

City of Valdosta Land Development Regulations

Section 210-6 Historical Overlay District

- (A) Intent. The intent of the Historical Overlay District is to allow land uses within the Valdosta Local Historic District that will enable traditional and adaptive uses of existing, historically significant buildings that are appropriate to and consistent with the cultural and architectural heritage of Valdosta. It is also the intent of this section to prevent demolition of historic resources and preserve a greater number of historic buildings by expanding land uses that are compatible with historic buildings, but not permissible within their underlying zoning district without this Overlay District.
- (B) Purpose. The purposes of the Historical Overlay District are to:
- (1) Protect and preserve historic buildings within the Valdosta Local Historic District.
 - (2) Protect, promote, and enhance the health, safety, and welfare of persons, as well as the value of property, within the Valdosta Local Historic District.
 - (3) Accommodate property uses that support the adaptive use of historic buildings.
 - (4) Encourage innovative redevelopment and infill projects that respect traditional lot siting and architectural design.
 - (5) Support Valdosta's sense of place and contribute to its sustainability and lasting value.
- (C) Boundaries. The boundaries of the Historical Overlay District shall be the same as the Valdosta Local Historic District, which is shown on the City of Valdosta Historic District Map, as maintained by the Planning and Zoning Division. The provisions of this Chapter shall apply to all parcels of land, within the boundaries of the Valdosta Local Historic District. Any parcel of land that is wholly or partially within the boundary shall be included.
- (D) Effect of Historical Overlay District Provisions.
- (1) Application. This Overlay District is supplemental to the underlying zoning district classifications established in the City of Valdosta LDR 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 Historic Preservation Commission, Planning Commission, and/or City Council.
 - (2) Relationship to Underlying Zoning District Standards and other provisions of LDR. This Overlay District is complementary to Chapter 238 of the LDR and the Valdosta Historic District Design Guidelines. In any case where the standards and requirements of the Historical Overlay District conflict with those of the base zoning district, the standards and requirements of the Historical Overlay District shall govern.
 - (3) Exemptions. The following activities are exempt from the development requirements of the Historical 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.

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(E) Property Use Standards.

- (1) Conditional Uses. In addition to the uses authorized in the underlying zoning district, the following uses shall require approval of a Conditional Use Permit (per Section 242-6) for any residentially-zoned property and shall be subject to the supplemental use standards of Chapter 218, Article 3:
- (a) Civic or Social Organization.
 - (b) Library, Archives.
 - (c) Museum, Historical Site, or similar institution.
 - (d) Bed and Breakfast Inn.
 - (e) Event Center, or similar place of public assembly.

(F) Site Development Standards.

- (1) Infill of development on residentially-zoned property. Existing lots measuring less than 60 feet in width may be developed for principal, accessory, and conditional uses provided that the following requirements are met.
- (a) Minimum side yard setbacks: None, except that buildings may not be located less than 15 feet from buildings on lots on either side of the subject property.
 - (b) Minimum front yard setbacks: No more than five (5) feet less than the prevailing setbacks of existing buildings on the other lots on the same side of the same block as the subject property, except that front porches or balconies may encroach up to 10 feet into minimum required front yards, provided that no structure shall be closer than 10 feet from the right-of-way line.
 - (c) Minimum rear yard setbacks: No more than five (5) feet less than the prevailing setbacks of existing buildings on the other lots on the same side of the same block as the subject property, except that porches may encroach up to 10 feet into minimum required rear yards, provided that no structure shall be closer than 10 feet from the right-of-way line.
 - (d) Front-facing garages and carports shall be set back a minimum of 25 feet from the right-of-way line of public streets.
- (2) Multi-family dwellings in the R-M or R-P zoning districts.
- (a) Maximum building height shall be limited to 35 feet.