

City of Valdosta Land Development Regulations

Section 210-4 Baytree-University Corridor Overlay District

- (A) Purpose. The purposes of the Baytree-University 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) Establish an appropriate architectural scale with harmonious design standards that distinguish between types of character areas along the corridor.
 - (4) Promote development patterns that encourage walking, biking and use of public transportation.
 - (5) Create an attractive streetscape that is aesthetically appealing and environmentally responsible.
 - (6) Provide for appropriate infill development and land use transitions between commercial corridors, university-based activities, and adjacent residential neighborhoods.
- (B) Design Guidelines. The Baytree-University Corridor Overlay Design Guidelines (Appendix D) are hereby adopted and made part of this ordinance and shall apply to property in the Baytree-University Corridor Overlay District. Within the Baytree-University Corridor Overlay District, building design and construction that is not in substantial conformity with the Baytree-University 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 ordinance applies to land parcels of record within the City of Valdosta having frontage along Baytree Road from Ellis Drive to North Oak Street as shown on the map in Appendix D. Any parcel subject to this Section on the date of adoption shall continue to be subject to this Section, even if the parcel is subdivided in the future. The Planning Commission may recommend, and the Mayor and Council may grant, exemptions from these requirements for parcels or portions of a parcel that would otherwise be included in the Baytree-University Corridor Overlay District, based on one or more of the following findings:
- (1) The property to be exempted does not have access to Baytree Road and will not require access to Baytree Road when developed.
 - (2) Due to site topography, development of the property to be exempted will not be visible from Baytree Road.
 - (3) 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 Baytree-University Corridor Overlay District would present a severe and undue hardship.
- (D) Effect of Baytree-University Corridor Overlay District Provisions.
- (1) Application. This Overlay District is supplemental to the underlying zoning district classifications established in the City of Valdosta Land Development Regulations 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 the City Council.
 - (2) Relationship to Underlying Zoning District Standards and other provisions of LDR. In any case where the standards and requirements of the Baytree-University Corridor Overlay District conflict with those of the base zoning district or with other provisions of the Land

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Development Regulations, the standards and requirements of the Baytree-University Corridor Overlay District shall govern.

- (3) Exemptions. The following activities are exempt from the development requirements of the Baytree-University 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 Baytree-University Corridor Overlay District, provided that such construction is on a lot of record and does not affect a change to 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 demonstrating compliance with Title 3 and Section 210-4 (G), (H), and (I) of this LDR and the Baytree-University Corridor Overlay Design Guidelines.
- (2) Preliminary architectural drawings sufficient to demonstrate compliance with Section 210-4(J) of this LDR and the Baytree-University Corridor Overlay 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 210-4(J)(2)(b) of this LDR.
- (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 meeting the standards of Chapter 332.

(F) Property Use Standards.

- (1) Authorized Uses. In addition to the uses authorized in the underlying zoning district, the following additional uses shall be authorized for any property zoned for commercial uses, subject to the supplemental use standards of Chapter 218 Article 3:
 - (a) Parking garages, when accessory to a commercial, institutional, mixed-use or multi-family residential development.
- (2) Prohibited Uses.
 - (a) Adult entertainment establishments.
 - (b) Gasoline station with more than 8 pumps when located in the University Zone.
 - (c) Major automotive service and repair.
 - (d) Manufactured home sales lot.
 - (e) Outdoor recreation facility producing odor or excessive noise
 - (f) Salvage operation, junkyard, or recyclable material wholesalers.

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- (3) **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) Commercial buildings in excess of 75,000 square feet when located in the Market Zone.
 - (b) Commercial buildings in excess of 25,000 square feet when located in the University Zone.
 - (c) Minor automobile service and repair when located in the University Zone.
 - (d) Outdoor sales and display.
 - (e) Self-service storage or mini-warehouses in newly constructed buildings.
 - (f) Car wash.
- (G) **Streetscape Standards.** The streetscape standards differ for the two zones of the Baytree-University Corridor Overlay District: The Market Zone and the University Zone. (See the map in Appendix D.)
- (1) ***Market Zone.*** The intent of the Market Zone is to accommodate infill and redevelopment of the existing non-residential uses in this part of the City in accordance with the Regional Activity Center and Community Activity Center character areas indicated for this corridor in the Comprehensive Plan. The Market Zone is comprised of all parcels in the Baytree-University Overlay District that are west of the Norfolk-Southern Railroad. The following streetscape standards apply within the Market Zone:
- (a) **Front Yard Setback:** Front yard setbacks in Section 214-1 do not apply. Front yard setback distances from the right-of-way line for principal buildings shall be as follows:
 - Minimum: 15 feet
 - Maximum: 90 feet for at least 50% of the building façade.
 - (b) **Pedestrian Circulation.** Parking areas shall be designed with sidewalks and/or other designated pedestrian pathways to facilitate safe and convenient use by pedestrians such as shown in Figure 3 of the Baytree-University Corridor Overlay District Design Guidelines.
 - i. Designated pedestrian pathways may be accomplished either by use of decorative pavers approved by the City or by construction of a 5-foot wide flat platform raised at least 4 inches above the driveway, flanked by 4-foot wide ramps, as shown in Figure 4.
 - ii. Provide continuous designated pedestrian pathways or sidewalks connecting the front entrance of the principal building to the sidewalk along the abutting street as shown in Figure 5.
 - iii. Provide sidewalks or designated pedestrian pathways connecting the entrance of each occupied building to the adjacent buildings within a development with more than one such building.
- (2) ***University Zone.*** The University Zone is intended to preserve and enhance the character of this area in accordance with the Neighborhood Activity Center and Transitional Neighborhood character areas indicated in the Comprehensive Plan. It is comprised of parcels in the Baytree-University Overlay District that are east of the Norfolk-Southern Railroad. The following streetscape standards apply within the University Zone. See map of the Baytree-University Corridor Overlay District in Appendix D:
- (a) **Front Yard Setback:** Front yard setbacks shall be compatible with the average setbacks of existing buildings that are located within 200 feet along the same side of the street as the subject property. If no buildings exist within this distance, or the variability in existing

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setbacks is more than 50 feet, the Director shall have the authority to establish the front yard setback based on the prevailing standards in the University Zone.

(H) Site Development Standards.

(1) Parking Lots.

- (a) Parking areas shall incorporate landscaped areas as required in Section 222-9.
- (b) 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 minimum 10-foot wide landscaped street yard pursuant to Section 328-24(C)(1).

(2) Lighting.

- (a) Parking Lot Illumination: Parking lot light fixtures shall be no taller than 25 feet and shall be of a design consistent with Figure 7 of the Baytree-University Corridor Overlay District Design Guidelines. See also Section 222-10.
- (b) Sign Illumination: Signs may be internally or externally lit. External lighting fixtures shall be directed downward and away from streets and adjacent property and public streets. All lighting shall be fully shielded, have recessed luminaries, or be full cut-off luminary fixtures.
- (c) Canopy Illumination. The luminaries at drive-under canopies and pump islands at gasoline stations shall be recessed into the canopy ceiling so that the bottom of the luminary does not extend below the ceiling.

(I) Driveways and Streets. Driveways and streets shall be designed or altered in accordance with the provisions of Chapter 332. It is the intent that the walkways, streets, and driveways in the Baytree-University Corridor Overlay District contribute to an inter-connected and continuous network providing convenient vehicular and pedestrian access to abutting properties. An Administrative Variance from the requirements of Chapter 332 may be considered and approved by the Director and the City Engineer for properties undergoing redevelopment where there is undue hardship or unique existing site conditions that warrant such a variance.

- (1) 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. Where 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.

(J) 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:

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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 facade;
 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:
1. Unfinished concrete and precast "T's".
 2. Unfinished concrete block.
 3. Metal siding on wall surfaces facing or plainly visible from a street or parking lot.
 4. Split-face block/concrete masonry unit (CMU) on buildings located in the University Zone.
 5. 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.
- (3) Pitched Roofs. In the University Zone, all new buildings with less than 5,000 square feet of ground floor area shall have 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.
- (4) 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 12 of Baytree-University Corridor Overlay District Design Guidelines.)
- (a) Facades of buildings that are larger than 25,000 square feet, or 10,000 square feet in the University Zone, 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 that are more than 100 feet long shall have off-sets in the horizontal plane (plan view) that are at least 4 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.

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- (c) Blank Wall Facades. The length of a blank wall (no windows, doors, or offsets in the horizontal plane) shall not exceed 50 feet for building facades in non-industrial zoning districts which are visible from public streets or parking lots.
- (5) Pronounced Entries. Principal building entrances must be oriented to the public street 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 facade.
- (6) Architectural Details. All exterior building facades shall provide visual interest through the repetitive use of one or more architectural features such as columns, awnings, canopies, arches, balconies, towers, dormers, cupolas, etc.
- (7) Building Facades. The following standards shall apply to building facades visible from public streets or parking lots on all properties within the Market Zone and on commercially zoned properties in the University Zone.
 - (a) The length of a blank wall (no windows or doors) along the facade shall not exceed 50 feet.
 - (b) A minimum of 20 percent (20%) of the ground floor exterior wall facing Baytree Road, and located within 50 feet of the street, shall consist of windows (See Baytree-University Corridor Overlay District Design Guidelines, Figure 13).
- (8) Satellite Dish Antennae. No satellite dishes shall be permitted within unobstructed view from public streets.
- (9) Off-street Loading Areas. Off-street loading areas that are required in Chapter 226 shall be located in the rear of buildings and screened from view from adjacent property or streets.