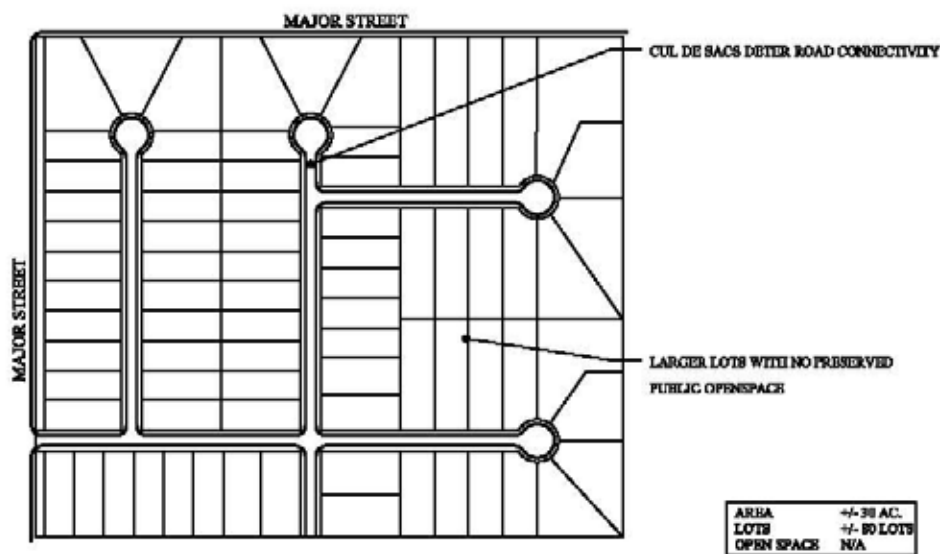


City of Valdosta Land Development Regulations

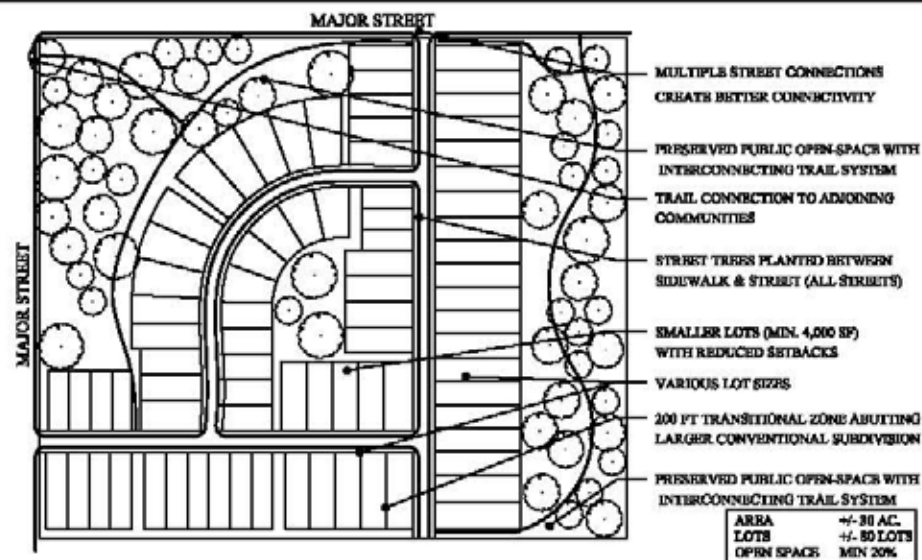
Appendix F – Design Guidelines for Traditional Neighborhood Development



CONVENTIONAL SUBDIVISION DEVELOPMENT



TRADITIONAL NEIGHBORHOOD DEVELOPMENT



TRADITIONAL NEIGHBORHOOD DEVELOPMENT



OPEN SPACE

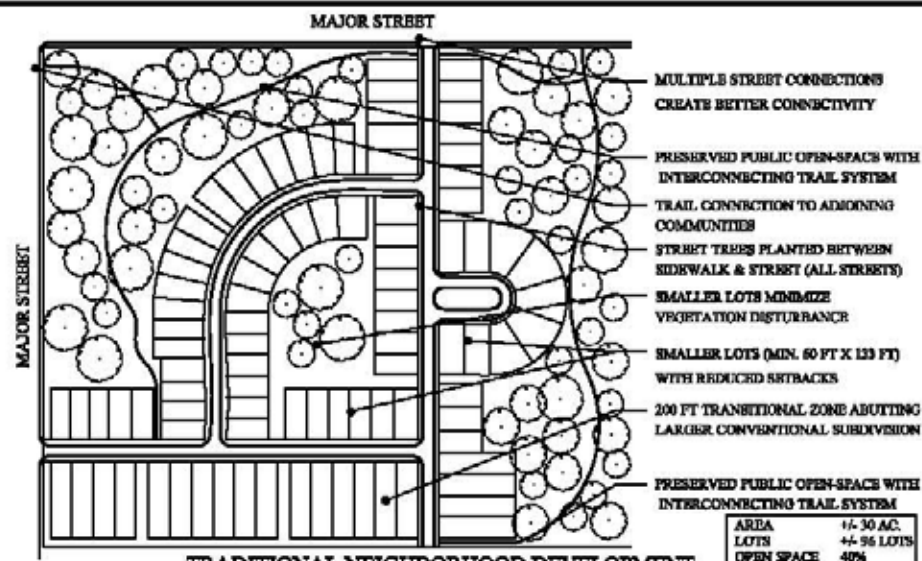
DESIGN STANDARDS

DENSITY:	4.0 DU/AC (1)
MINIMUM LOT SIZE (DETACHED)	6,000 SF
MINIMUM LOT WIDTH	25 FT
MAXIMUM FRONT YARD SETBACK	25 FT
MINIMUM REAR YARD SETBACK	25 FT
MINIMUM SPACING BETWEEN BUILDINGS	15 FT
MINIMUM HOUSE SIZE	1000 SF
MINIMUM OPEN SPACE REQUIREMENT	20%

NOTES:

- (1) MORE THAN 20% PRESERVED OPEN SPACE ALLOWS FOR A DENSITY BONUS

SEE TND TEXT FOR FURTHER DETAILS



TRADITIONAL NEIGHBORHOOD DEVELOPMENT WITH 40% OPEN SPACE & DENSITY BONUS

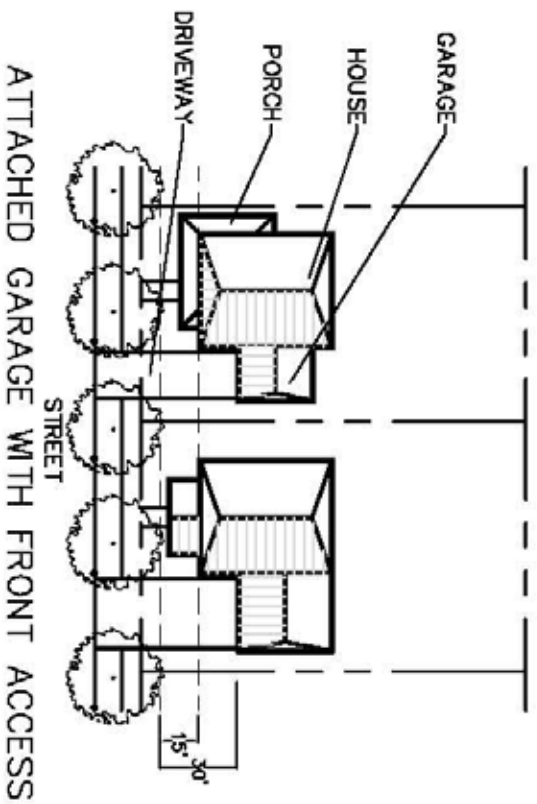
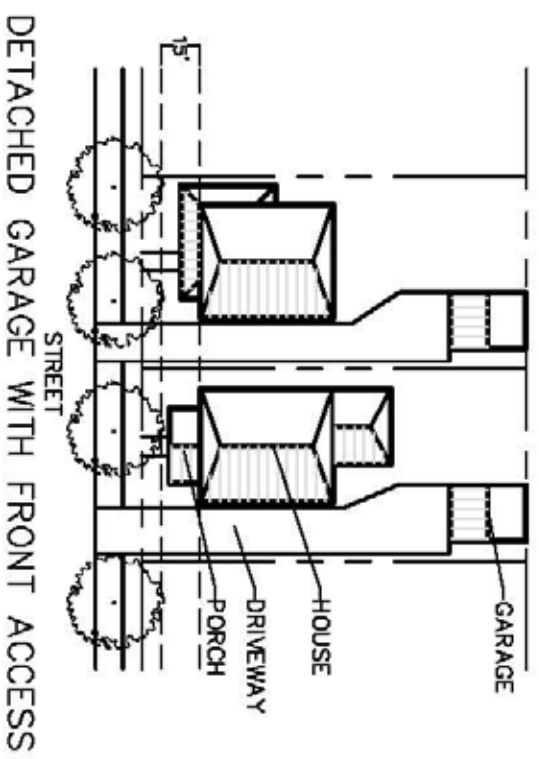
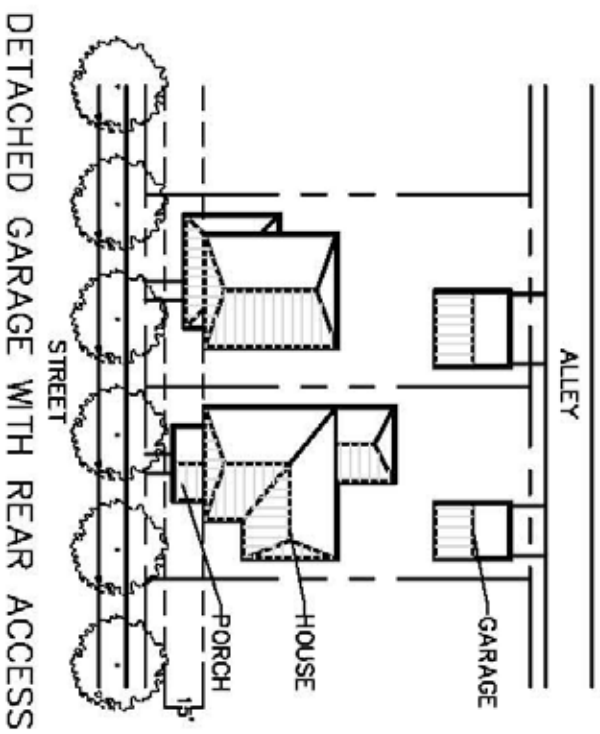
DESIGN GUIDELINES FOR: TRADITIONAL NEIGHBORHOOD DISTRICT CITY OF VALDOSTA, GEORGIA

FEBRUARY 5, 2008

PREPARED BY:
JORDAN, JONES & GOULDING

FIGURE

1



DESIGN STANDARDS

FRONT SETBACK - 15 FT MINIMUM/25 FT MAXIMUM
 FRONT LOADED GARAGE - 30 FT MINIMUM SETBACK
 PORCH ENCROACHMENT - 10 FT MAXIMUM
 MINIMUM 15 FT BETWEEN BUILDINGS

SINGLE FAMILY DETACHED DWELLING

DESIGN GUIDELINES FOR:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA



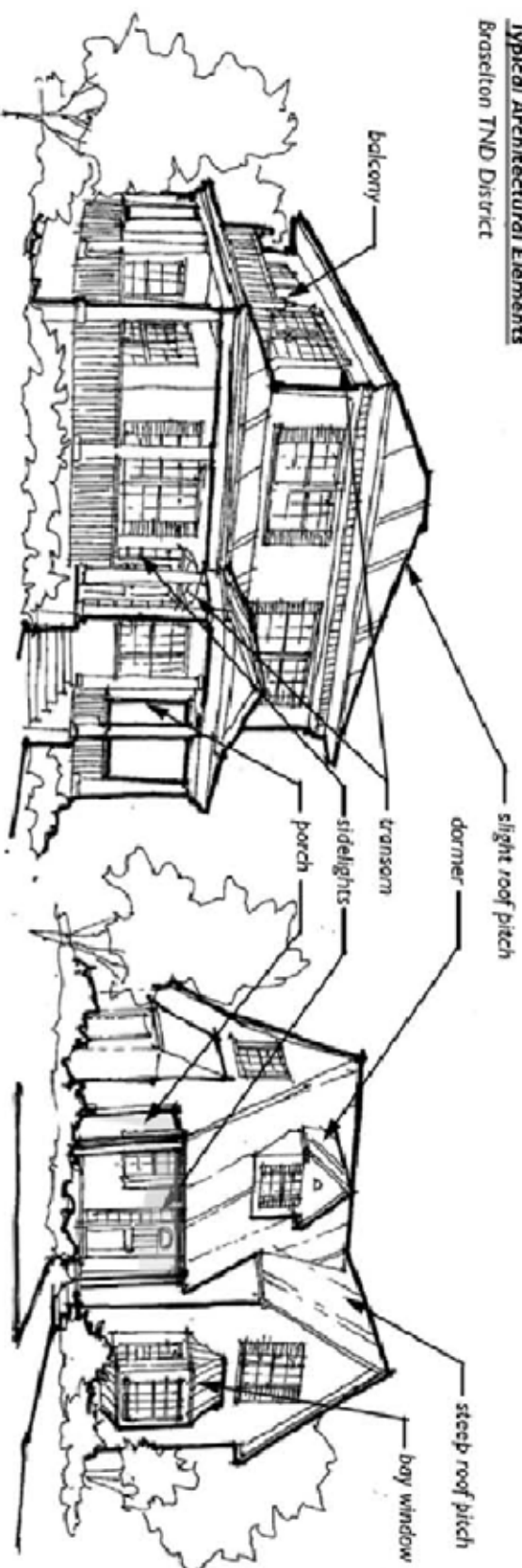
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FIGURE

2

Typical Architectural Elements
Braselton TND District



ELEMENTS OF RESIDENTIAL DESIGN

DESIGN GUIDELINES FOR:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA



FEBRUARY 5, 2008

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FIGURE

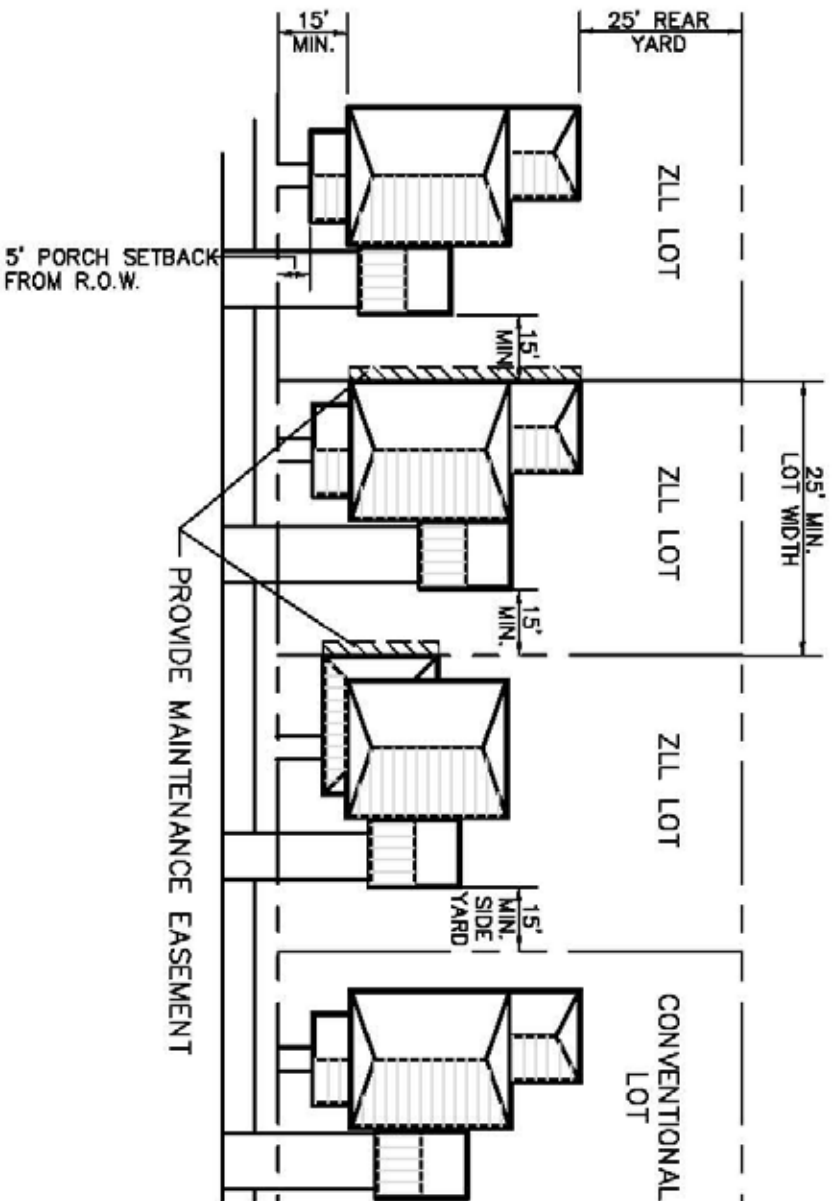
3

DESIGN GUIDELINES

A. PRIOR TO BUILDING PERMIT APPROVAL, THE APPLICANT SHALL RECORD AN EASEMENT FOR EACH ZERO LOT LINE LOT TO GUARANTEE RIGHTS FOR CONSTRUCTION AND MAINTENANCE OF STRUCTURES AND YARDS.

B. ALONG THE SIDE WALLS, WINDOW PLACEMENT AND DESIGN SHALL PROVIDE FOR PRIVACY.

C. WHEN A ZERO LOT LINE HOUSE SHARES A SIDE PROPERTY LINE WITH A HOUSE ON A CONVENTIONAL LOT, THE ZERO LOT LINE HOUSE SHALL BE SET BACK FROM THE COMMON PROPERTY LINE BY A MINIMUM OF 15 FEET.



ZERO LOT LINE DWELLINGS

DESIGN GUIDELINES FOR:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA

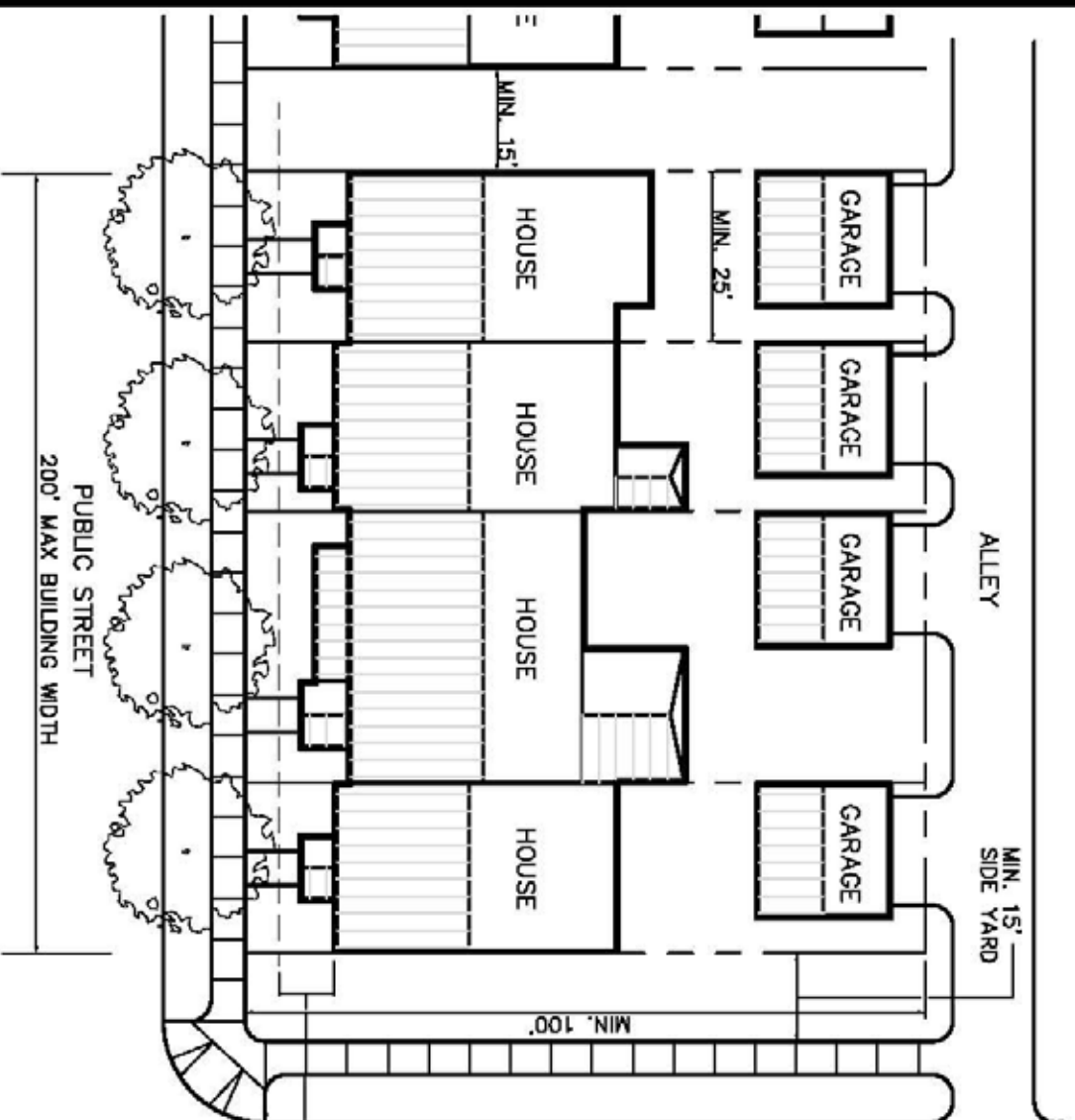


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FIGURE

4



DESIGN GUIDELINES

- A. MINIMUM NUMBER OF DWELLING UNITS IN A ROW 3, MAX. 6
- B. LOT AREA: A MINIMUM OF 2,500 SQUARE FEET
- C. MINIMUM LOT DEPTH: 100 FEET
- D. YARD DIMENSIONS:
 1. FRONT YARD SETBACK SHALL BE NO GREATER THAN 25 FEET AND PRINCIPAL ENTRANCES SHOULD BE ORIENTED TO THE STREET. FRONT PORCH MAY ENCRoACH UP TO 10 FT. INTO REQUIRED FRONT YARD.
- E. MAXIMUM BUILDING HEIGHT: 35 FEET
- F. GARAGES MUST BE IN REAR YARDS WITH ACCESS TO ALLEY.
- G. A SINGLE RESIDENTIAL STRUCTURE (INCLUDING ROWS OF ATTACHED DWELLINGS OR TOWNHOUSES) SHOULD MEASURE NO MORE THAN 200 FEET IN ANY DIRECTION.
- H. NO SINGLE RESIDENTIAL STRUCTURE (INCLUDING ROWS OF ATTACHED DWELLINGS OR TOWNHOUSES) SHOULD OCCUPY MORE THAN 5,000 SQUARE FEET ON THE GROUND FLOOR.
- I. SIDEWALK SHALL CONNECT FRONT DOORS TO THE SIDEWALKS LOCATED ALONG THE STREETS.

SINGLE FAMILY ATTACHED RESIDENCE

DESIGN GUIDELINES FOR:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA

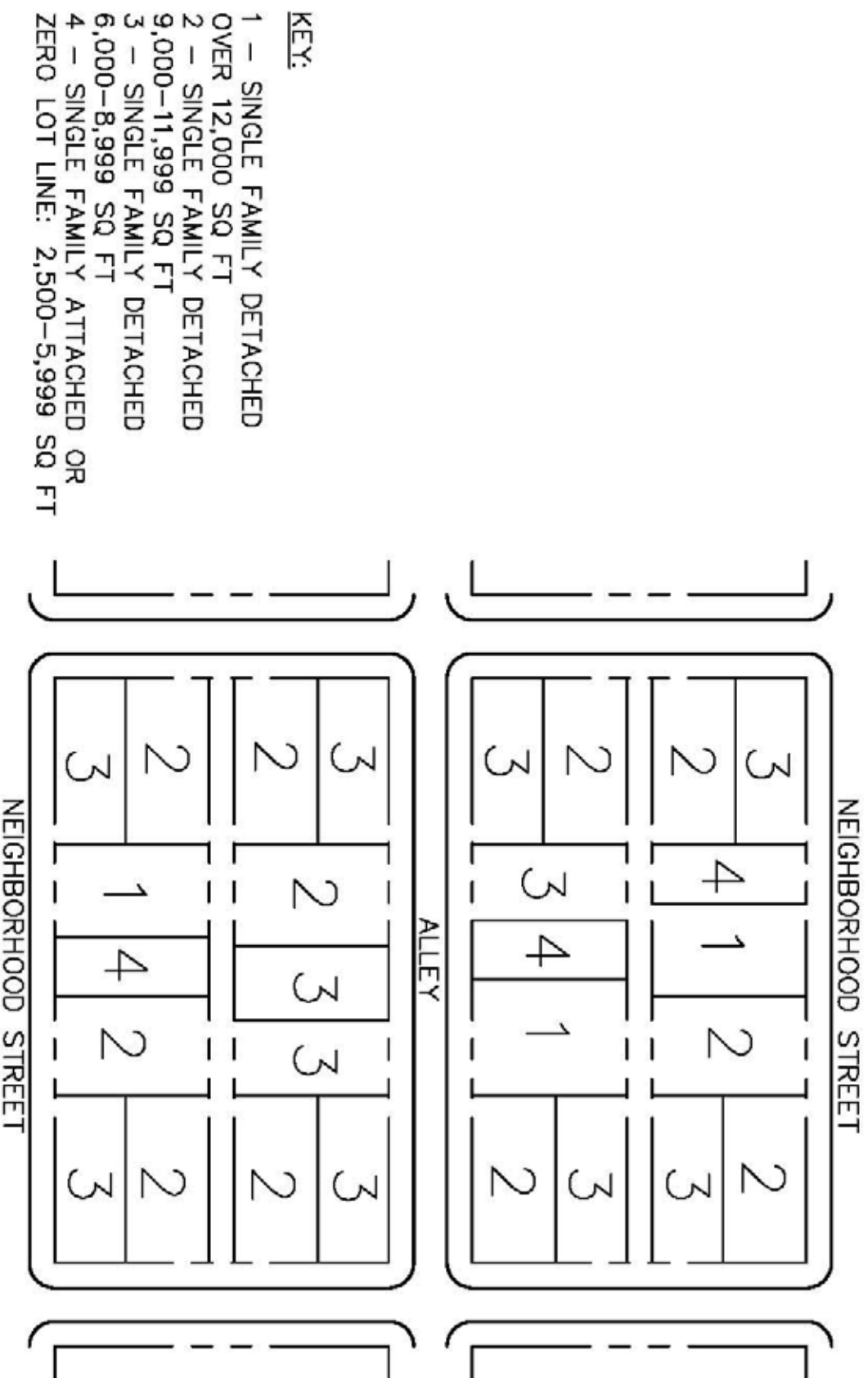


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FIGURE

5



EXAMPLE OF BLOCK WITH MULTIPLE LOT SIZES

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CITY OF VALDOSTA, GEORGIA

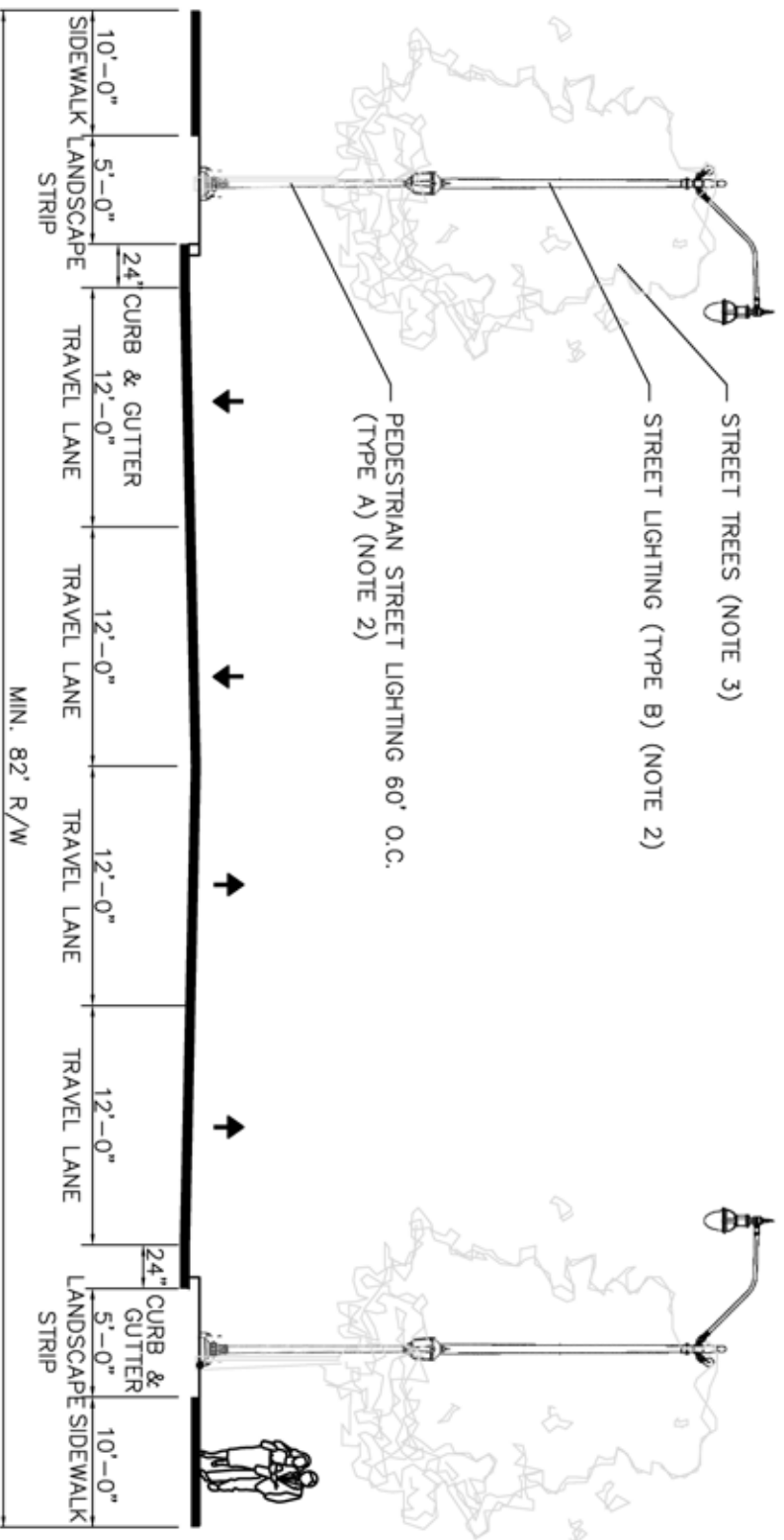


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FIGURE

6



- NOTES:
1. DESIGN SPEED 35 MPH
 2. BREAK AWAY POLES
 3. MAXIMUM 2" DIAMETER

ARTERIAL STREET

DESIGN GUIDELINES FOR:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA

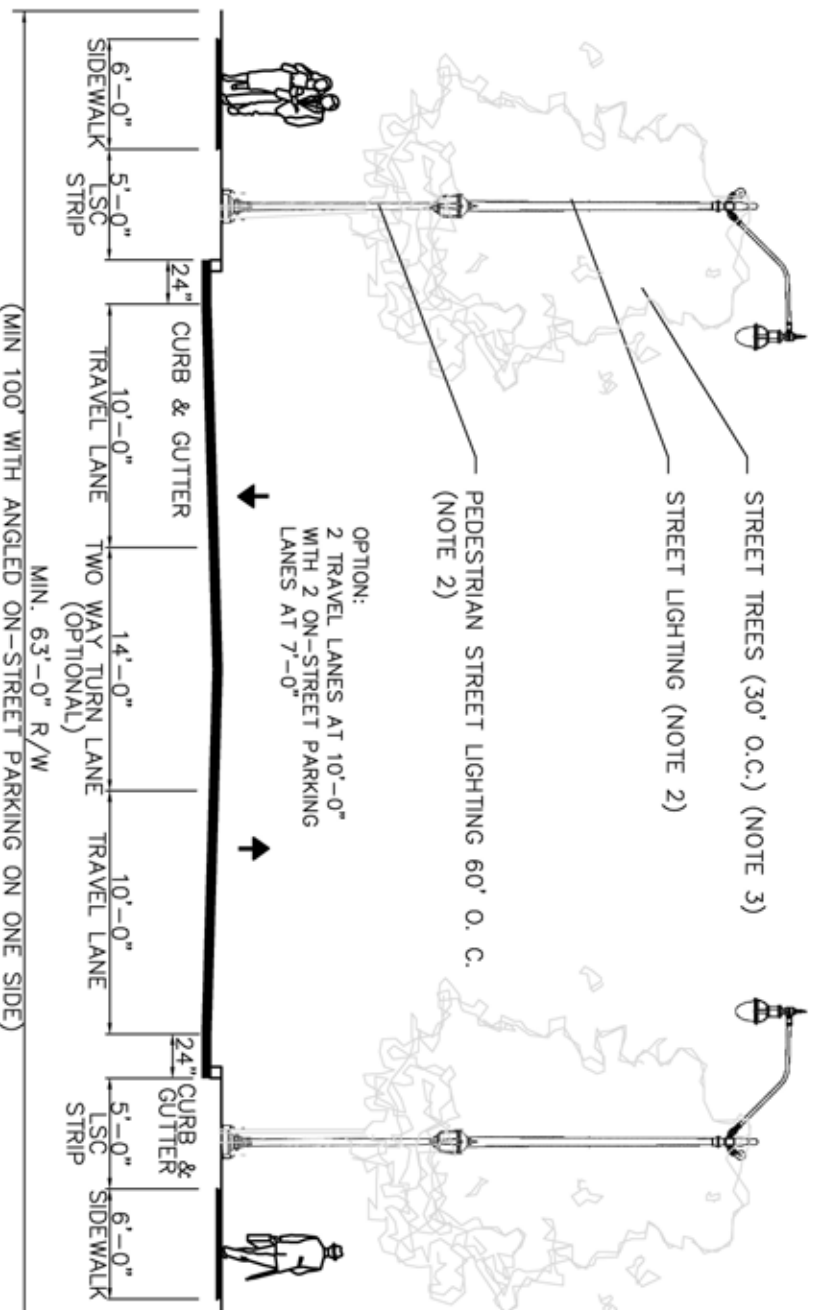


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FIGURE

7



- NOTES:
1. DESIGN SPEED 30 MPH
 2. BREAK AWAY POLES
 3. MAXIMUM 2" DIAMETER

COLLECTOR STREET

DESIGN GUIDELINES FOR:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA

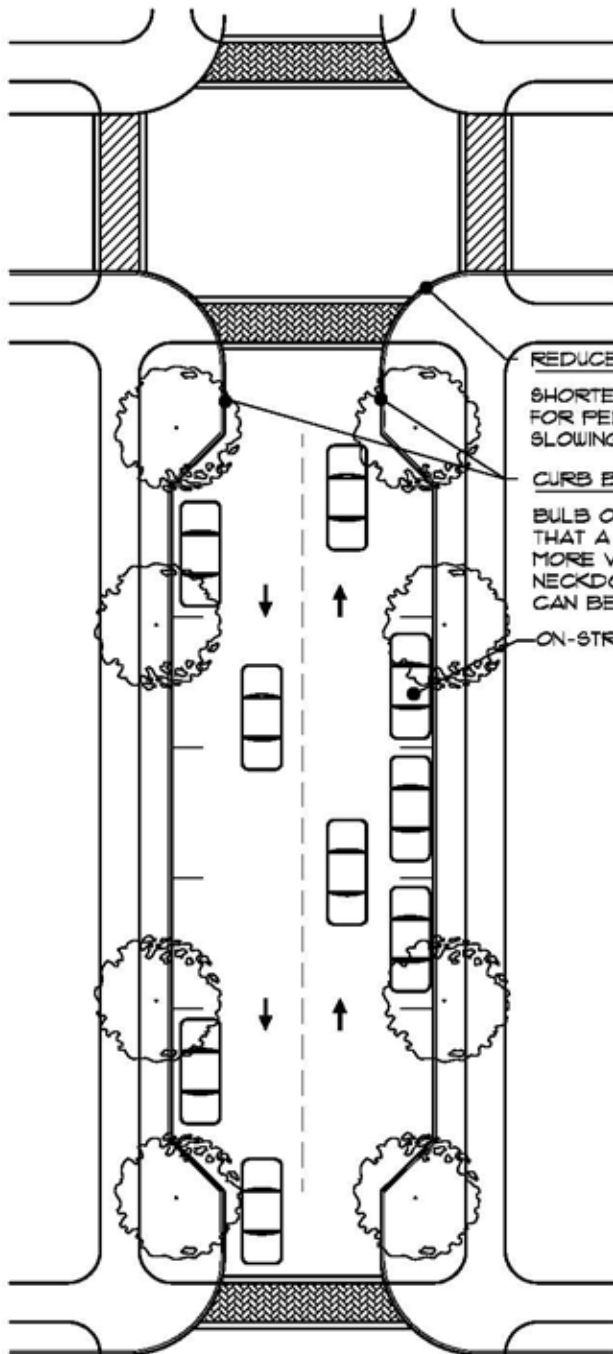


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FIGURE

8



REDUCED CURB RADIUS

SHORTER CURB RETURN RADII AT INTERSECTIONS IS BENEFICIAL FOR PEDESTRIANS BY REDUCING THE CROSSING DISTANCE, AS WELL AS SLOWING VEHICULAR TRAFFIC THROUGH THE INTERSECTION.

CURB BULB OUTS/NECKDOWNS

BULB OUTS HELP TO PROVIDE A CLEAR VISUAL SIGNAL TO DRIVERS THAT A CROSSING IS APPROACHING AND MAKES PEDESTRIANS MORE VISIBLE.

NECKDOWNS HELP NARROW THE APPEARANCE OF THE STREET AND CAN BE LANDSCAPED.

ON-STREET PARKING ON ONE SIDE OR BOTH SIDES OF STREET

CURBED BULB OUT AND ON STREET PARKING

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TRADITIONAL NEIGHBORHOOD DISTRICT
 CITY OF VALDOSTA, GEORGIA

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FIGURE

9

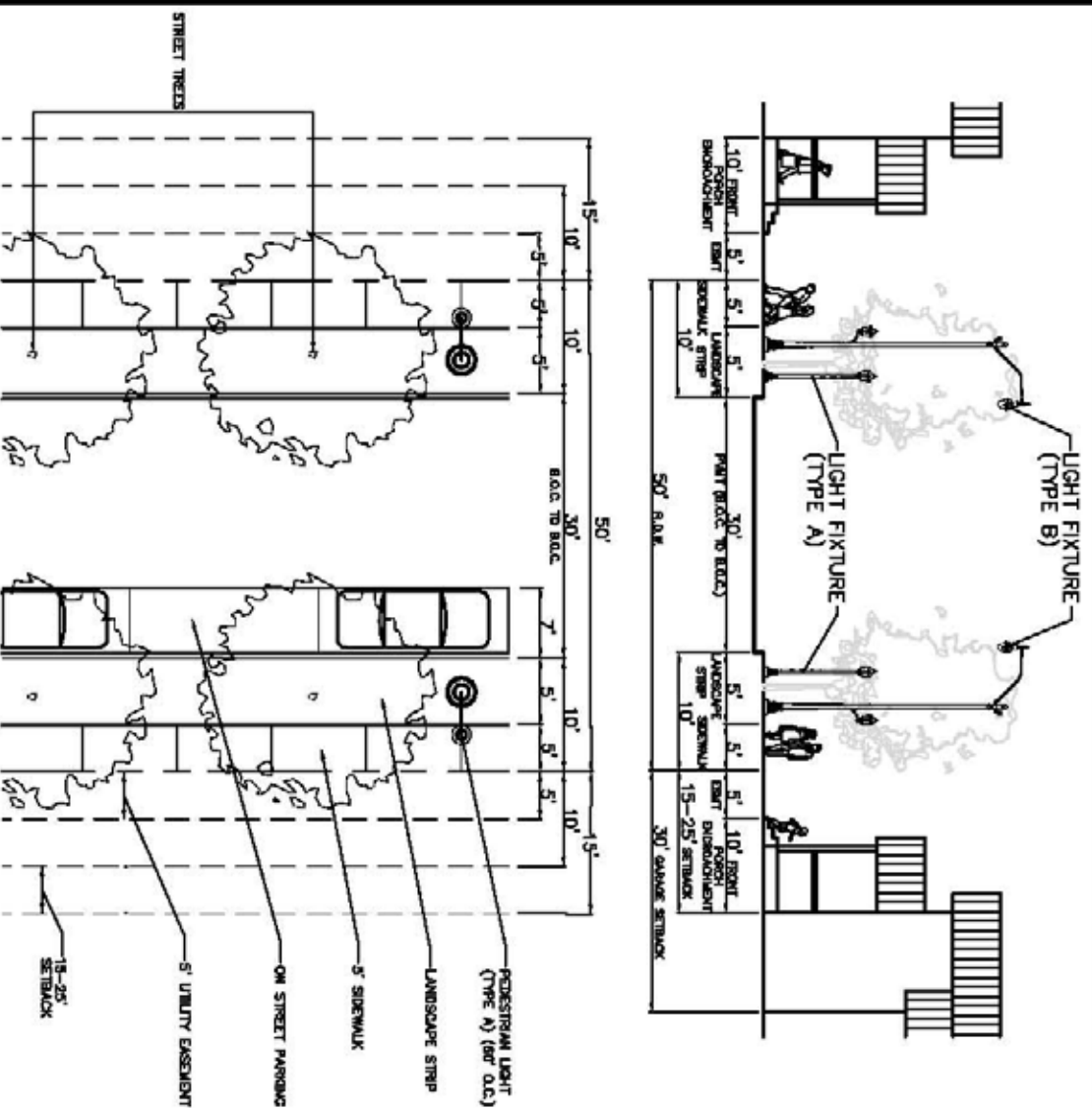
DESIGN GUIDELINES

STREET SECTION

RIGHT OF WAY	50 FT
STREET WIDTH	30 FT (BOC TO BOC)
PARKING	PARALLEL, ONE SIDE
BLOCK LENGTH	600 FT
DESIGN VOLUME	750 V.P.D.
MINIMUM HORIZONTAL CURVE	65' RADIUS

STREETSCAPE

SETBACK	15-25 FT
LANDSCAPE STRIP	5 FT
SIDEWALK	5 FT
CURB	18" CURB AND GUTTER



NEIGHBORHOOD STREET

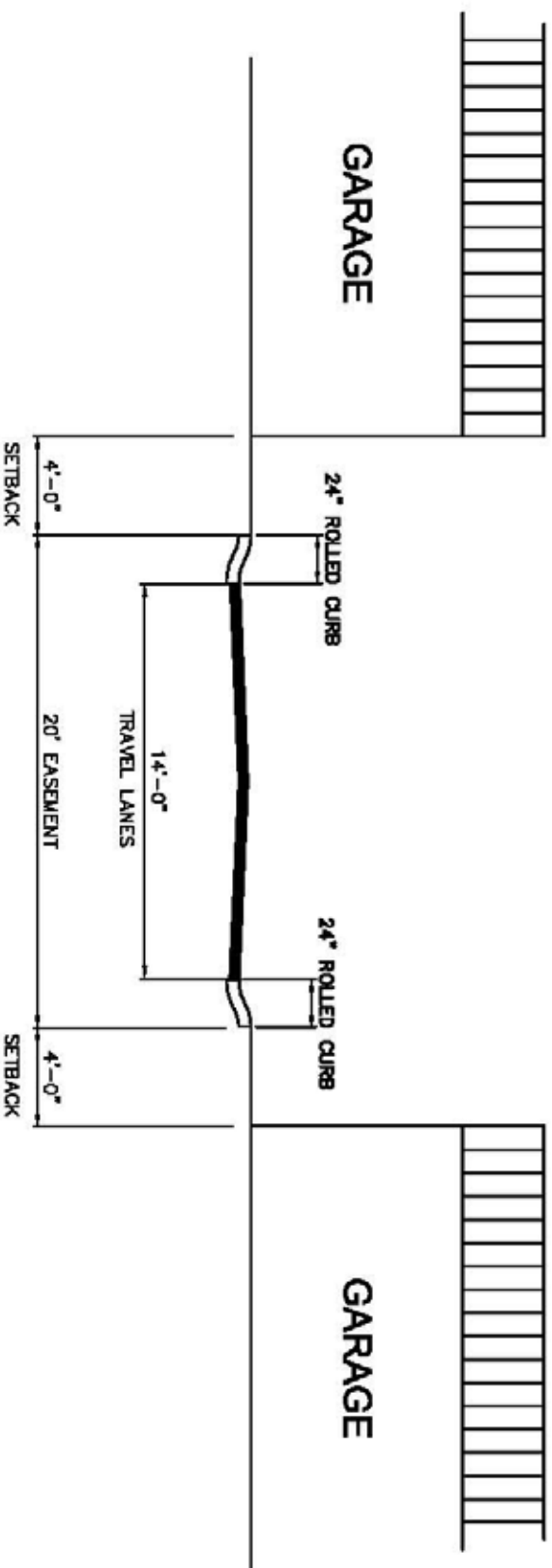
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FIGURE
10



DESIGN GUIDELINES

- A. ALLEYS ARE PRIVATE.
- B. MINIMUM WIDTH EASEMENT: 20FT.
- C. MINIMUM 14FT. WIDE TRAVEL LANE.
- D. 24\" ROLLED CURB AND GUTTER.

- E. MINIMUM 4FT. SETBACK ON BOTH SIDES OF CURB SHALL BE CLEAR OF OBSTRUCTIONS.
- F. UTILITY EASEMENTS AS REQUIRED BY CITY ENGINEER.
- G. MAXIMUM STREET GRADE OF 8 PERCENT
- H. PAVING AND BASE MUST BE CONSTRUCTED TO STANDARDS OF LDR CHAPTER 332, ARTICLE 1.

ALLEY

DESIGN GUIDELINES FOR:

TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA



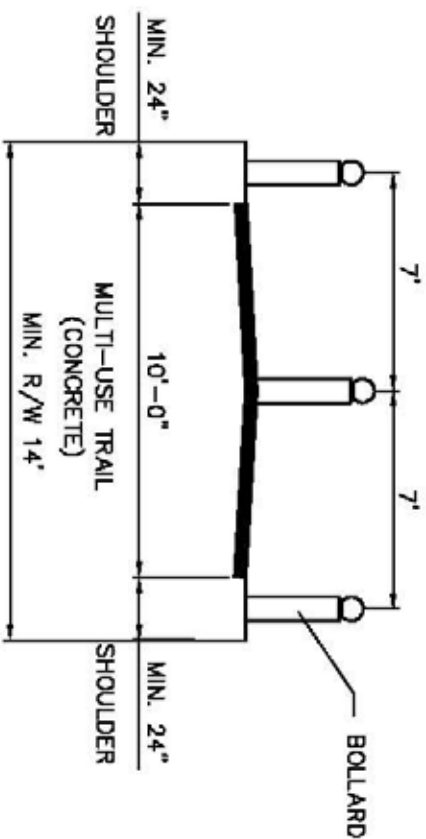
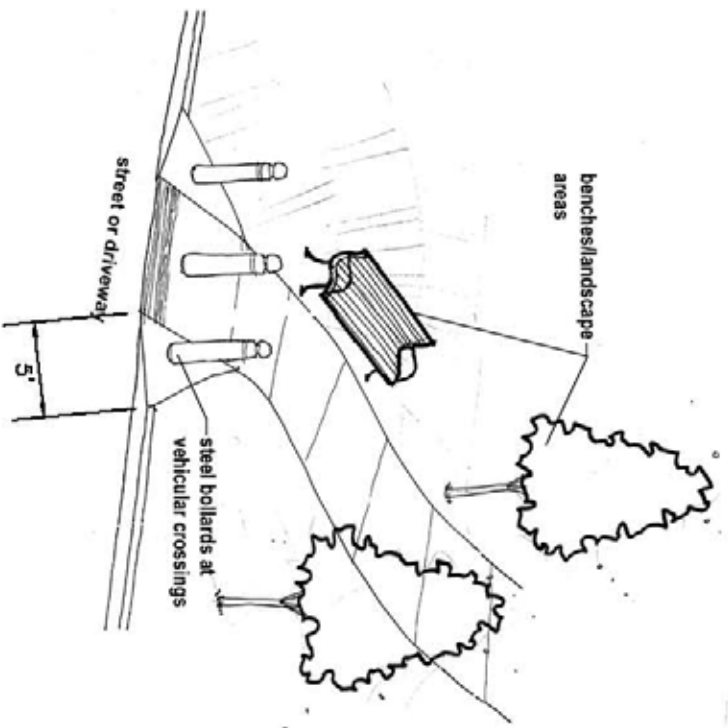
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FIGURE

11



- NOTES:
1. NO MOTORIZED VEHICLES EXCEPT GOLF CARTS
 2. MAXIMUM STREET GRADE OF 6%
 3. SHOULDER WIDTH VARIABLE BASED ON TOPOGRAPHY

MULTI-USE TRAIL

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TRADITIONAL NEIGHBORHOOD DEVELOPMENT

CITY OF VALDOSTA, GEORGIA



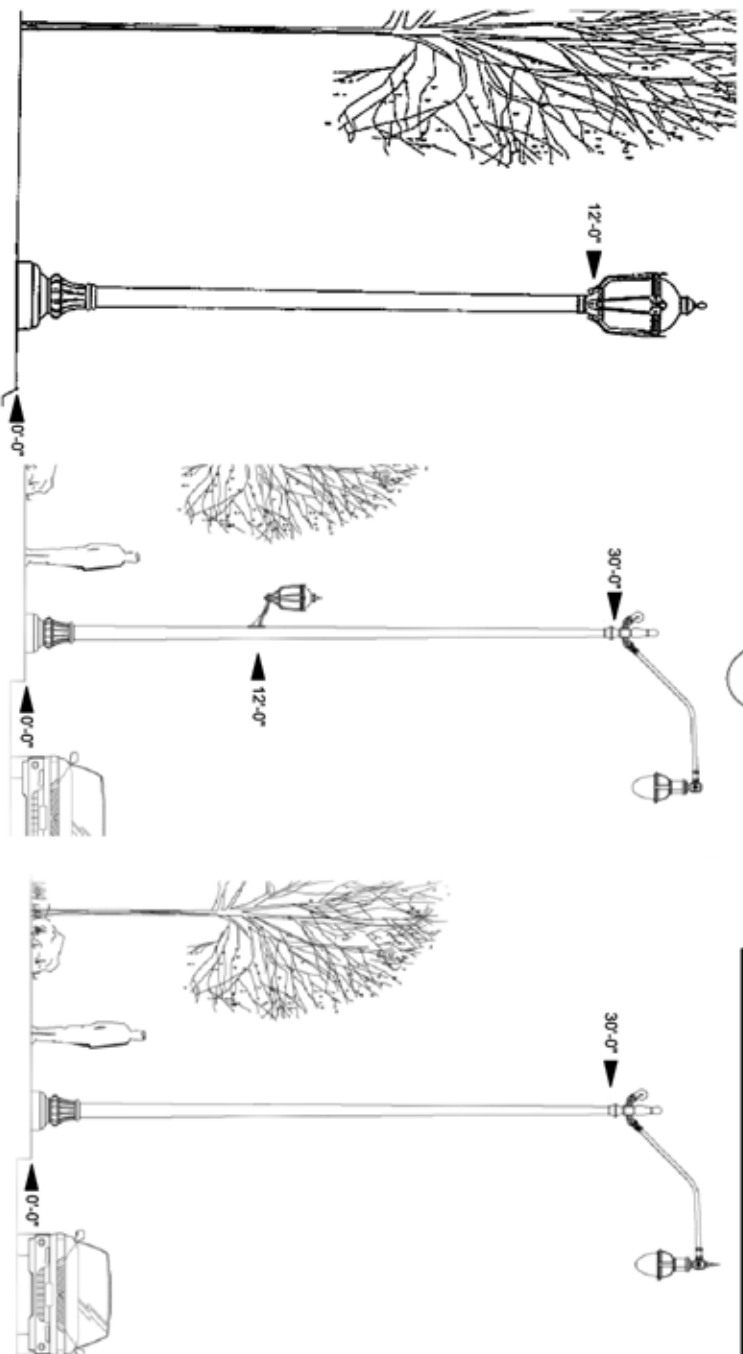
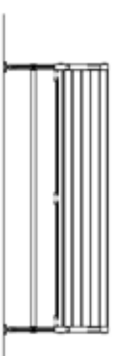
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FIGURE
12



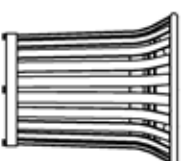
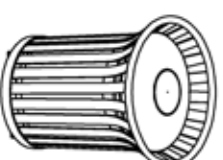
BENCHES



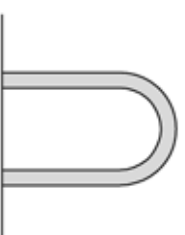
TYPE A PEDESTRIAN LIGHT

TYPE B STREET LIGHTING STANDARD

TYPE C PARKING LOT LIGHTING STANDARD



TRASH RECEPTACLE



BIKE RACK

STREET LIGHTS AND STREET FURNITURE

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FIGURE

13