

# City of Valdosta Land Development Regulations

## Section 210-2 Inner Perimeter Road Corridor Overlay District.

- (A) Purpose. The purposes of the Inner Perimeter Road Corridor Overlay District are to:
- (1) Promote the general health, safety, and welfare of the community.
  - (2) Implement the Greater Lowndes 2030 Comprehensive Plan.
  - (3) Promote the safe and efficient movement of vehicles and pedestrians within the Overlay District.
  - (4) Create an attractive gateway that is aesthetically appealing and environmentally responsible.
  - (5) Encourage innovative development projects that set standards for landscaping and community design.
  - (6) Establish consistent and harmonious design standards within the Overlay District so as to unify the distinctive visual quality of the Inner Perimeter Road corridor.
  - (7) Protect public investment in a major highway and ensure that it can continue to serve its primary function of moving volumes of traffic safely.
  - (8) Promote a development pattern that encourages pedestrian and transit mobility alternatives.
- (B) Design Guidelines. The Inner Perimeter Road Corridor Design Guidelines (Appendix B) are hereby adopted and made part of this Section and shall apply to property in the Inner Perimeter Road Corridor Overlay District. Within the Inner Perimeter Road Corridor Overlay District, building design and construction that is not in substantial conformity with the Inner Perimeter Road Corridor Overlay District Design Guidelines is prohibited. In cases of a conflict between the Design Guidelines and the text of this Section, the text of this Section shall govern.
- (C) Boundaries. This Section applies to land parcels of record within the City of Valdosta having frontage on Inner Perimeter Road from Madison Highway to North Oak Street Extension as of the date the City of Valdosta LDR is effective (1-1-2009). This Section shall also apply to land parcels of record within the City of Valdosta having a portion of said parcel fall within 500 feet of the centerline of Inner Perimeter Road as of said effective date this ordinance is adopted. Any parcel subject to this Section on said effective date shall continue to be subject, even if the parcel is subdivided in the future. The Planning Commission may recommend, and the Mayor and City Council may approve, exemptions from these requirements for parcels or portions of a parcel that would otherwise be included in the Inner Perimeter Road Corridor Overlay District, based on one or more of the following findings:
- (1) The subject property to be exempted lies more than 500 feet from the centerline of Inner Perimeter Road.
  - (2) The property to be exempted does not have access to Inner Perimeter Road and will not require access to Inner Perimeter Road when developed.
  - (3) Due to site topography, development of the property to be exempted will not be visible from Inner Perimeter Road.
  - (4) Due to the location, size, and shape of the property, development of the parcel under its current zoning and in conformity with the requirements of the Inner Perimeter Road Corridor Overlay District would present a severe and undue hardship.

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### (D) Effect of Inner Perimeter Road Corridor Overlay District Provisions.

- (1) Application. This Overlay District is supplemental to the underlying zoning district classifications established in the City of Valdosta LDR governing all properties and permits within this Overlay District. The provisions of this Section shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other ordinances of the City of Valdosta. The Director is authorized to draft appropriate forms, procedures, regulations, rules, guidelines and enforcement procedures to administer this Section, subject to the review and approval of the Planning Commission and City Council.
- (2) Relationship to Underlying Zoning District Standards and Other Provisions of the LDR. In any case where the standards and requirements of the Inner Perimeter Road Corridor Overlay District conflict with those of the base zoning district or with other provisions of the LDR, the standards and requirements of the Inner Perimeter Road Corridor Overlay District shall govern.
- (3) Exemptions. The following activities are exempt from the development requirements of the Inner Perimeter Road Corridor Overlay District:
  - (a) Completion of work subject to preliminary plats, site development plans, construction plans, building permits, or interior finish permits approved prior to the effective date of this Section.
  - (b) Improvements and additions that are made to a single-family residence previously permitted and built on a lot of record prior to enactment of this Section.
  - (c) Construction of a single-family dwelling on an existing lot of record within a single family residential subdivision with final plat approved prior to enactment of this Section, provided that the new construction shall be of a similar floor area, materials and design as the single-family dwellings on adjacent lots in the same subdivision.
  - (d) Construction, rehabilitation, restoration, repair of a non-residential structure, interior renovations or interior finishes within an existing structure, or addition to an existing non-residential structure that was permitted prior to the enactment of this Section shall not be subject to the provisions of this Inner Perimeter Road Corridor Overlay District, provided that such construction is on a lot of record and does not result in an increase of more than 50% of the existing gross floor area of a permitted structure or 5,000 gross square feet, whichever is less.

### (E) Land Development Applications. All land development applications for property subject to this Section shall contain the following additional information:

- (1) Site plans and landscape plans demonstrating compliance with Title 3 and Section 210-2 (G), (H), (I), (J), and (K) of this LDR and the Inner Perimeter Road Corridor Design Guidelines.
- (2) Preliminary architectural drawings sufficient to demonstrate compliance with Section 210-2(L) of this LDR and the Inner Perimeter Road Corridor Design Guidelines.
- (3) Architectural drawings should clearly show the building location and calculate the percentages of all building materials per facade as required in Section 210-2(L)(2) of this LDR.

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- (4) Developments with more than 75,000 gross square feet of non-residential space or more than 200 dwelling units shall submit a traffic study conducted in accordance with The City of Valdosta Traffic Study Standards found in Appendix I.

### (F) Property Use Standards.

#### (1) Prohibited Uses.

- (a) Adult entertainment establishments.
- (b) Salvage operation, junkyard, or recyclable material wholesalers.

#### (2) Conditional Uses. If allowed in the underlying zoning district, the following uses shall require approval of a Conditional Use Permit subject to the standards in Section 242-6.

- (a) Manufactured home sales lot.
- (b) New commercial building with ground floor area in excess of 150,000 gross square feet.
- (c) Outdoor recreation facility producing odor or excessive noise.
- (d) Outdoor sales or display.
- (e) Self-storage facilities or mini-warehouses in newly-constructed buildings.
- (f) Major automotive service and repair.

### (G) Lot Standards.

- (1) Minimum Lot Frontage along Inner Perimeter Road for Non-residential Uses: 200 feet.
- (2) Residential subdivisions shall be platted as reverse-fronting lots with no direct access to Inner Perimeter Road. The subdivision shall provide a 20-foot wide landscaped no-access easement along Inner Perimeter Road placed adjacent to the public right-of-way for purposes of beautification and access control. The easement shall be landscaped with street trees, fencing and plant materials consistent with Chapter 328 and Figure 1 of the Inner Perimeter Road Corridor Overlay District Design Guidelines found in Appendix B.

### (H) Streetscape Standards. Sidewalks within the Inner Perimeter Road Corridor Overlay District shall be installed and constructed in accordance with City and GDOT standards as applicable.

### (I) Site Development Standards.

- (1) Parking Lots. Parking areas shall incorporate landscaped areas as required in Section 222-9. Parking lots containing more than 10 parking spaces, that are located adjacent to public streets, shall be separated from the street by a building or a minimum 10-foot wide landscaped street yard pursuant to Section 328-24(C)(1).
- (2) Lighting.
  - (a) Parking Lot Illumination. Parking lot lighting fixtures shall have a maximum height of 25 feet, and shall be of a design consistent with Figure 10 of the Inner Perimeter Road Corridor Overlay District Design Guidelines. See Section 222-10 for outdoor illumination levels.
  - (b) Sign Illumination. Signs may be internally or externally lit. External lighting fixtures shall be directed downward and away from adjacent property and public streets. All

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sign lighting shall be fully shielded, have recessed luminaries, or be full cut-off luminary fixtures.

- (J) **Driveways and Streets.** Driveways and streets shall be designed or altered in accordance with the provisions of Chapter 332 and shall be consistent with the following standards:
- (1) On a divided arterial street that includes a median, driveways should align with median breaks whenever possible. Driveways not meeting this standard shall be limited to right turn access and right turn egress.
  - (2) Driveway throat length. The length of a driveway or “throat length” for a commercial or office development shall be designed in accordance with the vehicle storage required for entering and exiting vehicles to prevent vehicles from backing into the flow of traffic on the public street or causing unsafe conflicts with on-site vehicle circulation. The throat lengths specified in Table 210-2.1 are generally acceptable guidelines intended for the major entrance driveway of a commercial development (see Figure 12 of the Inner Perimeter Road Corridor Overlay District Design Guidelines).

**Table 210-2.1 Driveway Throat Length for Commercial Centers**

Commercial Center Total Gross Floor Area	Throat Length of Principal Driveway*
Under 25,000 square feet	50 feet – 60 feet
25,000 -50,000 square feet	60 feet – 85 feet
51, 000 - 100,000 square feet	85 feet – 135 feet
101,000 – 150,000 square feet	135 feet – 180 feet
151,000 – 200,000 square feet	180 feet – 200 feet
Over 200,000 square feet	200 feet or more
<i>* Note: For driveways that allow right turns only the throat length may be reduced by one third.</i>	

- (K) **Street Network Standards.** It is the intent of this section that the walkways, streets, and driveways in the Inner Perimeter Road Corridor Overlay District contribute to an inter-connected and continuous network providing convenient vehicular and pedestrian access to abutting properties. Therefore, when land is subdivided for a residential or non-residential development other than in the M-2 zoning district, the following standards shall apply unless an Administrative Variance is approved by the Director and the City Engineer where there is undue hardship or unique existing site conditions that warrant such a variance.
- (1) **Median Cuts.**
    - (a) Spacing of median breaks shall be subject to approval of the City Engineer.
    - (b) Minimum spacing in urban sections shall be 660 feet.
    - (c) Minimum spacing in rural sections shall be 1,320 feet.

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- (2) Inter-parcel Access. Joint driveways, cross-access drives, and access easements shall be provided in accordance with the provisions of Chapter 332, except where the City Engineer determines that they are unfeasible because of topographic or other site-specific constraints. Sidewalks or other designated pedestrian pathways shall be provided between adjacent parcels to connect the developments and facilitate inter-parcel pedestrian access. When adjacent property is vacant, the developer shall stub out the inter-parcel access feature (access drive or pedestrian pathway) to the property line to allow completion of inter-parcel access at such time that said adjacent tract is developed.
- (3) Stub Streets Required.
  - (a) Where feasible, development plans shall provide for future public street connections (stub streets) to adjacent developable parcels by providing a local street connection spaced at intervals not to exceed 1,000 feet along each development plan boundary that abuts potentially developable land having a compatible zoning designation.
  - (b) Where feasible, these stub streets shall be continued through adjacent property at such time as the adjacent property is developed or redeveloped.
- (4) Crosswalks.
  - (a) All new street intersections and new driveways that cross sidewalks shall provide marked pedestrian crosswalks that connect to sidewalks in all quadrants.
  - (b) Crosswalks shall be either demarcated with high-reflectivity thermoplastic paint, or designated pedestrian pathways as shown in Figure 6.

### (L) Architectural Standards

- (1) Franchise Architecture. In order to be consistent with local architectural character, building designs are encouraged to reflect local, unique, and traditional designs rather than chain or franchise designs. This is to help avoid a common generic appearance within the Overlay District and to establish the District's sense of place and promote adaptive reuse of existing buildings where feasible. Therefore, the use of creative context-sensitive building designs that reflect local character are encouraged. However, unique building designs utilizing franchise elements, which are well-integrated into the overall building design, may be acceptable.
- (2) Exterior Building Materials.
  - (a) Types of building materials shall be limited as follows:
    - i. Allowed materials for exterior walls:
      1. Brick.
      2. Glass, including glass storefront construction.
      3. Stone.
      4. Split-face block/concrete masonry units (CMU) may be used if limited to 50% of the surface area of the façade.
      5. Finished precast concrete limited to 50% of exterior wall surfaces.
      6. Stucco.
      7. Natural wood and/or cement-based siding.
    - ii. Materials prohibited in exterior walls:

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1. Unfinished concrete and precast "T's".
  2. Unfinished concrete block.
  3. Metal siding on wall surfaces facing and plainly visible from a street or customer/visitor parking lot. Metal siding components that are clearly decorative and incidental to the wall of the building, are not included in this prohibition.
  4. Vinyl siding.
- (b) Ratios and Amounts of Allowed Building Materials.
- i. Facade Calculations. With the exception of accent/trim materials, there shall be no more than three primary building materials used. The allowed facade materials shall not apply to entry doors and/or roll-up doors.
  - ii. The amount of permitted material shall be calculated using the gross square footage of wall area per facade.  
*For example, a building has a front facade with a gross facade area of 1,200 square feet with 400 square feet consisting of windows and doors. Begin with 1,200 square feet for required building material calculations. A wall area of 1,200 square feet shall have no more than 600 square feet of stucco on the front facade [e.g. (1,200 X 50% = 600)]. The balance shall be brick or other allowed material. Trim or accent material may account for up to 10% or 120 square feet.*
- (c) Roof Materials for Pitched Roofs. Materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, copper or factory finished sheet metal.
- (3) Building Massing and Modulation. The massing of building facades longer than 150 feet that are approximately parallel to the right-of-way and oriented to a public street shall be modulated to increase visual interest, as follows: (See Figure 14 of the Inner Perimeter Road Corridor Overlay District Design Guidelines).
- (a) Facades of buildings that are larger than 50,000 square feet on the ground floor shall be varied in form and shall give the outward appearance of a series of compatible elements clustered or joined together. This appearance should be achieved by using a variety of roof forms, parapet heights and shapes, facade modulations, pronounced entries and other architectural details.
  - (b) Building facades in non-industrial zoning districts that are more than 100 feet long and visible from public streets or parking lots shall have off-sets in the horizontal plane (plan view) that are at least four feet in depth and at least 20 feet in length. At least one offset in horizontal plane shall be provided for every additional 50 feet of facade length beyond 100 feet.
  - (c) Blank wall facades. The length of a blank wall (no windows, doors, or offsets in the horizontal plane) shall no exceed 50 feet for building facades in non-industrial zoning districts which are visible from public streets or parking lots.
- (4) Pronounced Entries. Principal building entrances must be oriented for convenient pedestrian access and provide cover from sun and rain. This may be accomplished by recessing the entry way, placing it within an arcade, under a projecting canopy, or within a mass or tower projecting from the primary façade.
- (5) Satellite Dish Antennae. No satellite dishes greater than 3 feet in diameter shall be permitted within unobstructed view from public streets.
- (6) Off-street Loading Areas. Off-street loading areas required in Chapter 226 shall be located in the rear of buildings and screened from view from adjacent property or streets.

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(M) Signs. All freestanding signs shall be limited to a maximum height of 18 feet.