

City of Valdosta Land Development Regulations

Chapter 206 Base Zoning Districts

Section 206-1 Standards for Uses, Structures, and Property Development

- (A) Principal Uses and Structures. Principal uses and structures permitted in each base zoning district are as listed in Section 218-1 Table of Permitted Uses. In some instances, additional requirements and limitations on principal uses and structures are contained in the individual sections addressing each zoning district contained in this Chapter.
- (B) Accessory Uses and Structures. Accessory uses and structures shall be permitted in each base district in accordance with Section 218-1 Table of Permitted Uses and provisions detailed in Section 218-7 Accessory Use Standards of the LDR. In some instances, additional requirements and limitations on accessory uses and structures are contained in the individual sections addressing each zoning district contained in this Chapter.
- (C) Conditional Uses. Conditional Uses may be permitted in each base zoning district in accordance with Section 218-1 Table of Permitted Uses. Conditional Uses shall be subject to approval of a Conditional Use Permit and subject to the additional use standards established in Section 218-13 of the LDR. In some instances, additional requirements and limitations on conditional uses are contained in the individual sections addressing each zoning district contained in this Chapter.
- (D) Property Development Standards for Residential Districts. Property in the E-R, R-E, R-25, R-15, R-10, R-6, R-M, and R-P Districts may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 1 Development Standards for Residential Zoning Districts, and Table 3 Minimum Heated Floor Area of Residential Uses. In some instances, additional development standards are contained in the individual sections addressing the residential zoning districts contained in this Chapter.
- (E) Property Development Standards for Non-Residential Districts. Property in the E-R, O-P, C-N, C-C, C-H, C-D, C-A, M-1, and M-2 Districts may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 2 Development Standards for Non-Residential Zoning Districts. In some instances, additional development standards are contained in the individual sections addressing the non-residential zoning districts contained in this Chapter.
- (F) Property Development Standards for Planned Developments. Planned Developments may be approved within each of the base zoning districts in accordance with Chapter 212 Planned Development Approval. Development standards and use standards for such Planned Developments shall be in accordance with the terms and conditions of approval for such Planned Developments, or as otherwise provided for in this LDR.
- (G) Signs. Signs in base zoning districts shall be as permitted in Chapter 230 of the LDR.

Section 206-2 E-R Environmental Resource District

- (A) Purpose. The purpose of the E-R District is to protect the natural resources of the City of Valdosta and provide for appropriate recreation and institutional uses oriented towards these natural resources.
- (B) Property Development Standards.

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(1) *Road Standards.* At the discretion of the City Engineer, local and collector streets in the E-R district may be constructed without curbs and gutters or sidewalks. See Chapter 332, Art. 1.

Section 206-3 R-E Estate Residential District

(A) Purpose. The R-E District is intended to provide for single-family detached residences at low densities.

Section 206-4 R-25 Single-family Residential District

(A) Purpose. The purpose of the R-25 District is to provide for single-family detached residences on larger lots.

Section 206-5 R-15 Single-family Residential District

(A) Purpose. The purpose of the R-15 District is to provide for single-family detached residences on moderately sized lots.

Section 206-6 R-10 Single-family Residential District

(A) Purpose. The purpose of the R-10 District is to provide for single-family detached residences on smaller lots.

Section 206-7 R-6 Single-family Residential District

(A) Purpose. The purpose of the R-6 District is to provide for an urban small lot pattern of single-family residential development.

Section 206-8 *Reserved*

Section 206-9 *Reserved*

Section 206-10 R-M Multi-family Residential District

(A) Purpose. The purpose of the R-M District is to provide orderly development of high density residential areas for multi-family dwellings.

(B) Property Development Standards. Property in the R-M District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 1 Development Standards for Residential Zoning Districts and the standards listed in Section 218-13 (V).

Section 206-11 *Reserved*

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Section 206-12 R-P Residential Professional District

- (A) Purpose. The purpose of the R-P District is to create and provide areas in which residential, professional, educational and institutional uses not normally involving the sale of merchandise can be compatibly mixed and encouraged while maintaining a healthy living environment for the residents of the district.
- (B) Property Development Standards. Property in the R-P District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 1 Development Standards for Residential Zoning Districts, Table 3 Minimum Heated Floor Area of Residential Uses, and the following provisions:
- (1) Where abutting incompatible uses or districts, a transitional buffer is required in conformance with Chapter 328, Article 1 of the LDR.
 - (2) Off-street parking and loading spaces shall be provided in accordance with Chapters 222 and 226 of the LDR.
 - (3) All uses in this district shall be conducted entirely within an enclosed building with no outside storage or display of equipment, vehicles or materials.

Section 206-13 *Reserved*

Section 206-14 O-P Office Professional District

- (A) Purpose. The purpose of the O-P District is to promote a suitable business environment for service-oriented business and professional services, administrative services, non-profit, public institutions and related offices located along with community facilities. Limited retail and service uses normally supportive of office and institutional tenants also are permitted as accessory uses within the same building. This district may serve as a transition between less intense residential and more intense commercial or industrial districts. Unless part of a planned office park development, properties within this district should be located on streets classified as arterial or collector streets and uses shall not generate excessive noise, traffic congestion or other adverse impacts to surrounding properties.
- (B) Property Development Standards. Property in the O-P District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 2 Development Standards for Non-Residential Zoning Districts and the following provisions:
- (1) Off-street parking and loading spaces shall be provided in accordance with Chapters 222 and 226 of the LDR.
 - (2) Where abutting incompatible uses or districts, a transitional buffer is required in conformance with Chapter 328, Article 1 of the LDR.
 - (3) All uses in this district shall be conducted entirely within an enclosed building with no outside storage or display of equipment, vehicles or materials.

Section 206-15 C-N Neighborhood Commercial District

- (A) Purpose. The purpose of the C-N District is:

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- (1) To provide low-impact commercial services and retail goods in developments that are walkable, have a similar appearance to residential buildings and that are located within convenient range of residents and employees in adjacent neighborhoods.
 - (2) To provide for the needs of a diverse population with well-designed and human-scale structures which are compatible with other residential neighborhoods.
 - (3) To provide a transition between single-family residential neighborhoods and commercial, civic or office uses.
 - (4) To encourage design flexibility for innovative development projects that set high standards for landscaping, openspace, public space, community design and public amenities.
- (B) Property Development Standards. Property in the C-N District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 2 Development Standards for Non-Residential Zoning Districts and the following provisions:
- (1) Maximum Building Length or Width: 150 feet
 - (2) Spacing between Buildings: Minimum 20 feet
 - (3) Parking Requirements: Off-street parking and loading space shall be provided in accordance with Chapters 222 and 226 of the LDR.
 - (4) Compatibility with Existing Development within Zones and Transition to Adjacent Zones:
 - (a) Uses should be of a residential scale and character that is compatible with adjacent neighborhoods.
 - (b) Businesses should provide storefronts and entrances that are oriented to the street and adjacent to sidewalks.
 - (c) Buildings over 35 feet high shall not be closer than 75 feet from the lot lines of adjacent single-family residential property.
 - (d) All lot lines abutting residential zoning districts (R-E, R-25, R-15 and R-10) shall be screened from adjacent residential property. Screening shall be accomplished by one of two methods: [Also see the transitional buffer requirements table in Section 328-7.]
 - i. An opaque landscape transitional buffer at least 20 feet wide; or
 - ii. A 10-foot wide opaque landscape transitional buffer with a 6-foot to 8-foot high solid fence or wall.
 - (e) Outside storage is prohibited.

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- (f) Outdoor (sales) displays and/or seating areas for food service may be permitted with a Conditional Use Permit. See Sections 242-6 and 218-13.

Section 206-16 C-C Community Commercial District

- (A) Purpose. The C-C District is composed primarily of low-intensity retail and commercial services generally designed to serve the common and frequent needs of the residents of nearby neighborhoods. C-C Districts should be located on collector streets where they are convenient by car and on foot to surrounding neighborhoods but will not cause excessive traffic on residential streets.
- (B) Property Development Standards. Property in the C-C District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 2 Development Standards for Non-Residential Zoning Districts, and the following requirements.
 - (1) Parking Requirements: Off-street parking and loading space shall be provided in accordance with Chapters 222 and 226 of the LDR.
 - (2) Buffer: Where abutting incompatible uses or districts, a transitional buffer is required in conformance with Article 1 of Chapter 328 of the LDR.

Section 206-17 C-H Highway Commercial District

- (A) Purpose. The purpose of the C-H District is to provide suitable areas for the various types of community and regional-oriented commercial activities including retail uses and wholesale uses, serving a large sector of the population. C-H Districts are intended to be located along arterial streets and at locations that are appropriate for regional commercial areas, as opposed to locations that primarily serve local neighborhoods.
- (B) Property Development Standards. Property in the C-H District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 2 Development Standards for Non-Residential Zoning Districts and the following provisions:
 - (1) Parking Requirements. Off-street parking and loading space shall be provided in accordance with Chapters 222 and 226 of the LDR.
 - (2) Buffer. Where abutting incompatible uses or districts, a transitional buffer is required in conformance with Article 1 of Chapter 328 of the LDR.

Section 206-18 C-D Downtown Commercial District

- (A) Purpose. The purpose and intent of the C-D District is as follows:
 - (1) To enhance and protect shopping facilities in the central business district of the city.
 - (2) To promote a sustainable mixture of residential and commercial uses.

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- (3) To provide the City with a focal point and center of activity that serves the commercial, civic, social and recreation needs of the community with walkable areas.
 - (4) To design streets, sidewalks, and buildings to provide an attractive and lively streetscape that encourages pedestrian activity.
- (B) Application. To be considered for this district properties must be located within the official boundaries of the Central Valdosta Development Authority set forth in the 1974 amendment to the Georgia Constitution, which created said Authority.
- (C) Property Development Standards. Property in the C-D District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 2 Development Standards for Non-Residential Zoning Districts and the following provisions:
- (1) Minimum Floor Area: 1,000 square feet
 - (2) Outside storage is prohibited.

Section 206-19 C-A Adult Commercial District

- (A) Purpose. The purpose of the Adult Commercial District is to provide a reasonable location within the community for the development of adult-oriented businesses including adult entertainment establishments.
- (B) Location Requirements.
- (1) A C-A district may not be established within 1,000 feet of any parcel of land which is zoned for multi-family, single-family, or residential-professional uses unless such use has been discontinued for one year or the property is rezoned to a non-residential district.
 - (2) A C-A district may not be established within 1,000 feet of any parcel of land upon which a church, school, governmental building, college or university, library, civic center, conference center, convention center, cultural center, public park, recreation facility or neighborhood is located.
 - (3) A C-A district may not be established within 1,000 feet of the nearest property line of any parcel used as an adult entertainment establishment that is subject to Chapter 4 of the City of Valdosta Code of Ordinances.
 - (4) A C-A district may not be established within the central downtown business district as defined by the Central Valdosta Downtown Development Authority district.
 - (5) A C-A district may not be established within the Valdosta Historic District as defined by Chapter 238.

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Section 206-20 M-1 Wholesale / Light Industrial District

- (A) Purpose. The purpose of the M-1 District is to provide a suitable location along arterial highways for office, wholesale warehousing, trade shops and light manufacturing uses, usually located on or near existing community facilities and transportation corridors. The intent of this district is to establish areas of industrial use that would not be objectionable by reasons of dust, odor, noise, traffic safety or congestion. Such uses should be encouraged to locate away from residential districts and in accordance with the following conditions:
- (1) Such proposed use will not detrimentally impact or alter nearby property values.
 - (2) The site plan for such use provides for adequate ingress and egress of vehicular traffic and will not cause health, safety or unreasonable traffic safety or congestion problems in the area.
- (B) Property Development Standards. Property in the M-1 District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 1 Development Standards for Non-Residential Zoning Districts and the following provisions:
- (1) Parking Requirements.
 - (a) Off-street parking and loading space shall be provided in accordance with Chapters 222 and 226 of the LDR.
 - (b) Off-street loading and service areas shall be oriented away from adjacent residential property and shall be screened from public streets by an opaque transitional buffer at least 8 feet in height.
 - (2) Buffer. Where abutting incompatible uses or districts, a transitional buffer is required in conformance with Article 1 of Chapter 328 of the LDR.
 - (3) Outdoor Operations Prohibited. All manufacturing operations in this district shall be conducted entirely within an enclosed building.

Section 206-21 M-2 Manufacturing and Distribution District

- (A) Purpose. The purpose of the M-2 District is to provide suitable locations accessible to interstate highways and railroad lines for assembly, warehousing, distribution processing and manufacturing uses. The intent of this district is to establish such areas of industrial use in locations that would protect densely populated areas from dust, odor, noise, traffic safety or congestion. Such uses should be encouraged to locate away from residential districts and under the following conditions:
- (1) The site plan for such use provides for adequate ingress and egress of vehicular traffic and will not cause health, safety or unreasonable traffic safety or congestion problems in the area.
- (B) Property Development Standards. Property in the M-2 District may be developed in accordance with Section 214-1 of the LDR, Dimensional Standards for Zoning Districts, Table 1 Development Standards for Non-Residential Zoning Districts and the following provisions:

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- (1) Parking Requirements.
 - (a) Off-street parking and loading space shall be provided in accordance with Chapters 222 and 226 of the LDR.
 - (b) Off-street loading and service areas shall be oriented away from adjacent residential property and shall be screened from public streets by an opaque buffer at least 8 feet in height.
- (2) Buffer. Where abutting incompatible uses or districts, a transitional buffer is required in conformance with Article 1 of Chapter 328 of the LDR.