

City of Valdosta Land Development Regulations

Chapter 210 Overlay Districts

Section 210-1 Procedures Governing Overlay Districts

(A) Application.

- (1) Overlay Districts are supplemental to the underlying zoning district classifications established in the City of Valdosta LDR that govern all properties within the City. Within areas mapped as Overlay Districts in this Chapter, these Overlay District regulations shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations. These Overlay District regulations shall also be integrated, as deemed appropriate, into the design of any Planned Development as approved pursuant to Chapter 212.
- (2) The provisions of each Overlay District apply to all applications for rezoning, conditional use permit, land disturbance permit, plan review, plat approval which includes the creation of additional parcels or substantial reconfiguration of existing parcels, and building permits for all property and rights-of-way within the boundaries of the Overlay District.
- (3) Review and approval of administrative variances and enforcement of design guidelines shall be performed by the Director subject to meeting all the requirements of this LDR.
- (4) All applicable plan reviews, plat approvals, permits and zoning decisions for parcels located within each Overlay District shall meet all of the requirements of the base zoning district in which it is located and, in addition, shall meet the requirements of the Overlay District applicable to the parcel. All road and utility projects shall adhere to all requirements of the Overlay District.
- (5) Any parcel of land that is wholly or partly within the boundary shall be included in the Overlay District.

(B) Relationship to Underlying Zoning District Standards. In any case where the standards and requirements of an Overlay District vary from those of the base zoning district, the standards and requirements of the Overlay District shall govern.

(C) Overlay District Boundary Maps. Boundary maps for each Overlay District are an integral part of the administration of this Chapter. Copies of these maps are available for inspection during normal business hours in the Department.

(D) Map Amendments. No change in the boundary of an Overlay District shall be authorized, except by the City Council of the City of Valdosta pursuant to procedures in Section 242-4.