

# City of Valdosta Land Development Regulations

## **Chapter 214           Standards Applying to All Districts**

### **Section 214-1       Dimensional Standards of Zoning Districts**

Dimensional standards for zoning districts are summarized in Tables 1, 2 and 3. See Chapter 206 for additional standards. Should a standard in Table 1, 2, or 3 conflict with a standard in Chapter 206, the Chapter 206 standard shall apply.

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**TABLE 1: Development Standards for Residential Zoning Districts**

Zoning District	Minimum Lot Size (square feet)	Max Unit Density per Acre	Min. Lot Width (feet)	Min. Front Setback <sup>5</sup> (feet)	Min. Side Setback <sup>1,2</sup> (feet)	Min. Rear Setback <sup>1</sup> (feet)	Max. % Impervious Surface <sup>4</sup>	Max. Bldg. Height (feet)
R-E	1 Acre	1	150	35	10 / 30	40		35
R-25	25,000	1.7	125	35	10 / 30	30		35
R-15	15,000	2.9	100	30	10 / 25	25		35
R-10	10,000	4.3	80	20 Except that a front facing garage or carport opening shall be set back a minimum of 30 feet from the right-of-way line	10 / 20	25		35
R-6	6,000 2,500 Single-family attached 9,000 Duplex	7.2 Single-family attached 4.8 Duplex	60	20 Except that a front facing garage or carport opening shall be set back a minimum of 30 feet from the right-of-way line	8 / 15	20		35

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R-M	6,000							
	2,500 Single-family attached	7.2 Single-family attached	60	15	8 / 15			None <sup>3</sup>
	9,000 Duplex	18 Multi-family	25 Single-family Attached	Except that a front facing garage or carport opening shall be set back a minimum of 30 feet from the right-of-way line	20 Multi-family with 3 or more floors	25	65	
	20,000 Multi-family							
R-P	6,000							
	2,500 Single-family attached	7.2 Single-family attached	60	15	8 / 15			None <sup>3</sup>
	4,000 Live-work units (see Section 218-13)	8 Live-work dwellings	25 Single-family Attached	Except that a front facing garage or carport opening shall be set back a minimum of 30 feet from the right-of-way line	20 Multi-family with 3 or more floors	25	70	
	9,000 Duplex	18 Multi-family or Loft Dwellings						
10,000 Multi-family								

Notes for Table 1:

1. Minimum required setbacks do not include buffers, if required by Chapter 328.
2. Larger side yard dimension is for corner lots (side yard setback from the street)
3. The minimum setback for those portions of a building over 35 feet in height shall be increased one foot for every two feet (or part of 2 feet) of building height greater than 35 feet.
4. Required open space is not included in maximum impervious surface calculations.
5. Setback is measured from lot line

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**TABLE 2: Development Standards for Non-Residential Zoning Districts**

Zoning District	Min. Lot Size (square feet)	Max. Dwelling Unit Density per Acre	Max. Building Height (feet)	Min. Lot Width (feet)	Min. Front Setback <sup>1, 6</sup> (feet)	Min. Side Setback <sup>1,2,6</sup> (feet)	Min. Rear Setback <sup>1</sup> (feet)	Max. % Impervious Surface <sup>4</sup>
E-R	None	n/a	None <sup>3</sup>	60	40	0 / 20	12	75
O-P	6,000	n/a	None <sup>3</sup>	60	15	8 / 10	30	75
C-N	6,000	8	None <sup>3</sup>	60	15	0 / 10	30	75
C-C	4,000	60 <sup>9</sup> bedrooms / acre	None <sup>3</sup>	60	15	0 / 10	12	75
C-H	4,000	n/a	None <sup>3</sup>	60	25	0 / 15	12	75
C-D	None	None	80	None	None	None	None	None
C-A	1 Acre	n/a	None <sup>3</sup>	150	60	40 / 45	40	75
M-1	4,000	n/a	None <sup>3</sup>	60	40	0 / 20 25 / 40 <sup>8</sup>	12 <sup>7</sup> 50 <sup>2</sup>	75
M-2	4,000	n/a	None <sup>3</sup>	60	50	0 / 30 25 / 50 <sup>8</sup>	12 <sup>7</sup> 50 <sup>2</sup>	75

*Notes for Table 2:*

- 1 Minimum required setbacks do not include buffers, if required by Chapter 328.
- 2 Larger side yard dimension is for corner lots (side yard setback from the street).
- 3 The minimum setback for those portions of a building over 35 feet in height shall be increased one foot for every two feet (or part of 2 feet) of building height greater than 35 feet.
- 4 Required open space is not included in maximum impervious surface calculations.
- 5 See Chapter 218 for open space standards.
- 6 Setback is measured from lot line.
- 7 No rear setback is required if the rear lot line abuts an active rail line.
- 8 These setbacks required when adjacent to any zoning district other than M-1 or M-2.
- 9 Higher density may be allowed with a Conditional Use Permit.

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**TABLE 3: Minimum Heated Floor Area per Dwelling Unit by Zoning District**

\* All minimum floor areas are depicted in “square feet” For accessory Dwelling Units, see Section 218-13.

Zoning District	Single Family Detached <sup>1</sup>	Single Family Attached <sup>2</sup> or Duplex	Multi-Family <sup>3</sup>
R-E	3,000	n/a	n/a
R-25	2,300	n/a	n/a
R-15	1,200	n/a	n/a
R-10	1,000	n/a	n/a
R-6	800	800	n/a
R-M	800	800	Efficiency 400 1-bedroom 600 2+ bedrooms 800
R-P	800	800	Efficiency 400 1-bedroom 600 2+ bedrooms 800
O-P	800	800	n/a
C-N	800	800	Efficiency 350 1-bedroom 500 2+ bedrooms 700
C-C	800	800	Efficiency 350 1-bedroom 500 2+ bedrooms 700
C-D	n/a	800	Efficiency 350 1-bedroom 500 2+ bedrooms 700
<i>Notes for Table 3</i>			
1. Single-family detached includes Zero Lot Line Dwellings 2. Single-family attached includes Live-Work Dwellings 3. Multi-family includes Loft Dwellings			

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## Section 214-2 Building Projections into Yards

- (A) No part of a lot's required yard, setback, buffer or open space shall be included as part of the yard, setback, buffer or open space required for another lot, except as specifically provided for herein.
- (B) Architectural features such as cornices, eaves, steps, gutters and fire escapes may project not more than 3 feet beyond any required setback line, except where such projections would obstruct access for service and/or emergency vehicles; provided, however, that canopies extending from faces of buildings over sidewalks or entryways to shelter pedestrians shall be allowed to encroach into required setbacks so long as they are no closer than 5 feet to the street right-of-way line.

## Section 214-3 Corner Lots

The side of a corner lot fronting on the street with the highest functional classification, according to the most recent GDOT Classification System for the City of Valdosta, shall be deemed to be the front of the lot. If both streets have the same functional classification, then the front of the lot shall be deemed to be the side with the most street frontage.

On corner lots within all zoning districts, no fence, shrubbery or other obstruction to the traffic sight distances, except utility poles, lights or sign standards, shall exceed a height of 3 feet within a triangular area formed by the intersection of the right-of-way lines of 2 streets or a street intersection with a railroad right-of-way line, and a diagonal line which intersects the right-of-way lines at 2 points, each 15 feet distance from the intersection of the right-of-way lines, or, in the case of a rounded corner, from the point of intersection of their tangents; provided, however, signs, lights, or similar objects which are completely located at least 9 feet above the finished grade shall be permitted. (See Section 230-9(c)(3) and Section 332-5(g) for additional provisions.)

## Section 214-4 Height Limits

The height limitations of this Article shall not apply to spires for places of worship, belfries, flag poles, monuments, cupolas, domes, ornamental towers or observation towers not intended for human occupancy, water towers, transmission towers, radio or television towers or antennas. These exclusions shall not apply in the vicinity of airports where Federal Aviation Administration runway protection zone standards shall apply. The height of telecommunication facilities is regulated in Chapter 218, Article 4.

## Section 214-5 *Reserved*

## Section 214-6 Fences, Walls and Hedges

- (A) Height of Fencing or Walls. In a residential district, no wall or fence shall exceed 4 feet in height in a front yard or 8 feet in height in a side yard or rear yard.
- (B) Fence Material. Fences in front yards constructed of barbed wire, tires, scrap metal, sheet metal, plastic/fiberglass strips or sheeting, common concrete block or other similar material shall be prohibited. Razor wire fences are prohibited in all residential districts.
- (C) Fences and Hedges, Measurement Rule. Heights of fences, hedges and other continuous foliage shall be measured from the adjacent top of the street curb, surface of an alley or the adjacent grade, whichever is highest. On inside lot lines, the measurement shall be from the average grade of the lot line of the parcel or property having the lower elevation.
- (D) Fences and Hedges, Exception. The Planning Commission and the City Council may condition the approval of a rezoning or conditional use to require that walls, fences or plantings of a height in excess of these regulations shall be placed in any yard where such wall, fence or planting is necessary to provide appropriate screening.

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- (E) Site design and installation of fences and walls shall not interfere with easements and shall be coordinated with the stormwater management design of the site so as to not unintentionally impede the flow of stormwater runoff.

### **Section 214-7 Exterior Building Materials and Landscaping**

Except for properties zoned M-1 or M-2, sheet metal, exposed common concrete block and similar materials shall not be permitted as exterior materials on sides of buildings facing the front yard. The exterior materials of the face of said buildings on the sides facing the front yard shall consist of glass, brick, stone, textured masonry block, stucco, wood siding, hardiplank or similar building materials and shall extend along the entire front and along both sides of the building for a minimum distance of 10 feet. Front yards shall be landscaped with ground cover, sod, shrubbery and trees that are well-maintained.

### **Section 214-8 Minimum Space Between Buildings**

When not indicated elsewhere in the LDR, the minimum distance between buildings located on the same lot shall be 10 feet.

### **Section 214-9 Uses Requiring Occupation Tax and Business License**

All uses requiring an occupation tax and business license pursuant to the Valdosta Code of Ordinances, Chapter 90, shall be located in a zoning district that permits such business activity in accordance with the Table of Uses in Section 218-1. All such uses shall comply with all such licensing requirements and shall not be considered lawful uses under Title 2 of the LDR if in violation of such licensing requirements

### **Section 214-10 Tents**

Tents or tent-like structures shall not be erected as principal structures on any property or lot in any district, except as may be permitted for temporary use in accordance with the standards of Chapter 218, Article 3.