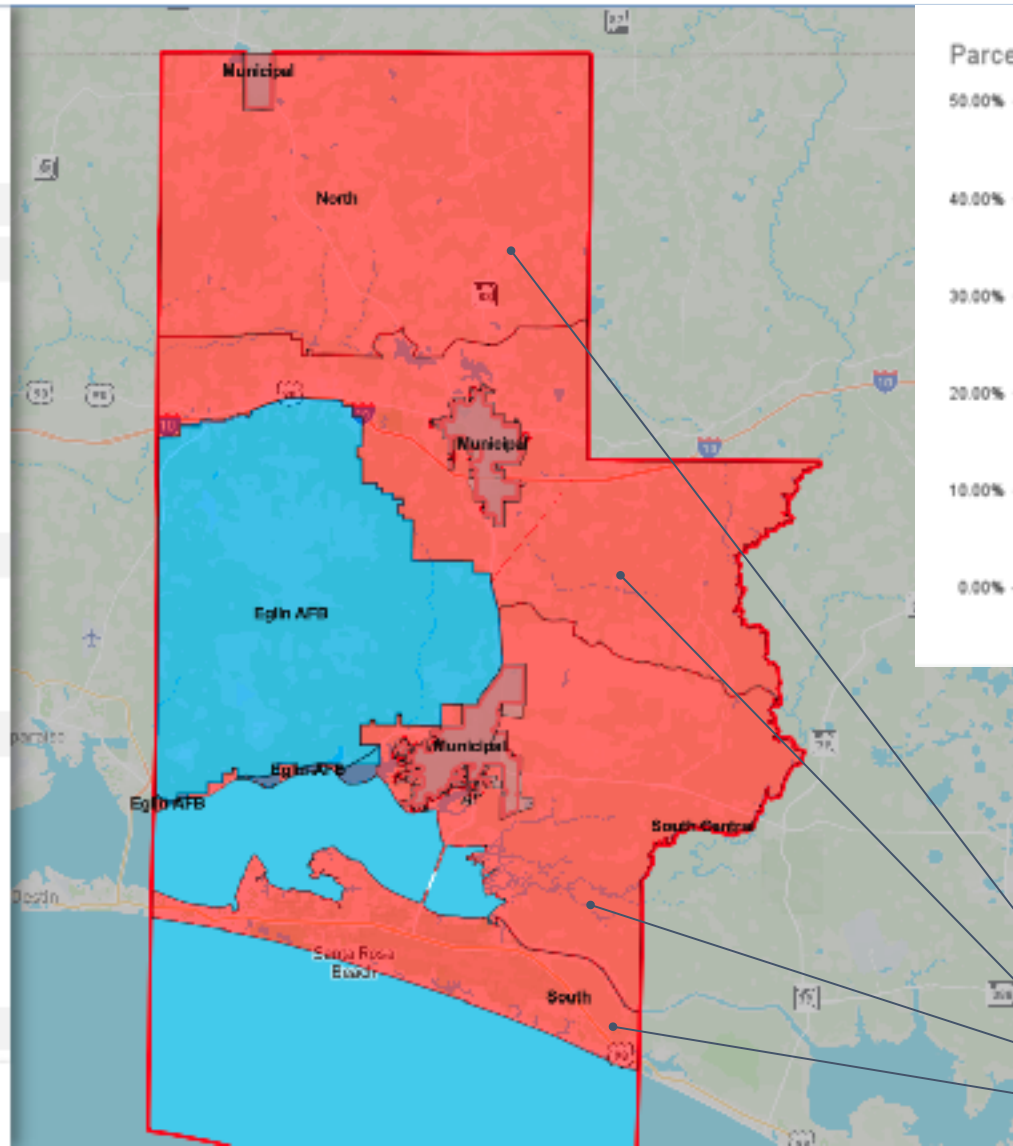
- Planning Overlays
- Planning Areas

ENVIRONMENTAL

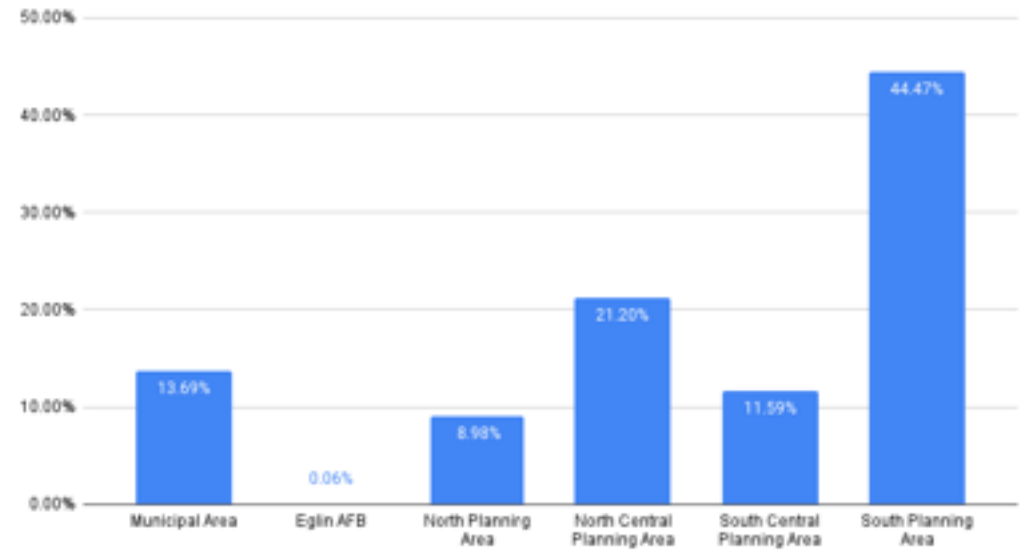
- Protected Areas
- Flood Zones
- Lake Buffer
- Wetlands

HISTORIC

Reset Save



Parcels Distribution (Planning Areas)



	Parcels	
Overall County	70,987	100.00%
Municipal Area	9,721	13.69%
Eglin AFB	44	0.06%
North Planning Area	6,376	8.98%
North Central Planning Area	15,049	21.20%
South Central Planning Area	8,229	11.59%
South Planning Area	31,568	44.47%

Walton County Planning Areas - Amount of Parcels



Properties

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3D Zoning

Projects

Layers

Select Saved Template

PLACES & PARCELS

ZONING

- Zoning Districts
- Height Limits
- Inlet Beach
- RDCD Districts

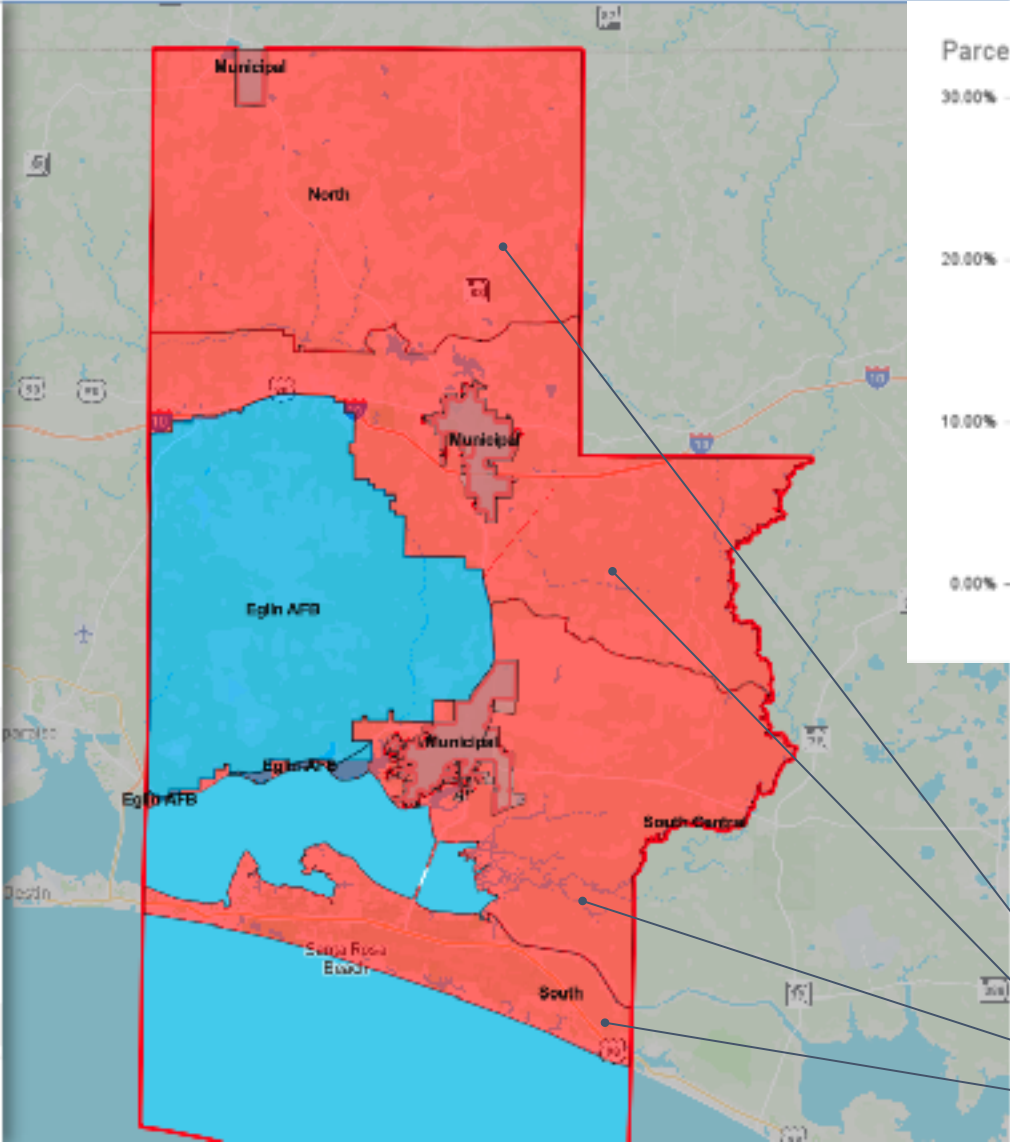
PLANNING

- Planning Overlays
- Planning Areas

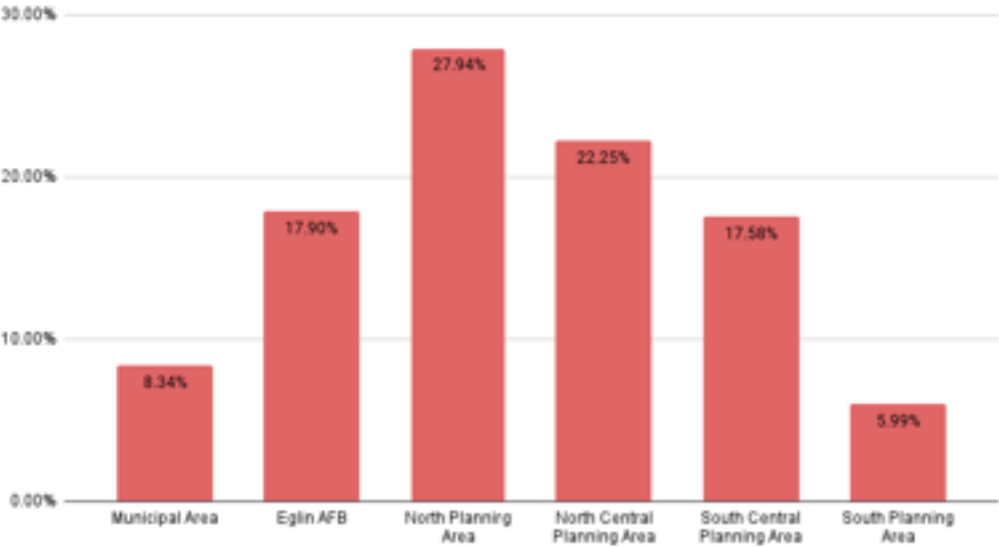
ENVIRONMENTAL

- Protected Areas
- Flood Zones
- Lake Buffer
- Wetlands

HISTORIC



Parcels Acres Distribution (Planning Areas)



	Parcel Area - Acres	
Overall County	641,045.24	100.00%
Municipal Area	53,474.19	8.34%
Egin AFB	114,732.06	17.90%
North Planning Area	179,095.88	27.94%
North Central Planning Area	142,639.68	22.25%
South Central Planning Area	112,711.24	17.58%
South Planning Area	38,392.20	5.99%

Walton County Planning Areas - Area of Parcels



Properties

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Manage

PLACES & PARCELS

ZONING

- Zoning Districts
- Height Limits
- Inlet Beach
- RDCD Districts

PLANNING

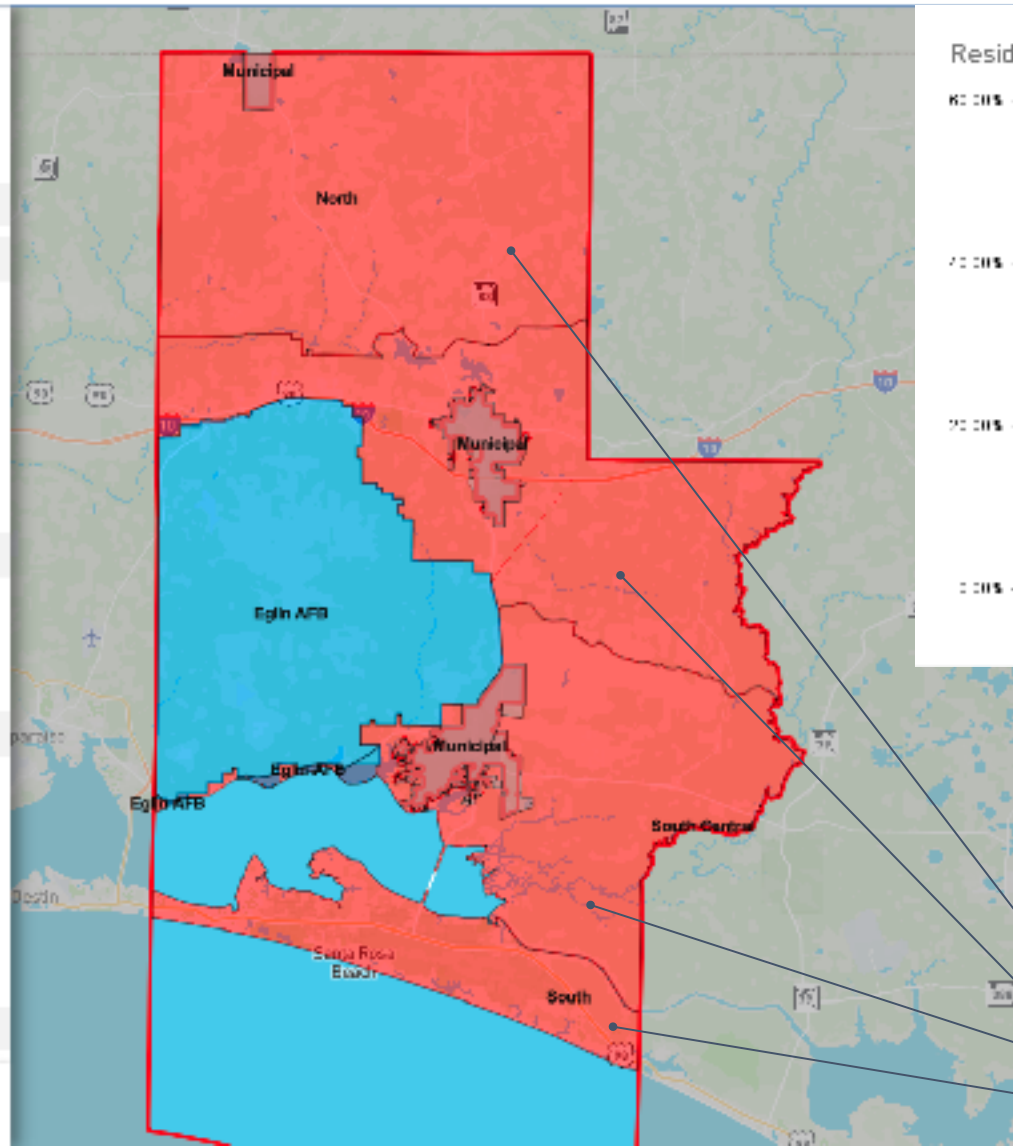
- Planning Overlays
- Planning Areas

ENVIRONMENTAL

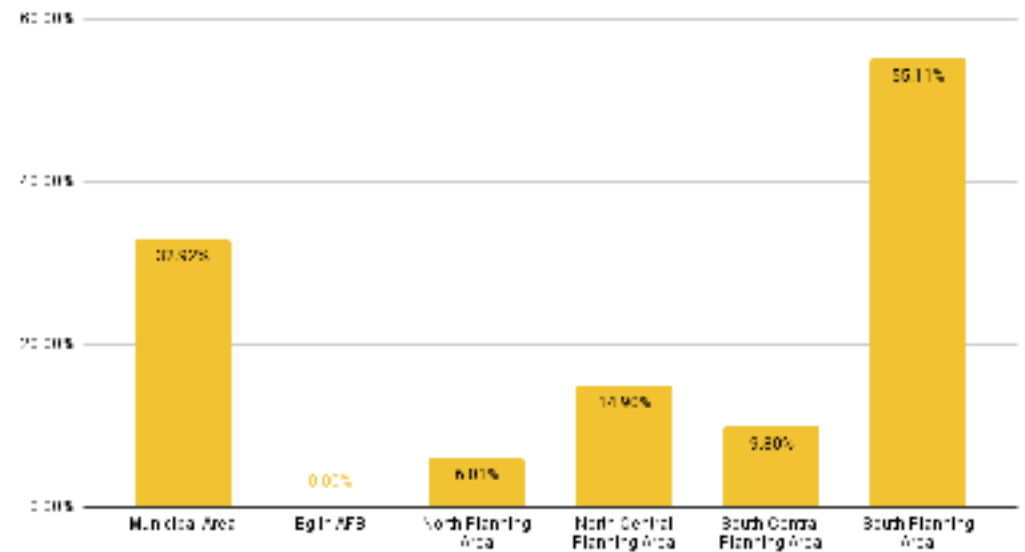
- Protected Areas
- Flood Zones
- Lake Buffer
- Wetlands

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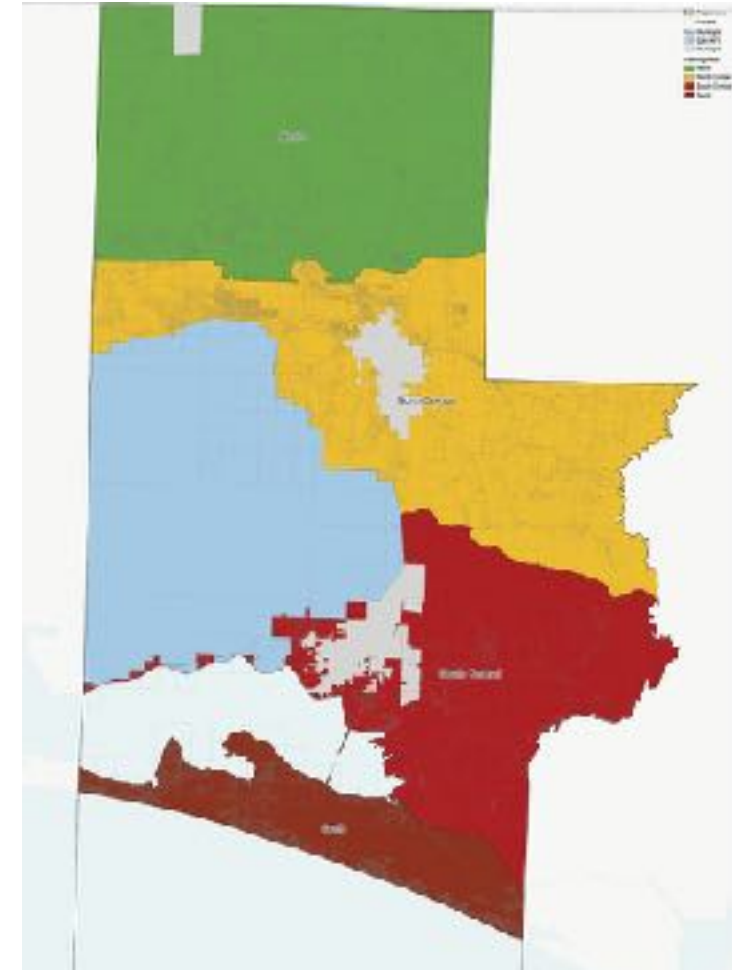
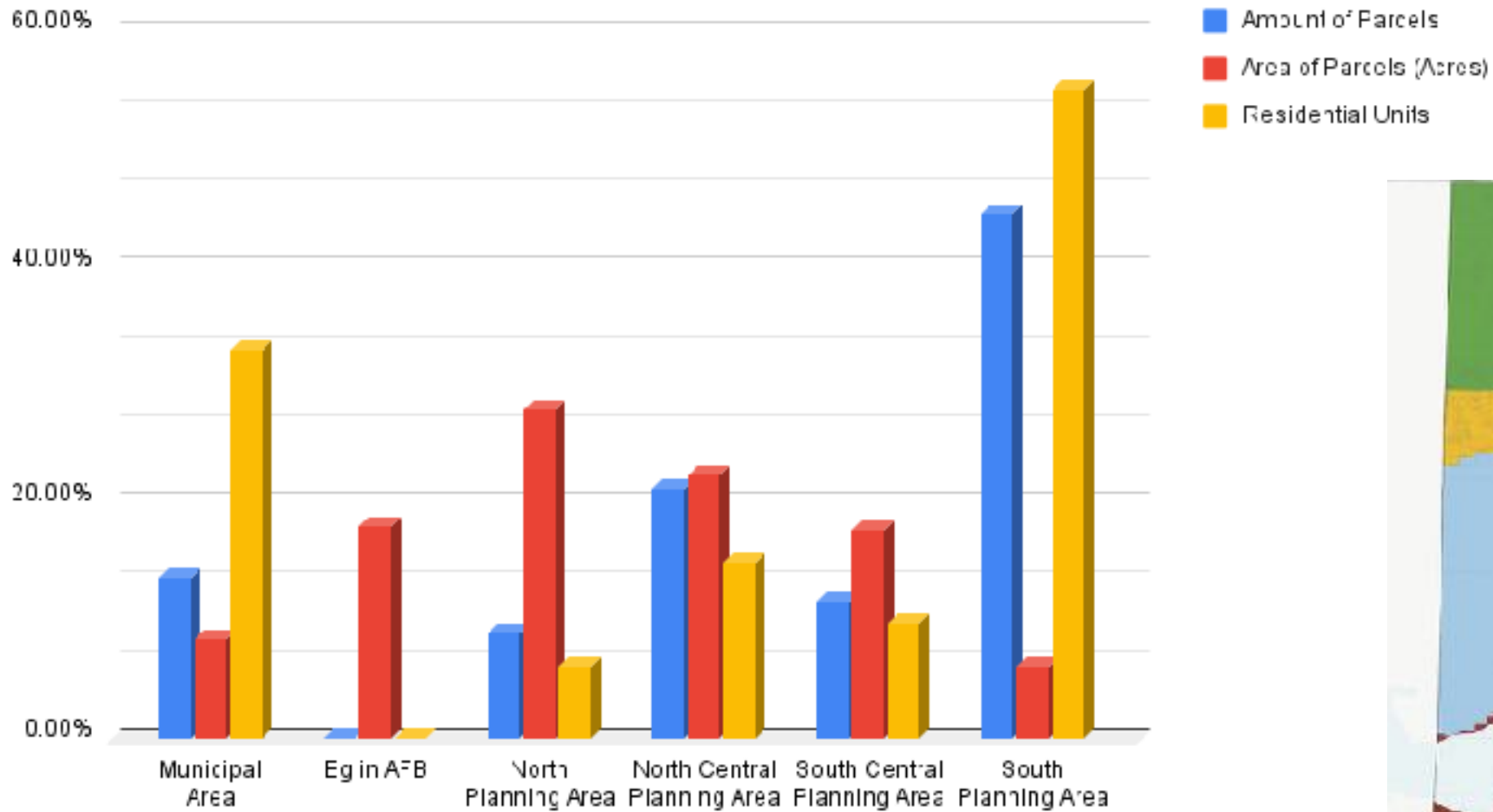
Residential Unit Distribution (Planning Areas)



	Residential Units	
Overall County	53,272	100.00%
Municipal Area	17,535	32.92%
Eglin AFB	0	0.00%
North Planning Area	3,199	6.01%
North Central Planning Area	7,937	14.90%
South Central Planning Area	5,220	9.80%
South Planning Area	29,358	55.11%

Walton County Planning Areas - Residential Units

Parcel Analysis (Amount/Acres/Units)



Walton County Planning Areas - Parcel Analysis



Layers

Properties

Layers

Filters

3D Zoning

Projects

PLACES & PARCELS

ZONING

- Zoning Districts
- Height Limits
- Inlet Beach
- SOCC Districts

PLANNING

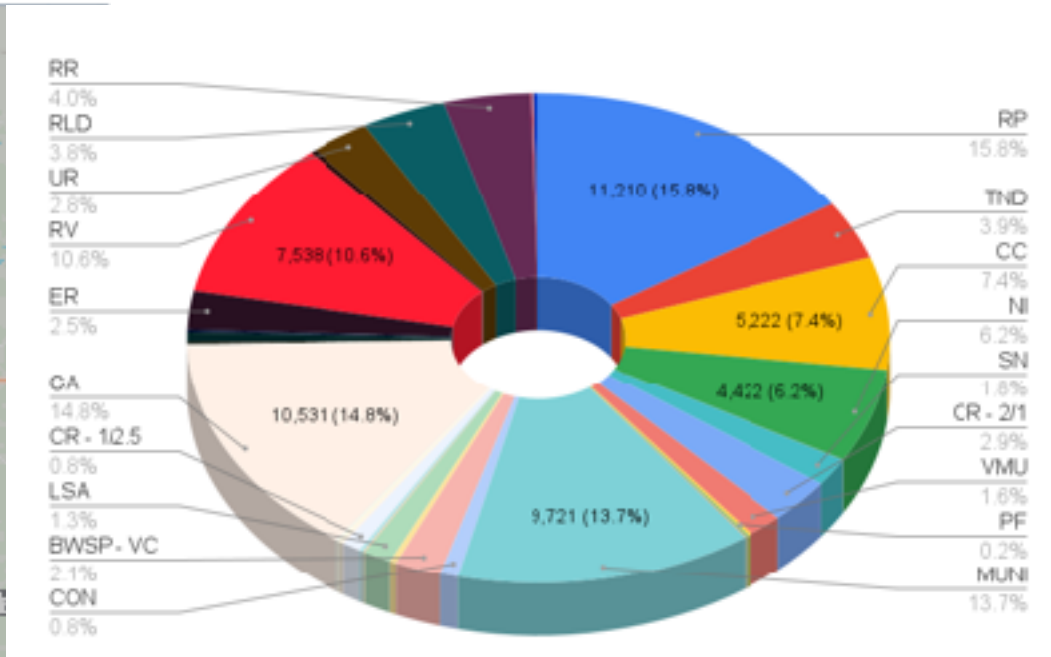
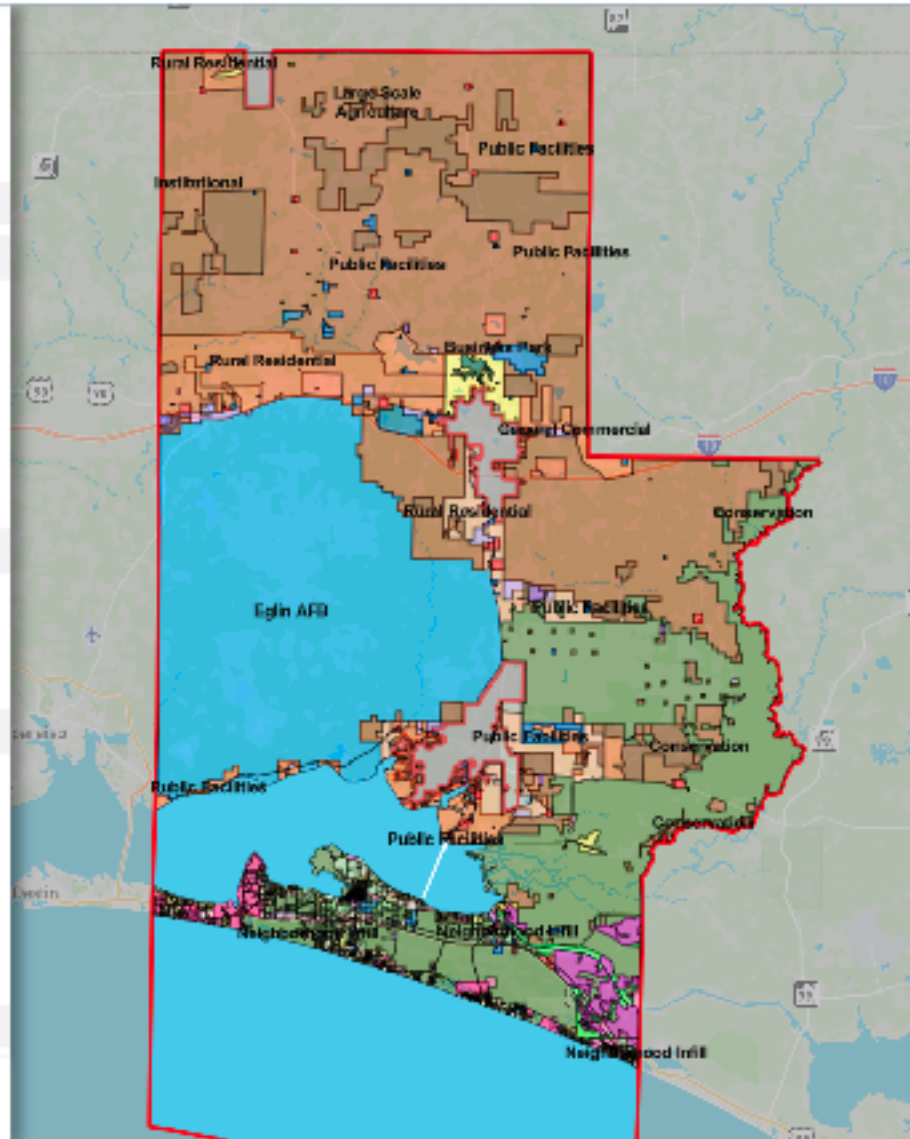
- Planning Overlays
- Planning Areas

ENVIRONMENTAL

- Protected Areas
- Flood Zones
- Lake Buffer
- Wellheads

HISTORIC

Reset Save



Zoning District	Parcels	Percentage
RP	11,210	15.79%
CC	5,222	7.36%
NI	4,422	6.23%
MUNI	9,721	13.69%
GA	10,531	14.84%
RV	7,538	10.62%
RLD	2,730	3.85%
RR	2,820	3.97%

Walton County Zoning Areas - Amount of Parcels



Layers [X]

Properties

Layers

Filters

3D Zoning

Projects

PLACES & PARCELS

ZONING

- Zoning Districts
- Height Limits
- Inlet Beach
- SOCC Districts

PLANNING

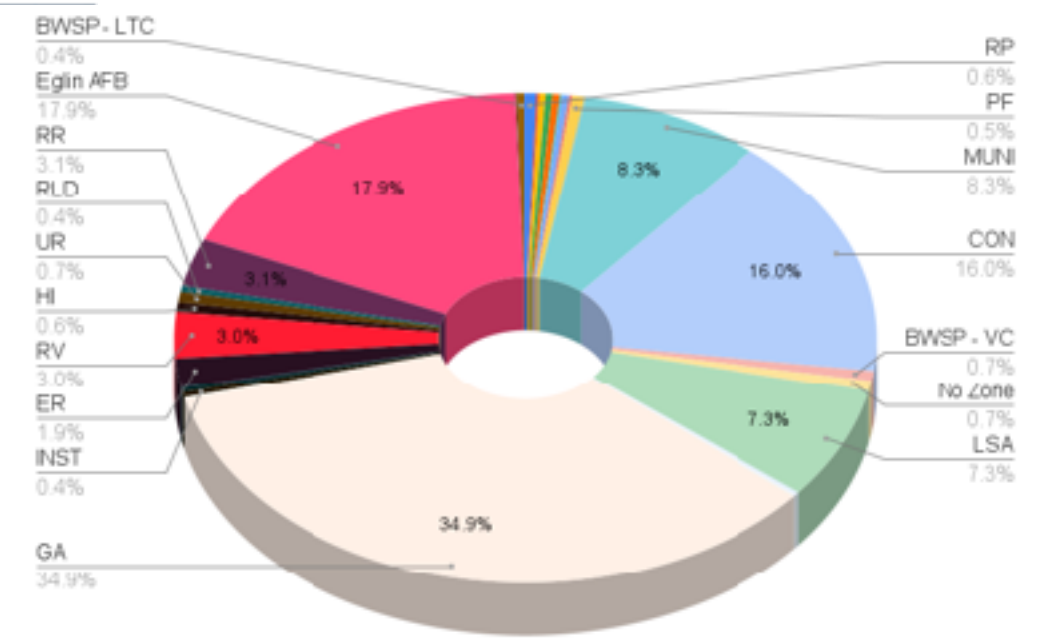
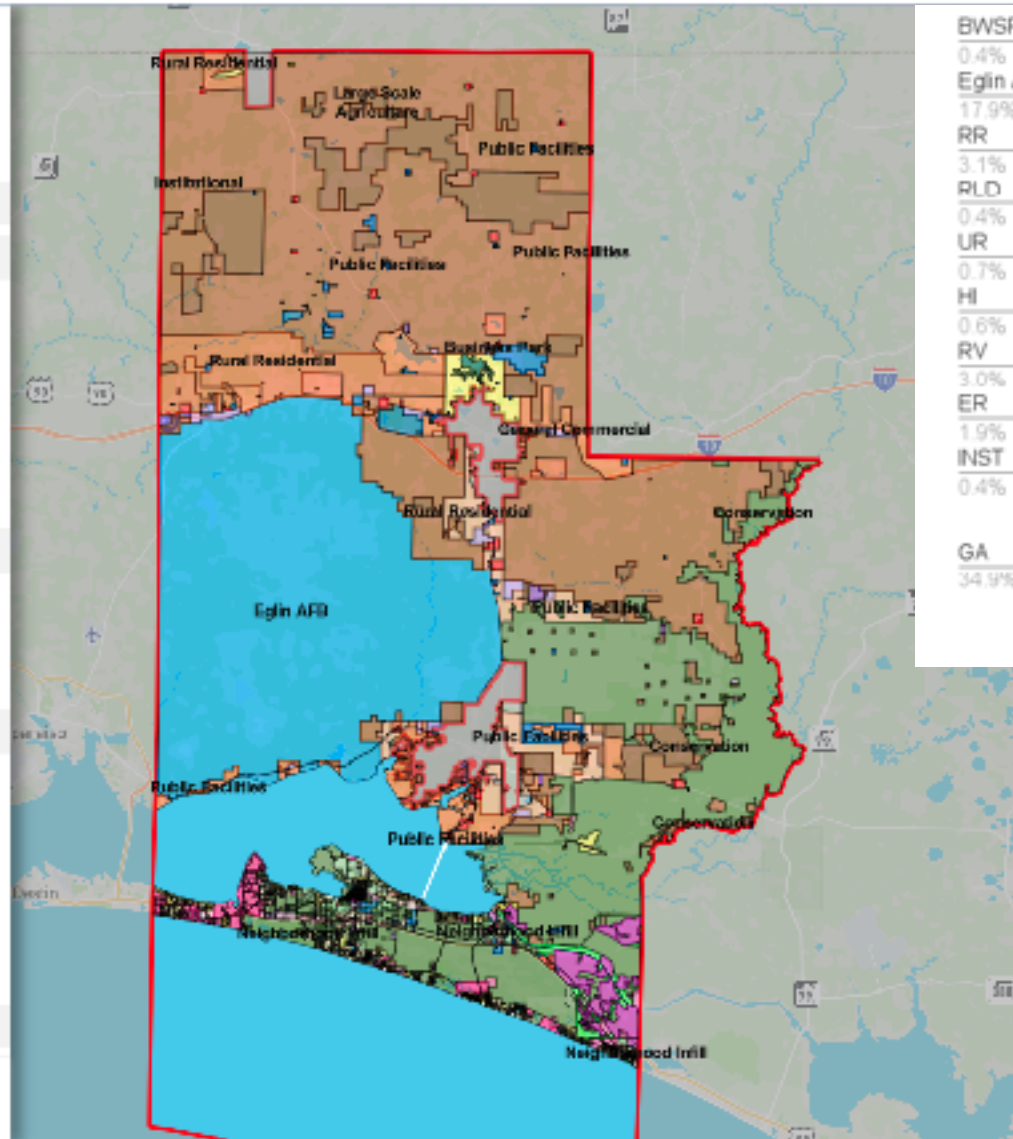
- Planning Overlays
- Planning Areas

ENVIRONMENTAL

- Protected Areas
- Flood Zones
- Lake Buffer
- Wetlands

HISTORIC

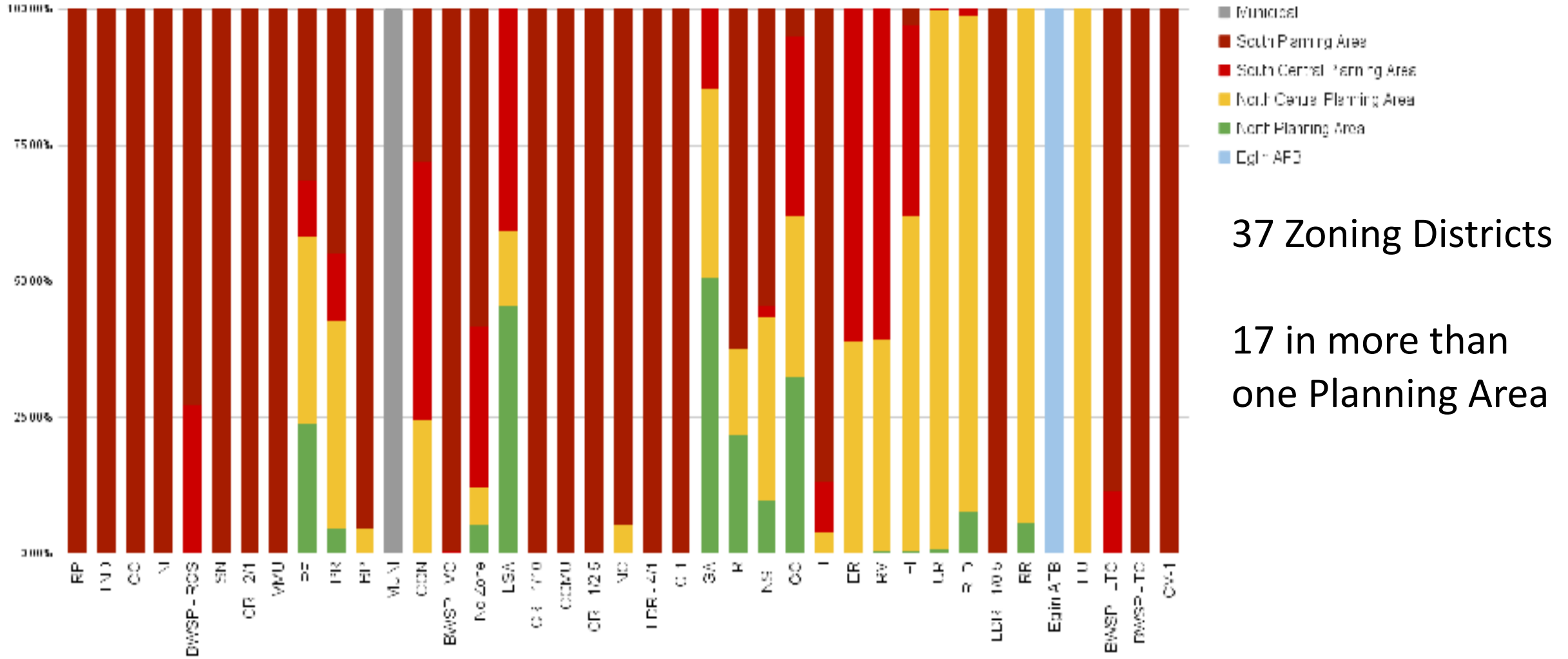
Reset Save



	Acres	
MUNI	53,474.19	8.34%
CON	102,400.41	15.97%
LSA	47,037.01	7.34%
GA	223,726.86	34.90%
RV	19,304.83	3.01%
RR	19,985.26	3.12%
Egin AFB	114,732.06	17.90%

Walton County Zoning Areas - Area of Parcels

Zone Distribution by Planning Area



Walton County Zoning Areas - Area of Parcels



Layers

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3D Zoning

Projects

PLACES & PARCELS

ZONING

- Zoning Districts
- Height Limits
- Inlet Beach
- SOCC Districts

PLANNING

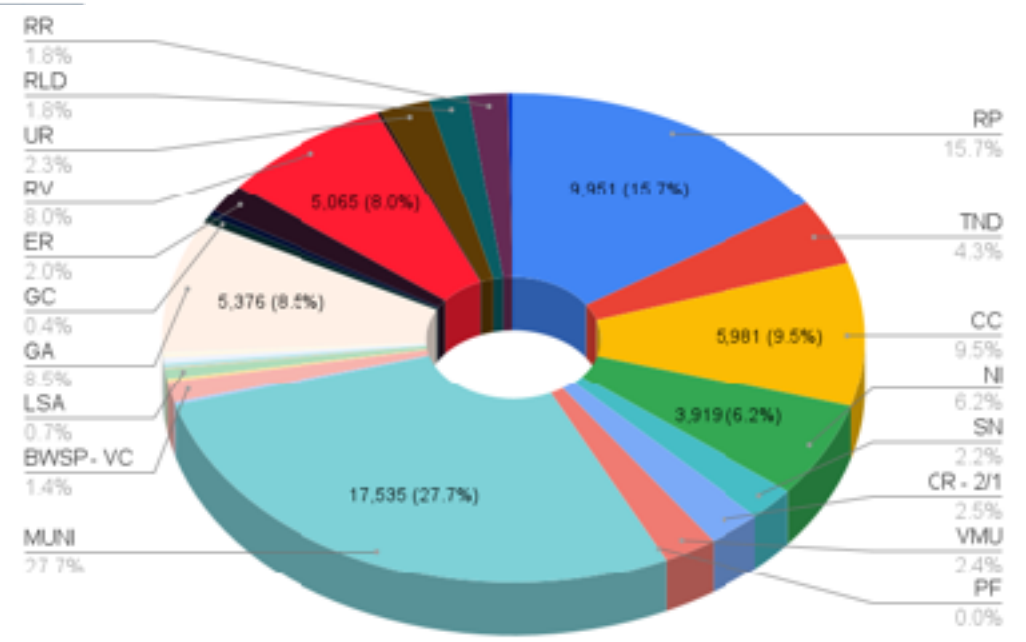
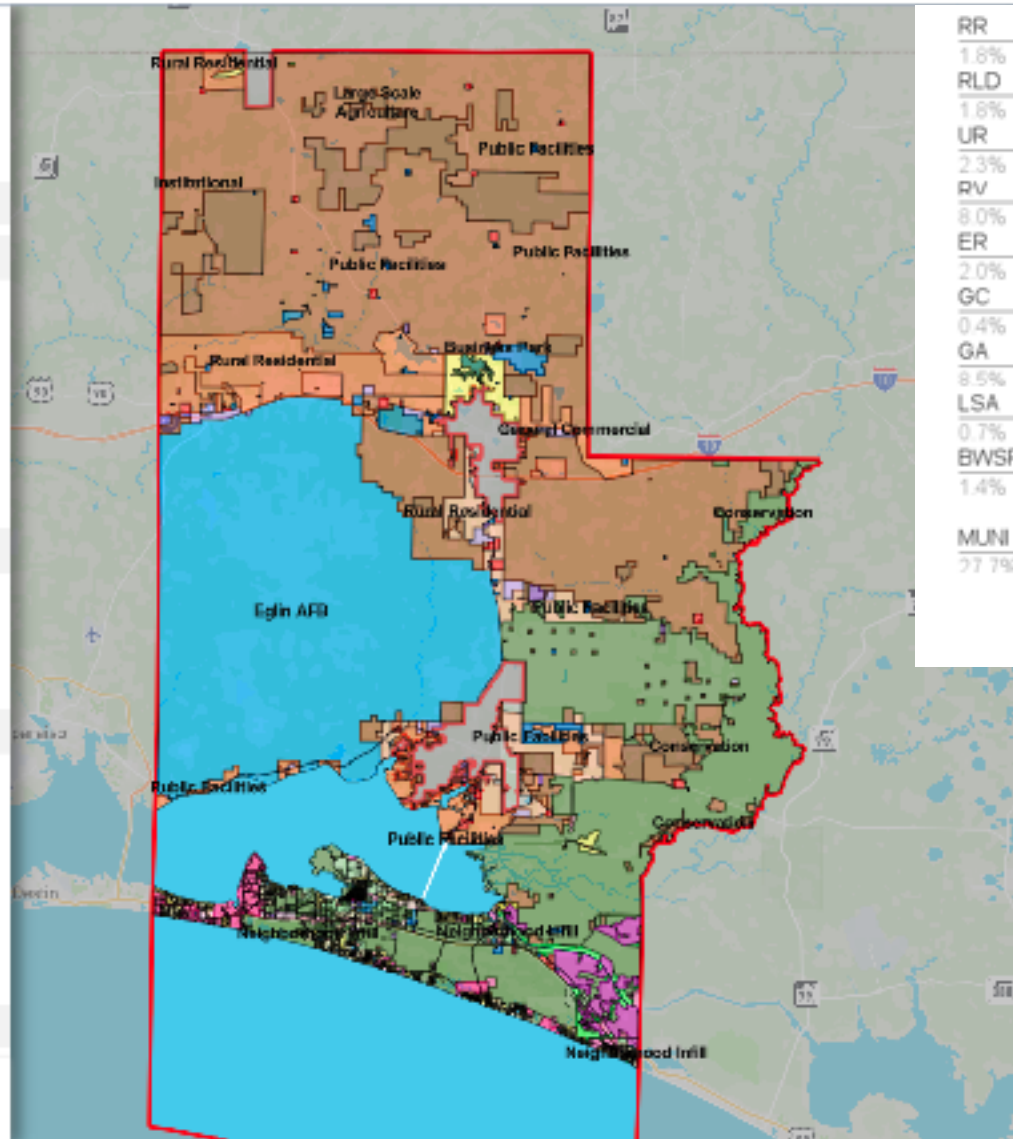
- Planning Overlays
- Planning Areas

ENVIRONMENTAL

- Protected Areas
- Flood Zones
- Lake Buffer
- Wetlands

HISTORIC

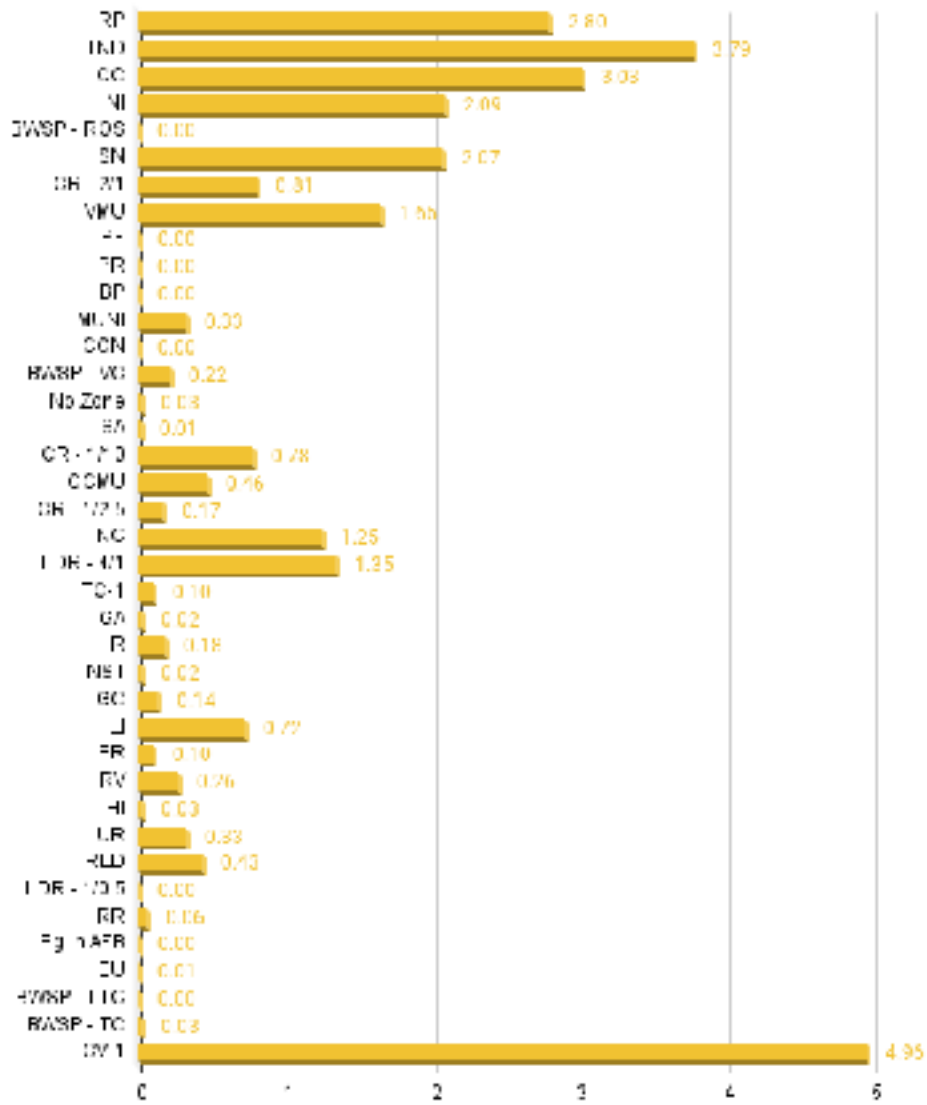
Reset Save



	Residential Units	
RP	9,951	18.68%
TND	2,728	5.12%
CC	5,981	11.23%
NI	3,919	7.36%
MUNI	17,535	32.92%
GA	5,376	10.09%
RV	5,065	9.51%
UR	1,441	2.70%
RLD	1,125	2.11%
RR	1,130	2.12%

Walton County Zoning Areas - Current Residential Units

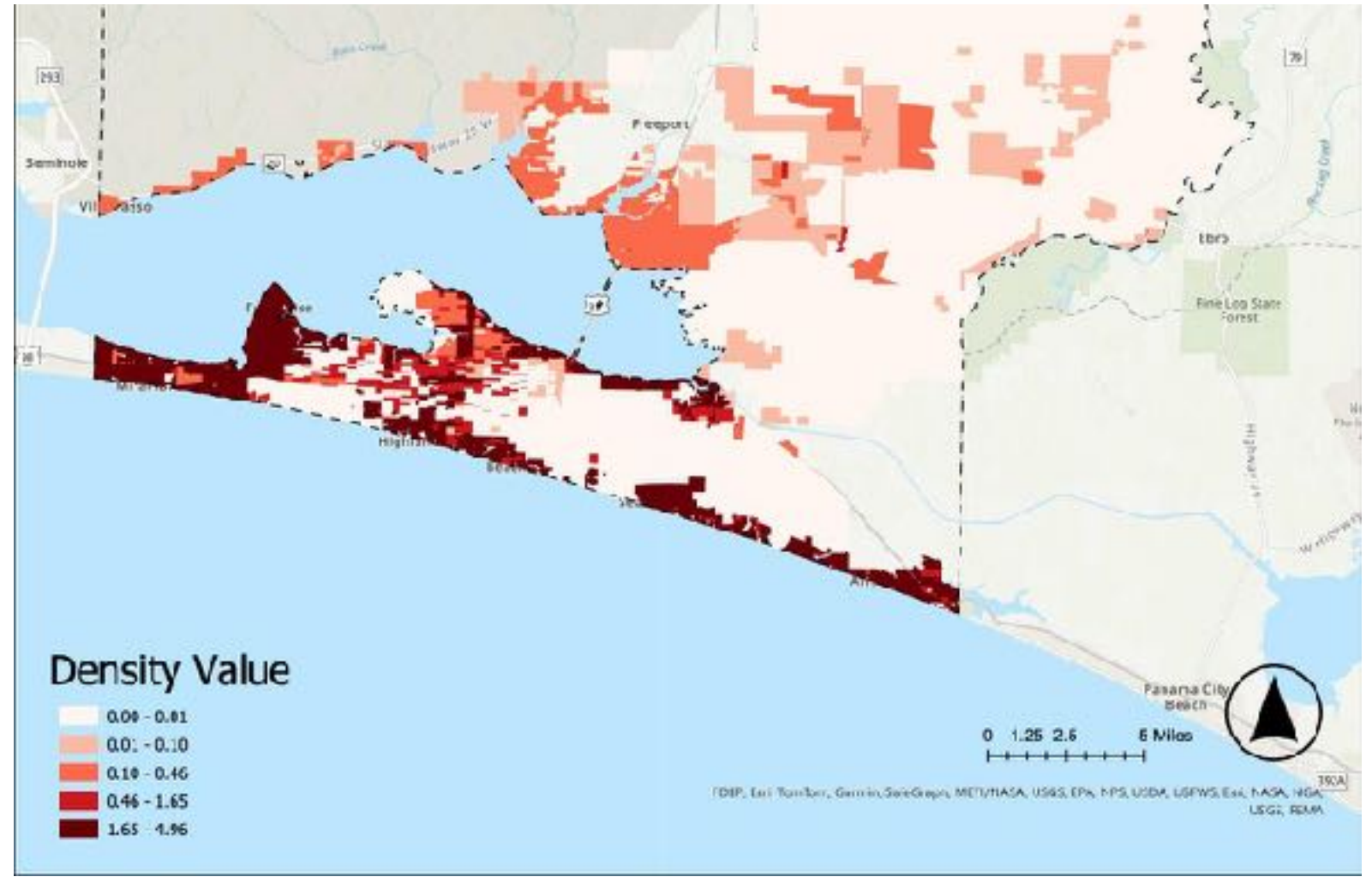
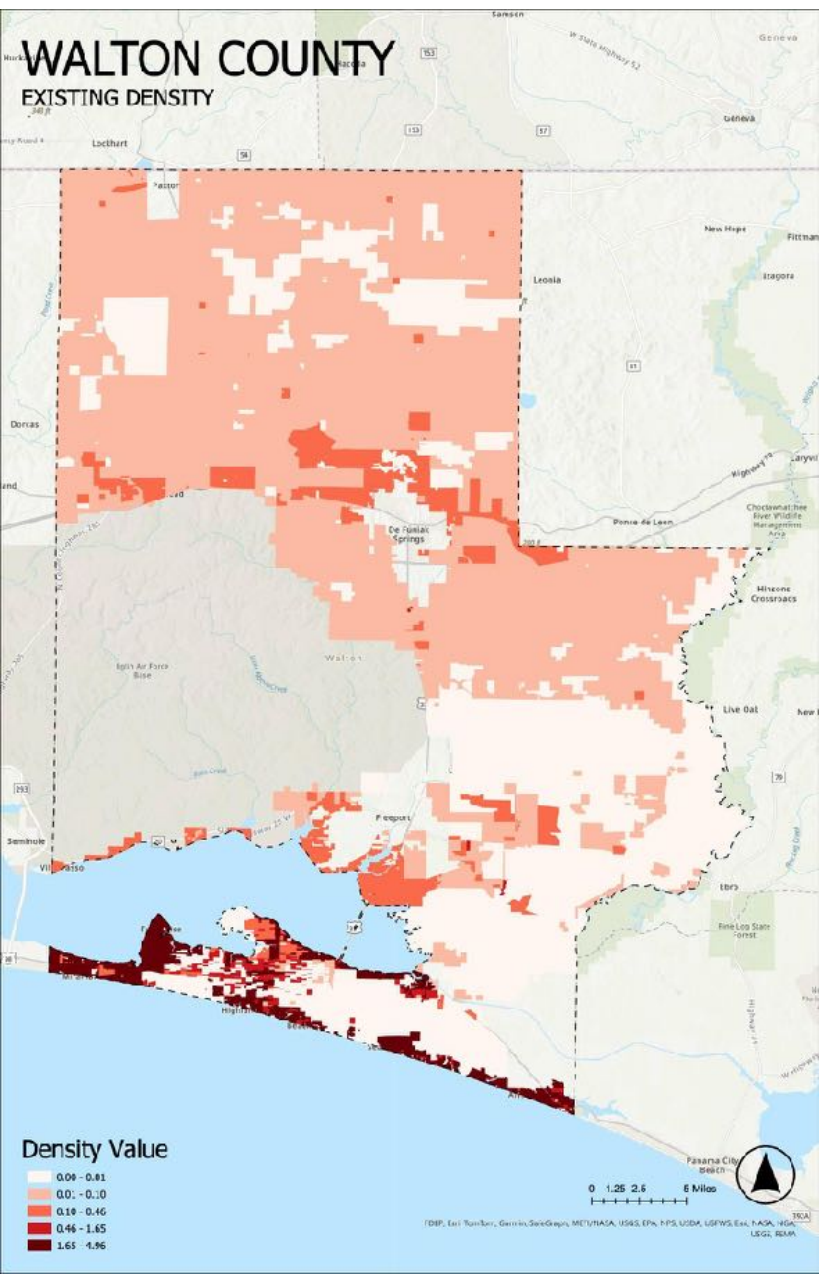
Current Residential Density per Zone (du/acre)



Zone	Resulting Density	Allowed Density
RP	2.80 du/acre	n/a
TND	3.79 du/acre	30.00 du/acre
CC	3.03 du/acre	8.00 du/acre
NI	2.09 du/acre	8.00 du/acre
BWSP - ROS	0.00 du/acre	n/a
SN	2.07 du/acre	10.00 du/acre
CR - 2/1	0.81 du/acre	2.00 du/acre
VMU	1.65 du/acre	12.00 du/acre
PF	0.00 du/acre	n/a
PR	0.00 du/acre	n/a
BP	0.00 du/acre	n/a
MUNI	0.33 du/acre	n/a
CON	0.00 du/acre	n/a
BWSP - VC	0.22 du/acre	15.00 du/acre
No Zone	0.03 du/acre	n/a
LSA	0.01 du/acre	0.02 du/acre
CR - 1/10	0.78 du/acre	0.10 du/acre
CCMU	0.46 du/acre	12.00 du/acre
CR - 1/2.5	0.17 du/acre	0.40 du/acre
NC	1.25 du/acre	4.00 du/acre

Zone	Resulting Density	Allowed Density
LDR - 4/1	1.35 du/acre	4.00 du/acre
TC-1	0.10 du/acre	10.00 du/acre
GA	0.02 du/acre	0.10 du/acre
R	0.18 du/acre	12.00 du/acre
INST	0.02 du/acre	n/a
GC	0.14 du/acre	17.00 du/acre
LI	0.72 du/acre	n/a
ER	0.10 du/acre	0.20 du/acre
RV	0.26 du/acre	2.00 du/acre
HI	0.03 du/acre	n/a
UR	0.33 du/acre	4.00 du/acre
RLD	0.43 du/acre	1.00 du/acre
LDR - 1/0.5	0.00 du/acre	0.50 du/acre
RR	0.06 du/acre	0.40 du/acre
Eglin AFB	0.00 du/acre	n/a
EU	0.01 du/acre	n/a
BWSP - LTC	0.00 du/acre	n/a
BWSP - TC	0.03 du/acre	15.00 du/acre
CV-1	4.96 du/acre	1.00 du/acre

Walton County Zoning Areas - Current Residential Density



Walton County Zoning Areas - Current Residential Density



- Properties
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- Filters
- 3D Zoning
- Projects

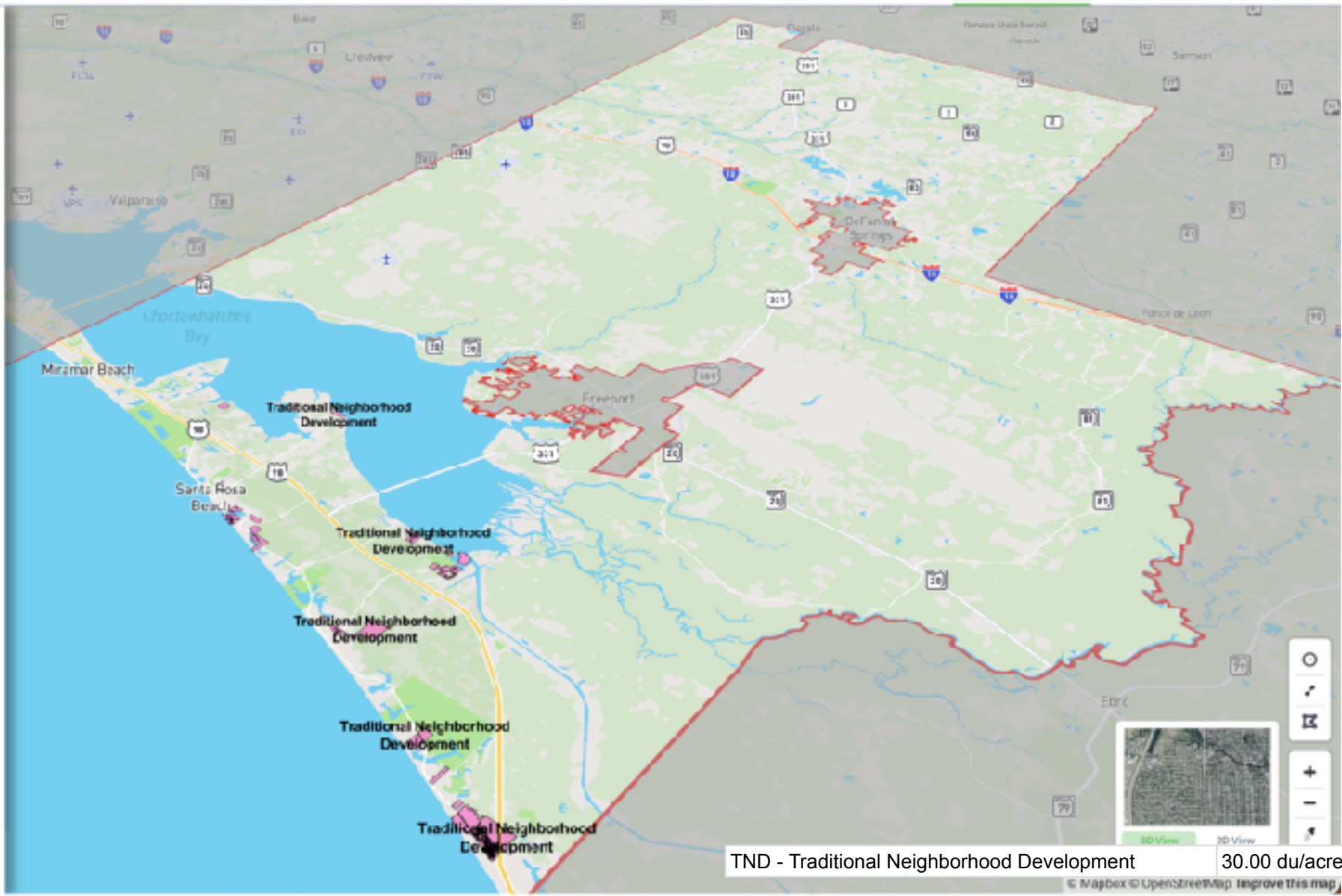
Layers

- Extractive Uses
- General Agriculture
- General Commercial
- Heavy Industrial
- Institutional
- Large Scale Agriculture
- Light Industrial
- Low Density Residential 1 unit per 0.6 acres
- Low Density Residential 4 units per 1 acre
- Municipal
- Neighborhood Commercial
- Neighborhood Infill
- Parks and Recreation
- Public Facilities
- Residential Preservation
- Resort
- Rural Low Density
- Rural Residential
- Rural Village
- Small Neighborhood
- Town Center One
- Traditional Neighborhood Development
- Urban Residential
- Village Mixed Use

Height Limits

Inlet Beach

Reset Save



TND - Traditional Neighborhood Development 30.00 du/acre

Wilton County Zoning Areas - Allowed Density 30 du/acre



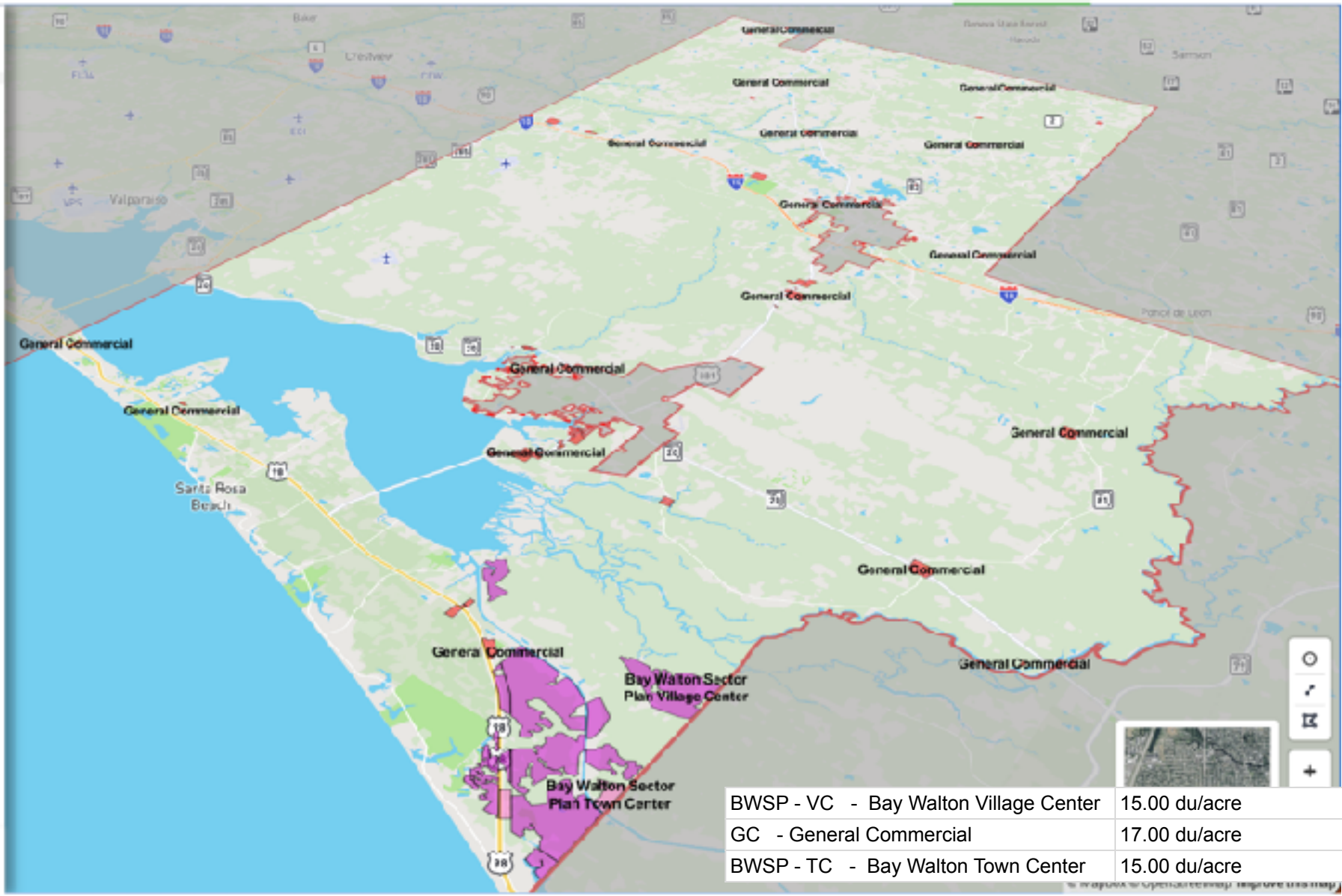
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Layers

Zoning Districts

- Bay Walton Sector Plan Long Term Conservator
- Bay Walton Sector Plan Low Impact Residential
- Bay Walton Sector Plan Recreation / Open Space
- Bay Walton Sector Plan Town Center
- Bay Walton Sector Plan Village Center
- Business Park
- Coastal Center
- Coastal Center Mixed Use
- Coastal Village One
- Conservator
- Conservator Residential 1 unit per 10 acres
- Conservator Residential 1 unit per 25 acres
- Conservator Residential 2 units per 1 acre
- Eglin AFB
- Estate Residential
- Extractive Uses
- General Agriculture
- General Commercial
- Heavy Industrial
- Institutional
- Large Scale Agriculture
- Light Industrial

Reset Save



BWSP - VC - Bay Walton Village Center	15.00 du/acre
GC - General Commercial	17.00 du/acre
BWSP - TC - Bay Walton Town Center	15.00 du/acre

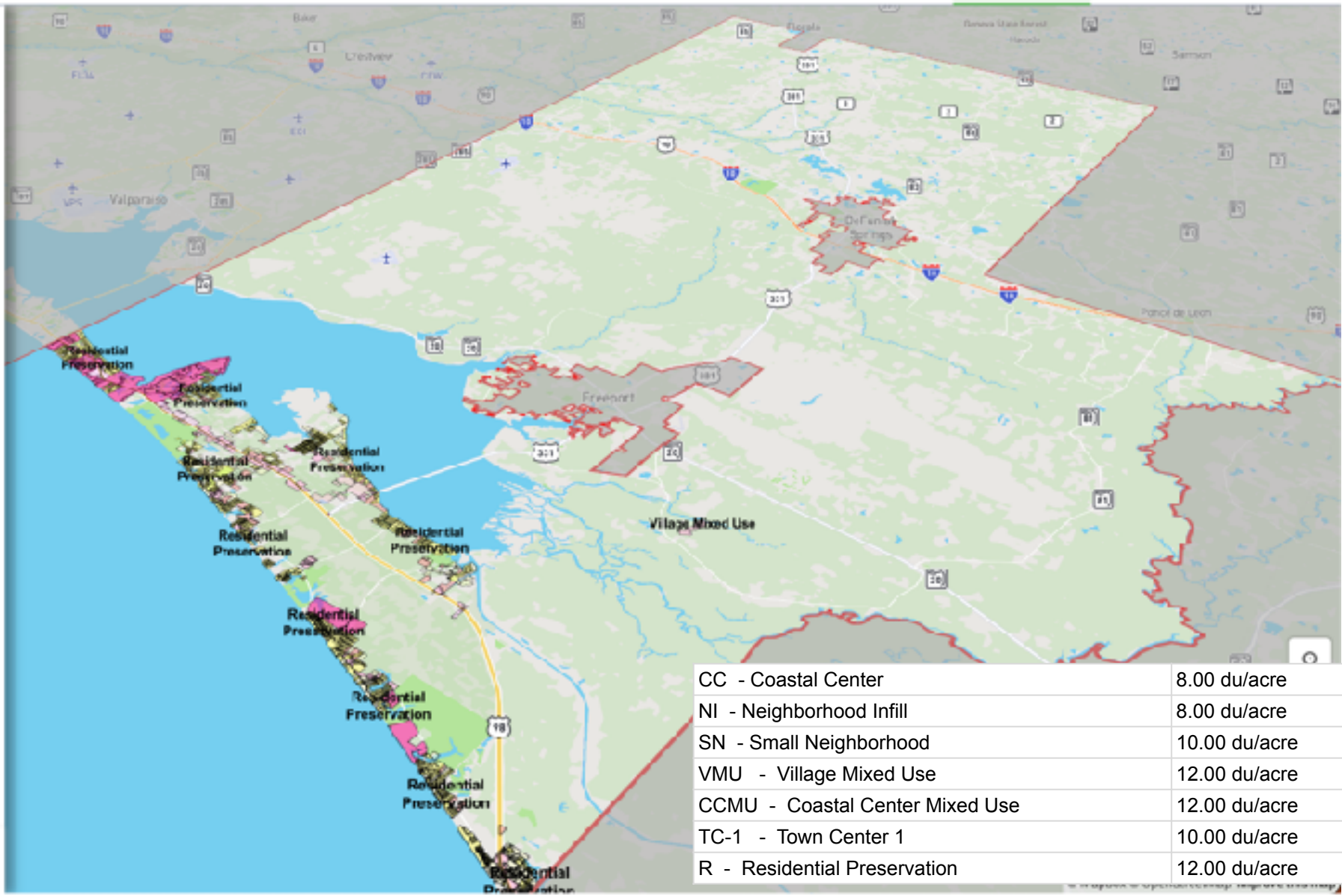
Walton County Zoning Areas - Allowed Density 15-17 du/acre

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Layers

- Light Industrial
- Estate Residential
- Extractive Uses
- General Agriculture
- General Commercial
- Heavy Industrial
- Institutional
- Large Scale Agriculture
- Light Industrial
- Low Density Residential 1 unit per 0.5 acres
- Low Density Residential 4 units per 1 acre
- Municipal
- Neighborhood Commercial
- Neighborhood Infill
- Parks and Recreation
- Public Facilities
- Residential Preservation
- Resort
- Rural Low Density
- Rural Residential
- Rural Village
- Small Neighborhood
- Town Center One
- Traditional Neighborhood Development
- Urban Residential
- Village Mixed Use

Height Limits



CC - Coastal Center	8.00 du/acre
NI - Neighborhood Infill	8.00 du/acre
SN - Small Neighborhood	10.00 du/acre
VMU - Village Mixed Use	12.00 du/acre
CCMU - Coastal Center Mixed Use	12.00 du/acre
TC-1 - Town Center 1	10.00 du/acre
R - Residential Preservation	12.00 du/acre

Walton County Zoning Areas - Allowed Density 8-12 du/acre

Zone	Zone Label	Height-Ft	Height- Stories	Lot Coverage	Minimum Open Space	Minimum Lot Area (sqft)	Front Setback (ft)	Side Setback (ft)	Rear Setback (ft)	Density (du/acre)	FAR
BP	Business Park	By Height Overlay	By Height Overlay	85.00%	N/A	435,600	By Typology	By Typology	By Typology	N/A	2
BWSP - LIR	bay Walton Special Plan - Low Impact Residential	By Height Overlay	By Height Overlay	30.00%		N/A		By Typology	By Typology	By Typology	0.3333
BWSP - LTC	bay Walton Special Plan - Long Term Conservation Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BWSP - ROS	bay Walton Special Plan - Recreation / Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BWSP - TC	bay Walton Special Plan - Town Center	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	15	2
BWSP - VC	bay Walton Special Plan - Village Center	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	15	2
CC	coastal center	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	8	1.5
CCMU	coastal center mixed use	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	12	2
CON	conservation	By Height Overlay	By Height Overlay	0.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	N/A
CR - 1/10	conservation residential 1 unit per 10 acres	By Height Overlay	By Height Overlay	10.00%	N/A	N/A	By Typology	By Typology	By Typology	0.1	N/A
CR - 1/2.5	conservation residential 1 unit per 2.5 acres	By Height Overlay	By Height Overlay	20.00%	N/A	N/A	By Typology	By Typology	By Typology	0.4	N/A
CR - 2/1	conservation residential 2 units per 1 acre	By Height Overlay	By Height Overlay	40.00%	N/A	N/A	By Typology	By Typology	By Typology	0.2	N/A
CV-1	coastal village one	By Height Overlay	By Height Overlay	75.00%	N/A	N/A	By Typology	By Typology	By Typology	1	0.5
ER	estate residential	By Height Overlay	By Height Overlay	30.00%	N/A	N/A	By Typology	By Typology	By Typology	0.2	0.25
EU	extractive uses	By Height Overlay	By Height Overlay	10.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	N/A
GA	general agriculture	By Height Overlay	By Height Overlay	30.00%	N/A	N/A	By Typology	By Typology	By Typology	0.1	0.25
GC	general commercial	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	17	1
HI	heavy industrial	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	0.7
INST	institutional	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	2
LDR - 1/0.5	low density residential 1 unit per 0.5 acres	By Height Overlay	By Height Overlay	N/A	N/A	N/A	By Typology	By Typology	By Typology	0.5	N/A
LDR - 4/1	Low Density Residential 4 units per 1 acre	By Height Overlay	By Height Overlay	N/A	N/A	N/A	By Typology	By Typology	By Typology	4	N/A
LI	Light Industrial	By Height Overlay	By Height Overlay	75.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	0.5
LSA	Large Scale Agriculture	By Height Overlay	By Height Overlay	30.00%	N/A	N/A	By Typology	By Typology	By Typology	0.02	0.25
NC	Beighborhood Commercial	By Height Overlay	By Height Overlay	60.00%	N/A	N/A	By Typology	By Typology	By Typology	4	0.625
NI	Neighborhood Infill	By Height Overlay	By Height Overlay	60.00%	N/A	N/A	By Typology	By Typology	By Typology	8	0.5
PF	Public Facilities	36	N/A	75.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	0.6
PR	Parks and Recreation	By Height Overlay	By Height Overlay	50.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	0.5
R	Residential	50	4	N/A	N/A	N/A	By Typology	By Typology	By Typology	12	N/A
RLD	Rural Low Density	By Height Overlay	By Height Overlay	30.00%	N/A	N/A	By Typology	By Typology	By Typology	1	0.25
RP	Residential Preservation	By Height Overlay	By Height Overlay	60.00%	N/A	N/A	By Typology	By Typology	By Typology	N/A	0.5
RR	Rural Residential	By Height Overlay	By Height Overlay	30.00%	N/A	N/A	By Typology	By Typology	By Typology	0.4	0.25
RV	Rural Village	By Height Overlay	By Height Overlay	60.00%	N/A	N/A	By Typology	By Typology	By Typology	2	0.5
SN	Small Neighborhood	By Height Overlay	By Height Overlay	60.00%	N/A	N/A	By Typology	By Typology	By Typology	10	0.5
TC-1	Town Center One	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	10	2
TND	Traditional Neighborhood Development	By Height Overlay	By Height Overlay	85.00%	N/A	N/A	By Typology	By Typology	By Typology	30	2
UR	Urban Residential	By Height Overlay	By Height Overlay	60.00%	N/A	N/A	By Typology	By Typology	By Typology	4	0.5
VMU	Village Mixed Use	N/A	4	75.00%	N/A	N/A	By Typology	By Typology	By Typology	12	0.5