

City of Valdosta Land Development Regulations

Chapter 218 Use Regulations

Article 1 Permitted and Conditional Uses.

Section 218-1 Table of Permitted Uses

- (A) The uses set forth in the table below shall be permitted only in the zoning district where it is listed, and only in the manner so listed. Any use not listed in said table is prohibited in all districts. No use shall be permitted and no structure associated with such use shall be erected, structurally altered or enlarged unless the use is permitted as one of the following:
- (1) "P": A permitted use in the listed zoning district.
 - (2) "C": A use requiring a Conditional Use Permit subject to approval following the application procedures and requirements as prescribed in Section 242-6.
 - (3) "A": An accessory use subject to the requirements specified and generally applicable to accessory uses as prescribed in Section 218-7.
 - (4) "AP": A use requiring an Administrative Permit from the Director. See Section 242-14.
- (B) Any use not listed with the letter P, C, A or AP in a particular zoning district shall be prohibited in that zoning district, unless it is a non-conforming use lawfully established prior to the effective date of the regulation that rendered it legally non-conforming. (See Chapter 234).
- (C) Any use listed with a "Yes" in the column headed by the words "Suppl. Reg?" in the table below shall satisfy the applicable supplemental use standards established in Section 218-13 of this Chapter, in addition to the development regulations of the district in which it is located.
- (D) Restrictions on the location of telecommunication facilities in certain zoning districts are provided in Section 218-24.
- (E) The majority of uses listed in the table below are based on the North American Industry Classification System (NAICS). Where the use is not defined in Chapter 106 of this Ordinance and where the use has a NAICS code indicated in the table below, the NAICS definition (2012 Edition) shall apply. For uses that fall within more than one use category, the more detailed definition shall apply (the definition of a 6-digit NAICS class overrides the definition of a 5-digit NAICS class, the definition of a 5-digit NAICS class overrides the definition of a 4-digit NAICS class and so on). All remaining uses identified in the LDR are intended to have the commonly accepted definitions contained in the July 2005 edition of the Merriam Webster Dictionary. The Zoning Administrator shall have the discretion of determining the closest and most appropriate classification of allowable uses in accordance with the table below.

City of Valdosta Land Development Regulations

TABLE OF PERMITTED USES

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
RESIDENTIAL & INSTITUTIONAL USES																		
Boarding / Rooming House	721310	Yes							P	P		P	P	P	C			
Cemetery, Mausoleum; freestanding	812220	Yes	C	C	C	C	C	C	C	C	C	C	P	P			P	P
Church, Place of Worship; and related uses		Yes		C	C	C	C	C	C	P	P	P	P	P	P		C	C
Civic/Social Club, Lodge, Professional or other similar organization	8132, 8133, 8134, 8139									C	P	P	P	P	P		P	P
Community Center					C	C	C	C	C	P	P	P	P	P	P			
Dwelling; Accessory		Yes		C	C	C	C	C	P	P	P	P	P	P				
Dwelling; Caretaker											C	P	P	P			P	P
Dwelling, Duplex								P	P	P					C			
Dwelling; Industrialized Home (modular home)		Yes	C	P	P	P	P	P	P	P	P	P	P	P				
Dwelling; Live-Work		Yes								P	P	P	P	P	C			
Dwelling; Loft		Yes								P		P	P	P	P			
Dwelling; Manufactured Home – Class A		Yes						C	C									
Dwelling; Multi-family		Yes							P	P		C	P		C			
Dwelling; Single-family Attached (townhouses)		Yes						C	P	P					C			
Dwelling; Single-family Detached			C	P	P	P	P	P	P	P	P	P	P	P				
Dwelling; Zero Lot Line		Yes						C	C	C								
Fraternity / Sorority House or Fraternal Facility		Yes				C	C	C	C	C	C	C	C					
Halfway House	623220 623990	Yes						C	C	C	C	C	C	C	C			
Home Business		Yes		C	C	C	C	C	C	C	C	P	P	P	C			
Home Occupation		Yes		A	A	A	A	A	A	A	A	A	A	A	A			
Hospital	622	Yes								C	P	C	P	P	C			
Library, Museum or similar institution	51912, 71211, 71212	Yes	P				C	C	C	C	P	P	P	P	P		P	P
Manufactured Home Park or Subdivision		Yes							C									

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Nursing Care Home, Residential Care Facility	623							C	C	C	C	C	P	P	P			
Park; passive recreation	71219		P	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Personal Care Home; Family (2-3)		Yes		P	P	P	P	P	P	P	P	P	P	P	P			
Personal Care Home; Family (4-6)		Yes		C	C	C	C	C	C	C	P	P	P	P	C			
Personal Care Home; Group (7-15)		Yes							C	C	C	P	P	P	C			
Personal Care Home; Congregate (16+)		Yes							C	C	C	C	P	P	C			
School; pre-K – Grade 12	6111	Yes			C	C	C	C	C	C	C	C	C	C	C			
School; college or university	6112, 6113	Yes								C	P	C	P	P	P			
School; professional, technical, trade, other	6113, 6114, 6115, 6116	Yes									C	C	P	P	P		P	P
School; private residential, boarding		Yes		C	C	C	C	C	C	C	C	C	C	C	C			
Transitional Housing Facility (freestanding or accessory)		Yes							C	C	C	C	C	C	C			
Zoo or Botanical Garden	712130		C							C		C	C	P	C		P	
BUSINESS and PROFESSIONAL USES																		
Adult Entertainment Establishment		Yes															P	
Alarm/Security System Monitoring or Service	561621										P	P	P	P	P		P	
Amusement (indoors); arcade, billiards, bowling, skating, shooting range or similar	71312, 71395, 71399											C	P	P	P		C	
Amusement (outdoors); mini-golf or similar use producing little or no noise	71399	Yes											P	P				
Amusement (outdoors); batting cage, go-karts or similar use producing noise	71399	Yes											C	C			C	
Amusement Park, Theme Park	71311	Yes												C			C	
Animal Care, non-veterinary; boarding/daycare, grooming, kennel, training	81291	Yes	C										C	P			P	P

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Animal Care, veterinary services; veterinarian office, animal clinic or hospital	54194	Yes										C	P	P			P	P
Appliance or Electronics Repair or Maintenance	8112, 811412												P	P	C		P	P
Appliance or Electronics Store (incl camera store, photo processing)	443											P	P	P	P			
Art Gallery or Store, Auction House	45392										C	P	P	P	P			
Automotive; car wash	811192	Yes											C	P			P	P
Automotive; mobile car wash		Yes		AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	P	P		P	P
Automotive; gasoline station (may incl. convenience store)	447	Yes										C	P	P	C		P	P
Automotive; motor vehicle sales (incl: cars, trucks, motorcycle, ATV, golf carts)	4411, 4412	Yes												P			P	
Automotive; motor vehicle sales (incl: boats, large recreational vehicles)	4412	Yes												C			P	
Automotive; store for parts, accessories, tires, etc..	4413												P	P	C		P	
Automotive; repair and maintenance (minor)	8111	Yes											C	P			P	P
Automotive; repair and maintenance (major)	8111	Yes												P			P	P
Automotive; rental or leasing (incl: car, truck, trailer)	5321	Yes											C	P			P	
Automotive; towing or wrecker service	488410													P			P	P
Automotive; truck stop or other fueling station	447190	Yes												C			P	P
Bail bonding service	812990											C	C	P	C		P	
Book Store or Newsstand	4512											P	P	P	P			

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2	
Building Contractor Office; residential, general contractor	236										C	C	P	P	P		P	P	
Building Contractor Office; heavy construction, utilities	237											C	C	P	P		P	P	
Building Contractor Office; special trades	238										C	C	P	P	P		P	P	
Building Material, Hardware, Garden Center, Paint Store, Home Center, Farm Supply, or similar store	444	Yes										C	P	P	C		P		
Bus Station, Urban/Rural Transit facility, Tour Operator	4851, 4852, 4854, 4855, 46152, 487												C	P			P	P	
Business Management holding companies	55									P	P	P	P	P	P		P	P	
Business Office (for administration only)										C	P	P	P	P	P		P	P	
Business Support; copy center, document prep, mailing, other support	56141, 56143										C	P	P	P	P		P		
Business Support; Employment service, telephone call center	5613, 56142										P	P	P	P	P		P		
Business Support; security, investigation	56161									C	P	P	P	P	P		P		
Business Support; not elsewhere classified	561									C	P	P	P	P	P		P		
Cleaing Service (indoors); carpet, furniture, janitorial	56172, 56174												P	P	C		P		
Cleaning Service (outdoor); pool service, pressure washing	56179												P	P			P		
Cleaning Services; drycleaners, laundromat	81231, 81232	Yes											P	P	P	P	P		
Cleaning Services; Industrial laundry, linen/uniform service	81233	Yes																	
Clothing or Clothing Accessory Store, or Repair; Including jewelry, leather, luggage, shoes, etc..	448, 81143												P	P	P	P		P	
Convenience Store	445120												P	P	P	P		P	
Courier, Messenger, or Postal Service	491, 492													P	P	C		P	P

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Daycare Facility; Family (6 or fewer)	624120, 624410	Yes		P	P	P	P	P	P	P	P	P	P	P	P			
Daycare Facility; Group (7-18)	624120, 624410	Yes		C	C	C	C	C	C	C	C	P	P	P	P		C	
Daycare Facility; Commercial (19+)	624120, 624110	Yes									C	C	P	P	P		C	
Drug Rehabilitation Center, or similar out-patient facility	623220, 62142	Yes									C	C	C	C	C		C	
Educational Support Service	6117									P	P	P	P	P	P			
Event Center, or similar place of Public Assembly not elsewhere classified												C	C	C	C		C	
Financial Institution; bank, credit union	5221	Yes									P	P	P	P	P		P	
Financial Institution; Brokerage, finance office, collections/credit bureau, title pawn, consumer lending	5222, 5223, 523, 525, 533, 56144, 56145									C	P	P	P	P	P		P	
Florist Shop	4531										A	P	P	P	P			
Food Service; Restaurant – full-service	722511, 722514, 722515		A									P	P	P	P			
Food Service; Restaurant - limited service (incl fast food, snack bar, icecream parlor)	722513, 722515	Yes	A									P	P	P	P		P	
Food Service; Restaurant - Brewpub	722511, 722514, 312120											C	C	C	C		P	
Food Service; caterer, contractor	72231, 72232												P	P	P		P	
Food Service; mobile food vending	72233	Yes	AP									AP	AP	AP	AP		AP	AP
Food or Beverage Store; bakery, grocery, specialty	4451, 4452											P	P	P	P			
Food or Beverage Store; beer, wine, liquor	4453		<i>Must meet Alcoholic Beverage Ordinance requirements</i>										P	P	P		P	P
Food or Beverage Store; produce, farmers market	445230		C									C	C	C	C		P	
Funeral Home, Crematory	812210, 812220									C	P	P	P	P	P		P	

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Furniture or Home Furnishings Store (incl floor covering)	442											C	P	P	P			
Furniture Repair, Reupholstery, other household items repair	811420, 811490											C	P	P	C		P	P
Gift or Novelty Store	45322											P	P	P	P			
Golf Course, Country Club	71391	Yes	P	C	C	C	C	C	C	C	C	C						
Government Office	921 - 926										P	P	P	P	P		P	P
Hobby Store; toys, games, sewing, crafts, music supplies, etc..	45112, 45113, 45114											P	P	P	P			
Information/Data Technology and related services	517, 518									P	P	P	P	P	P		P	
Landscaping Service	56173												C	P			P	P
Locksmith	561622											C	P	P	P		P	
Lodging Facility; bed & breakfast inn, hostel	721191, 721199	Yes	C	C					C	P	P	P	P	P	C			
Lodging Facility; hotel	72111	Yes											P	P	P			
Lodging Facility; motel	72111	Yes											C	P	C		P	
Lodging Facility; RV park or campground	7212	Yes	C											C			C	
Manufactured Home or other pre-fabricated building dealer	45393, 444190														C		P	P
Medical Clinic; emergency walk-in, bloodbank, dialysis, plasma center, other out-patient care	62141, 62149, 62199									C	P	P	P	P	P		P	
Medical Laboratory; testing (incl dental)	6215, 339116									C	P	P	P	P	P		P	
Medical Office; Physician, dentist, etc.. (non-veterinary) (may include out-patient care)	6211, 6212, 6213									P	P	P	P	P	P		P	
Medical Office; home healthcare, other	6216									P	P	P	P	P	P		P	
Monument Store, or similar	453998													P			P	
Movie Theatre, Cinema (indoor)	512131												P	P	P			
Office Supply or Stationery Store	45321											P	P	P	P			

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Parking Services; valet, rental parking deck/lot	812903	Yes											C	P	P		P	P
Performing Arts, Spectator Sports and related activities (indoor); including stage theatre, concert hall, etc..	711	Yes									P		P	P	P		P	
Performing Arts, Spectator Sports and related activities (outdoor); including stadium, amphitheatre, drive-in theatre	711, 512132	Yes	C										C	C	C		C	
Personal Care Items Store (incl. cosmetics, healthcare items, optical goods, other)	44612, 44613, 44619											P	P	P	P			
Personal Service Shop; Barbershop, hair salon, manicure, electrolysis	812111, 812112, 812199									C	P	P	P	P	P			
Personal Service Shop; massage, sauna/spa, tattoo	812199										C	C	P	P	P			
Pest Control, Exterminator	56171												C	P			P	P
Pets or Pet Supply Store	45391											C	P	P	C			
Pharmacy – Drug Store (includes other mdse)	44611										C	P	P	P	P			
Pharmacy – Apothecary (very limited mdse)	44611									C	P	P	P	P	P			
Printing or Publishing facilities (commercial)	323, 511										C	C	P	P	C		P	P
Professional Office (non-medical, non-retail, non-laboratory), not elsewhere classified; including offices for: accounting, advertising, architecture, attorney, consulting, drafting, designing, engineer, insurance, real estate, research, surveying, etc	524, 531, 541									P	P	P	P	P	P		P	P
Recreation (indoor); fitness center and recreational sports	71394	Yes											P	P	P			
Recreation (outdoor); Swimming pool, tennis, other	71394, 71399	Yes	C	C									C	P	C			

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Rental Center; appliances, clothing, electronics, furnishings, home health, video, other	5322, 53242											P	P	P	P			
Rental Center; heavy equipment, materials	5323, 5324													C			P	P
Rental Center; small equipment, general	5323, 5324												P	P			P	
Retail Sales, general; department store, general merchandise store	452												P	P	P			
Retail Sales; non-store retail, mail order, direct selling	454											C	C	P	C		P	P
Retail Sales or Service not elsewhere classified	45399											C	P	P	P			
Seasonal Agricultural Sales (pumpkins, Christmas trees, etc..)		Yes	AP									AP	AP	AP	AP			
Shopping Center	451120											C	P	P	C			
Social Assistance; Temporary shelter, counseling services, food bank	624									C	C	C	C	C	C		P	P
Studio; ballet, dance, gymnastics, martial arts, etc..	61161, 61162									C	P	P	P	P	P			
Studio; photography	54192									P	P	P	P	P	P			
Studio; motion picture, music, video, television, radio, other broadcasting	512110, 515, 519									C	P	P	P	P	P		P	P
Taxi Service, Limousine, Shuttle, Ambulance	4853, 4859, 62191											C	P	P	C		P	
Taxidermist	711510												C	P			P	
Temporary Commercial (temporary vendors)	454390	Yes	AP									AP	AP	AP	AP		AP	AP
Testing Laboratory (non-medical)	541380										C	P	P	P	C		P	P
Travel Agency, other travel reservation services	56151, 561599									P	P	P	P	P	P			
Used Merchandise Store; antique shop	453310											P	P	P	P			

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Used Merchandise Store; Flea market	453310													C			P	
Used Merchandise Store; pawnshop	522298												C	P	C		P	
Used Merchandise store; thrift, consignments, other	453310											C	P	P	P			
INDUSTRIAL USES																		
Accessory Building for Industrial Use														A			A	A
Commercial or Industrial machinery and equipment (excl. automotive and electronics) repair and maintenance	81131, 811411													C			P	P
Concrete mixing batch plant	327320																C	P
Distribution Center		Yes															C	P
Electric Power Generation; solar array	22111	Yes															P	P
Electric Power Generation; oil, gas, wind, other	22111	Yes															C	C
Fuel Dealers & Distributors; Gasoline, LP gas, other fuels	42472, 45431													P			P	P
Junk Yard, Salvage Operation, Heavy Materials Scrapping or Recycling	423140, 423930	Yes																C
Landfill (non-hazardous); municipal solid waste, inert, construction debris	562212	Yes																C
Manufacturing or Processing of wood products; including saw mills, planing mills, wood treatment facilities, or similar processing	321	Yes																P
Manufacturing – LIGHT: Microbrewery	312120												C	C	C		P	P

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Manufacturing – LIGHT, not elsewhere classified, including the following: appliances or electronics, light machinery and related parts, canning/bottling of non-meats or other foods, dairy products, industrial bakery, ice, non-alcoholic beverages, jewelry, apparel or footwear, textile products assembly, leather goods, toys, machine shop, signs, metal fabrication, furniture or related products, caskets, cooperage, medical equipment and supplies, sporting goods, musical instruments, office supplies, or assembly of products from previously prepared material	3113, 31211, 3114, 3115, 3118, 3119, 314, 315, 316210, 316992, 316998, 332, 333, 334, 335, 337, 3391, 3392													C			P	P
Manufacturing – HEAVY (non-hazardous) not elsewhere classified, including the following: animal rendering & meat foods processing, grain milling, brewery/distillery, tobacco products, textile mill, leather and hide tanning, chemical or pharmaceuticals, plastics or rubber products, autos/boats and other transportation equipment	3111, 3112, 3116, 3117, 31212, 31214, 3122, 313, 316110, 325, 326, 336																C	P

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
Manufacturing – HEAVY, not elsewhere classified, including the following: petroleum or other fossil fuel refining/processing, metal or mineral products primary manufacturing, heavy machinery manufacturing, paper/pulp mill, or any other manufacturing/processing facility that emits substantial fumes, smoke, odor, dust, noise or vibration	322, 324, 327, 331, 333																	C
Mining Activities	21		C															C
Railroad Station or transfer/support facilities	482, 4882																	P
Recycling Center, Materials Recovery Facility	562920	Yes															C	P
Solid Waster Transfer Station	562111	Yes																C
Transportation Support Services; packing & crating, shipping arrangements, other services	48849, 4885, 4889													C			P	P
Trucking Terminal, Freight Service	4841, 4842	Yes															P	P
Warehousing and Storage; general	493110													C			P	P
Warehousing and Storage; mini-warehouse, self-storage	531130	Yes											C	P			P	P
Warehousing and Storage; moving & storage services	484210													C			P	P
Warehousing and Storage; refrigerated, freezer locker	49312													C			P	P
Warehousing and Storage; farm products, lumber, other	49313, 49319																P	P
Warehousing and Storage; bulk storage tanks with flammable liquids	49319	Yes															C	P
Wholesale Trade not elsewhere classified	42													C			P	P

City of Valdosta Land Development Regulations

USE	NAICS Codes	Suppl. Reg?	E-R	R-E	R-25	R-15	R-10	R-6	R-M	R-P	O-P	C-N	C-C	C-H	C-D	C-A	M-1	M-2
MISCELLANEOUS USES or STRUCTURES																		
Agriculture, private garden (non-commercial)			A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Agriculture, commercial; crop production, aquaculture, forestry/silviculture, winery	111, 1125, 113, 114, 115		C														P	P
Agriculture, commercial; plant nursery, greenhouse	1114, 115, 1132		C											C			P	P
Agriculture, commercial; livestock	112, 115																C	C
Airport or related facilities	481, 4881																P	P
Antennae; amateur radio, satellite		Yes	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Armory														P			P	P
Horse Stables, Riding & Boarding		Yes	C															
Incarceration Facility; jail, prison, detention center																	C	P
Incarceration Facility; transitional center														C			P	P
Outdoor Storage		Yes											A	A			A	P
Special Events		Yes	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP	AP
Telecommunications Tower (see Chapter 218 – Article 4)		Yes	** See Section 218 --- Article 4															
Temporary Construction Buildings		Yes	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Tents & Canopies		Yes	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A
Utility Substations; electric, petroleum, or gas		Yes	C	C	C	C	C	C	C	C	C	C	P	P	C	C	P	P
Vending Machines		Yes	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

Sec. 218-2. through 218-6. Reserved.

City of Valdosta Land Development Regulations

Article 2 Accessory Use Standards

Section 218-7 Accessory Use Standards

- (A) All accessory buildings, structures and uses of land, including off-street parking, shall be clearly subordinate to and supportive of the principal use and located on the same lot as the principal use to which they are accessory.
- (B) All accessory buildings or structures shall be located in the rear yard or in the side yard behind the front yard setback line. Accessory buildings in front yards are prohibited. Front yards for corner lots shall be as required in Section 214-3.
- (C) Accessory structures shall not be allowed in the side yard of a corner lot that faces a public street.
- (D) No accessory building shall be utilized unless the principal structure is also occupied.
- (E) No accessory building shall be erected on a lot prior to the time of construction of the principal building to which it is accessory.
- (F) If more than two accessory buildings are located on a lot, they must be separated by at least 15 feet.
- (G) Accessory buildings and structures shall be no closer than 10 feet from an abutting side or rear property line or the nearest point along any required buffers, whichever is greater.
- (H) There shall be a distance of not less than 15 feet between a principal and detached accessory building located on the same lot or parcel.
- (I) The following accessory uses and structures, including similar uses and structures, shall be permitted in the R-E District, provided that they comply with all stated conditions and standards in Section 218-7, paragraphs (A) and (C) through (H):
 - (1) Garages for the parking of automobiles, decks, garbage pads and storage buildings, subject to the following conditions:
 - (a) Maximum height of two stories or 35 feet.
 - (b) When an accessory building, with the exception of a deck, is attached to the principal building, it shall comply with the minimum setback requirements of the principal building to which it is accessory.
 - (2) Heating and air conditioning units provided that heating and air conditioning units and related equipment shall be located within the buildable area of the lot.
 - (3) Swimming pools in compliance with Section 218-13 of the LDR.
 - (4) Tennis courts and other play and recreation areas.
 - (5) Antennae and satellite dishes in compliance with Section 218-13 of the LDR.
 - (6) Doghouses, runs, pens, rabbit hutches, cages and other similar structures for the housing of household pets, but not including pet boarding kennels, provided that:
 - (a) The number of household pets on a single lot shall be limited to three (not including litters under 6 months of age).
 - (b) The distance from the enclosure to the nearest property line shall not be less than 75 feet unless the enclosure incorporates at least 1/3 of the lot and is bounded by both side lot lines.

City of Valdosta Land Development Regulations

- (7) Gardening.
 - (8) Statues, arbors, trellises, clotheslines, barbeque stoves, flagpoles, fences, walls and hedges, gates and gateposts and basketball standards.
 - (9) Signs in compliance with Chapter 230 of the LDR.
 - (10) Accessory dwelling in compliance with Section 218-13 of this Chapter.
- (J) All residential accessory uses and structures permitted in the R-E, except for those provided in Section 218-7(I)(4) are permitted in the R-25, R-15, R-10, R-6, and R-M districts provided that they comply with all stated conditions and standards of Section 218-7(A) through (H), and meet each of the following additional standards:
- (1) The accessory structure must maintain a residential appearance and shall not produce impacts detrimental to adjacent properties as a result of traffic, noise, light, refuse, parking or other activities.
 - (2) No single accessory building shall exceed 1,200 square feet; and the total floor area of accessory structures shall not exceed 50% of floor area of the principal dwelling on the lot.
 - (3) An accessory garage shall not be any larger than 900 square feet. Such accessory garage shall be used solely to house vehicles and other accessory items such as garden tools, lawn mowers, weed eaters, carpenter tools, etc. as related to residential use.
 - (4) No accessory structure shall exceed the height of the principal structure.
 - (5) Satellite dish antennae shall be permitted as accessory structures only in rear yards, unless it can be documented that reception is impaired by such a location. In this case, an antenna would be permitted in a side yard. Satellite dish antennae larger than 18 inches in diameter shall not be located on the roof of a residential structure.
 - (6) Accessory dwelling units shall meet the requirements of Section 218-13 of this Chapter.
- (K) The following accessory uses and structures, including similar uses and structures, shall be permitted in the R-P, O-P, C-N, C-C, C-H, C-D, C-A, M-1 and M-2 Districts, provided that they comply with all stated conditions and standards of Section 218-7(C) through (H):
- (1) Free-standing parking structures complying with Section 218-13 and with the following conditions:
 - (a) Maximum height of 50 feet and no more than five stories.
 - (b) Free-standing parking structures are not permitted in the C-N District.
 - (c) When abutting any residential property line, structures shall not be located closer than 10 feet to the nearest point along any property line.
 - (2) Heating and Air-conditioning Units with the following conditions:
 - (a) When abutting a residential district, heating and air conditioning units shall not be located within any required buffer as established in Section 328 of the LDR.
 - (b) When abutting a zoning district other than a residential district, heating or air conditioning units shall not be located closer than 5 feet to a side or rear lot line.
 - (c) Units may be installed on the roof of any structure so long as the unit does not exceed the height restrictions and the units are placed so as to be hidden from a front or side view.
 - (d) No ground-based heating and air-conditioning unit shall exceed 35 feet in height.
 - (3) Incidental storage structures.
 - (4) Antenna and satellite dishes in compliance with Article 4 of this Chapter.

City of Valdosta Land Development Regulations

- (5) Garbage dumpsters and recycling collection bins in compliance with the requirements of Section 226-3 of the LDR.
 - (6) Signs in compliance with Chapter 230 of the LDR.
 - (7) Other uses permitted as accessory uses in the same zoning district as the principal use in the Table of Permitted Uses, provided that such use meets the standards of Section 218-7(A) through (H) and Section 218-7(L).
- (L) In the R-P, O-P, C-N, C-C, C-H, C-D, C-A, M-1 and M-2 Districts, accessory uses located within the principal structure, shall comply with the following conditions:
- (1) The total area of all accessory uses shall not account for more than 20% of the gross floor area of the principal structure.
 - (2) Accessory uses shall not have separate entrances.
 - (3) Accessory uses shall not have exterior signage.

Section 218-8 through 218-11 Reserved

City of Valdosta Land Development Regulations

Article 3 Supplemental Use Standards

Section 218-12 Purpose and Intent

- (A) The uses listed in Section 218-13 are in alphabetic order. Each of these uses is indicated in the Table of Permitted Uses as requiring Supplemental Use Standards. The purpose of these Supplemental Use Standards is to supplement Article 1, Permitted and Conditional Uses by providing more specific standards for certain uses listed in the Table of Permitted Uses for which site development and design standards are necessary to ensure that they will be compatible with surrounding uses, have minimal impact on the environment, and promote the health, safety and welfare of the community
- (B) These standards apply to specific uses in all zoning districts and shall be enforced by the Department.
- (C) Where a Conditional Use Permit is required in order for a use to be authorized in any zoning district, these standards shall be reviewed, considered and applied by the Department, the Planning Commission and the City Council, along with standards in Section 242-6, prior to granting a Conditional Use Permit for a given use.
- (D) Any use that is regulated by this Article and is authorized in a zoning district shall be developed in conformity with the applicable Supplemental Use Standards for that use provided in this Article. No permit shall be issued for such a use, building or structure that does not conform to applicable provisions of this Article.

Section 218-13 Standards of Use and Development

(A) Accessory Dwelling Units.

- (1) One accessory dwelling unit per primary dwelling unit.
- (2) Primary dwelling unit shall be owner-occupied.
- (3) Heated floor area: minimum 600 square feet maximum 1,200 square feet.
- (4) Accessory dwelling unit shall not be larger than 50% of the size of the primary dwelling unit.
- (5) Accessory dwelling unit may be in the same building or separate building from the primary dwelling unit, including the garage.
- (6) If the accessory dwelling is in a separate building, then the height of the building containing the accessory dwelling shall not exceed the height of the principal building.
- (7) Accessory dwelling unit shall be constructed with the same or very similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping.
- (8) If the accessory dwelling unit has a separate entrance from the primary dwelling unit, the exterior doorway shall not be visible from the front yard of the principal structure.
- (9) Windows of an accessory dwelling unit shall not be directly opposite windows of a dwelling unit on the abutting lot unless screened by a fence, wall or hedge, or separated by more than 50 feet.
- (10) An accessory dwelling unit shall contain a kitchen and at least one bedroom and at least one full bathroom.
- (11) An accessory dwelling unit shall have at least one parking space in addition to the parking spaces required for the primary dwelling unit

City of Valdosta Land Development Regulations

- (B) Adult Entertainment Establishments.** This use is subject to all provisions of Chapter 4 of the City of Valdosta Code of Ordinances, Section 206-19 of the LDR and all of the following:
- (1) No adult entertainment establishment shall sell or dispense alcoholic beverages
 - (2) Adult book stores shall maintain all windows in a clear and unobstructed manner so as to provide an open and unobstructed view throughout the interior of the book store.
 - (3) Adult movie houses shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, ticket sales area of the theater is open and unobstructed to the view by the public from all adjoining public rights-of-way.
 - (4) Adult service establishments (bath houses, etc.) shall maintain all windows in a clear and unobstructed manner, so that the entire reception area, lobby, and sales area of the services establishment is open and unobstructed to view by the public from all adjoining public rights-of-way
- (C) Amusement Theme Park.** An outdoor recreation facility consisting of amusement rides, games, water slides, amusement vehicles, golf driving ranges, miniature golf, batting cages, water slides or any similar commercial outdoor recreation shall be limited as follows:
- (1) Minimum lot size: 5 acres.
 - (2) Outdoor rides, games, water slides, amusement vehicles, golf driving ranges, miniature golf, water slides or other similar commercial outdoor recreation facilities and equipment must be enclosed within an 8 foot high fence with gates that are to be locked except when the facility is open to the public.
 - (3) Outdoor activities are limited to the hours within 9 AM to 11 PM.
 - (4) A site plan shall be prepared at a scale of 1 inch = 50 feet to indicate access and egress, type, location and height of recreation facilities, buildings and other structures and lights, parking areas, landscaping, buffers and drainage. A site location plan at a scale of 1"= 200 feet shall illustrate surrounding property uses and the location of the nearest residence.
 - (5) The site shall have at least one approved vehicular entrance to an arterial street.
 - (6) All outdoor equipment, rides, vehicles and structures taller than 35 feet shall be setback at least 75 feet from property lines.
 - (7) Lighting must be designed to direct light downward and away from adjacent properties.
 - (8) An environmental-acoustical study shall be submitted to the Director for review and approval. The study shall be prepared by an acoustical engineer indicating compliance with all City of Valdosta noise control regulations. It shall identify and analyze all sources of noise emanating from the site including outdoor speakers, sound effects or sound systems as well as rides, vehicles, and mechanical equipment. Noise levels shall not exceed 65 decibels, dbA measured at property lines.
 - (9) A 100-foot buffer shall be maintained adjacent to all abutting residentially zoned property.
- (D) Antennae, Amateur Radio.**
- (1) No such antenna structure, including any support upon which it may be constructed, shall exceed a combined height of 50 feet.
 - (2) Amateur radio service antenna structures exceeding 50 feet in height shall be permitted only by the Zoning Board of Appeals subject to all of the requirements of the LDR.
 - (3) Amateur radio service antennae shall be located a distance of at least one-half the height of the tower from all property lines

City of Valdosta Land Development Regulations

(E) Antennae, Satellite.

- (1) Satellite antennae shall be located as follows:
 - (a) In any office, commercial, industrial or multifamily residential district, satellite antennae may be located anywhere in the buildable area of the lot or on a building thereon, subject to applicable zoning district setback regulations.
 - (b) In other districts, satellite antennae shall be located only to the rear of any principal structure. If usable communication signals cannot be obtained from the rear location, the satellite antenna may be located in the side yard. Both locations shall be subject to applicable zoning district setbacks or regulations.
 - (c) In the event that usable satellite communication signals cannot be received by locating the antennae in the rear or to the side of the principal structure, such antennae may be placed in the front yard or on the roof of the dwelling, provided that approval of the Director shall be obtained prior to such installation. The Director shall issue such a permit only upon a showing by the applicant that usable communication signals are not receivable from any location on the property other than the location selected by the applicant.
- (2) Satellite antennae shall comply with the following regulations for height, screening and grounds:
 - (a) In any district other than office, commercial, industrial or multifamily residential, a satellite antenna shall not exceed 36 inches in diameter.
 - (b) A ground-mounted satellite antenna shall not exceed 20 feet in height including any platform or structure upon which said antenna is mounted or affixed. All non-ground-mounted satellite antennae shall not exceed 35 feet in height.
 - (c) If usable satellite signals cannot be obtained from an antenna installed in compliance with the height limitation imposed by subsection (2) above, such satellite antenna may be installed at a greater height, provided the greater height is approved by the Director. Such approval shall be granted only upon a showing by the applicant that installation at a greater height is necessary for the reception of usable communication signals. Under no circumstances shall said antennae exceed 50 feet in height.
 - (d) Except in office, commercial, industrial or multifamily residential districts, satellite antennae shall be located and designed to screen and reduce visual impact from surrounding properties at street level and from public streets.
 - (e) All satellite antennae shall meet all manufacturers' specifications, be located on non-combustible and corrosion-resistant material and be erected in a secure, wind-resistant manner, in accordance with the latest version of International Building Code and designed to withstand winds in accordance with ANSI/EIA/TIA 222 standards (latest revision) as applicable.
 - (f) All satellite antennae shall be adequately grounded for protection against a direct strike of lightning.

(F) Automotive Repair and Maintenance, Minor.

- (1) Minor repair shall be limited to routine maintenance, alignment, installation of oil, filters, batteries, installation of tires, carburetors, fuel injection, ignition parts, brake repairs and other minor accessory parts and repair services that do not require disassembly of major vehicle components, transmission, glass, painting or body work.
- (2) All repair and maintenance activities shall be carried on entirely within an enclosed building.
- (3) There shall be no outdoor storage.

City of Valdosta Land Development Regulations

- (4) Oil change facilities shall provide a minimum of 3 stacking spaces for the facility.

(G) Automotive Repair and Maintenance, Major

- (1) Outdoor storage shall be in the rear yard, screened by an 8-foot high opaque fence or wall and be limited to 25% of the parcel area.
- (2) A property that includes outdoor storage and repair shall be no closer than 200 feet from a property zoned or used residentially, measured along a straight line connecting the nearest points of the two properties in question.
- (3) There shall be no junkyards.

(H) Bed and Breakfast Inn

- (1) The operator of the establishment shall reside on the site.
- (2) The use shall have a lot area of not less than 10,000 square feet and a floor area within the dwelling unit of no less than 2,000 square feet.
- (3) No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 consecutive days.
- (4) The residential character of the neighborhood shall not be changed as a result of increased traffic in the neighborhood caused by the use.
- (5) The structure shall be compatible with the character of the neighborhood in terms of height, setbacks and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.
- (6) The proposed use shall maintain acceptable residential noise standards.
- (7) No restaurant use shall be permitted. Meals may be served on the premises only for guests and employees of the Bed and Breakfast Inn.
- (8) Rooms may not be equipped with cooking facilities.

(I) Building Material, Garden Equipment and Supplies Dealers.

- (1) All outside storage shall be completely screened from view from all streets and adjacent residentially zoned property.
- (2) Security fencing, a minimum of 6 feet in height, shall be provided around the outside of all storage areas.
- (3) All storage areas shall be maintained in a manner so as to limit dust from drifting onto adjoining properties.

(J) Car Washes.

- (1) Car washes shall utilize a low-volume water recycling system which provides for an average of at least 80% recycled water per wash.
- (2) Paved stacking lanes with the capacity for up to five vehicles shall be provided for vehicles waiting to use automatic car wash facilities and two vehicles per bay for self-service car washes.
- (3) No storage or repair of vehicles shall be allowed within the car washing facility.
- (4) The use shall provide a safe access to the street. Access shall only be through defined driveway locations.
- (5) Mobile car washes shall meet the following criteria:

City of Valdosta Land Development Regulations

- (a) The mobile car/vehicle wash business must catch all water coming off the vehicle if such vehicle is washed on any impervious surface.
- (b) A single vehicle may be washed on a non-paved or pervious surface provided there is a good stand of live grass and the grass is able to absorb the water into the ground without any water run-off.

(K) Cellular and Other Wireless Telecommunications. See Article 4 of this Chapter.

(L) Cemeteries. Private and public cemeteries shall comply with all provisions of state law. In addition:

- (1) A plat of the cemetery shall be recorded in the office of the Lowndes County Clerk of Superior Court.
- (2) Any new private cemetery shall be located on a site containing not less than 10 acres.
- (3) The site proposed for a cemetery shall not interfere with the development of a system of collector or larger streets in the vicinity of such site. In addition, such site shall have direct access to a thoroughfare by way of an access way not less than 20 feet wide.
- (4) Any new cemetery shall be enclosed by a fence or wall not less than 4 feet in height.
- (5) All structures shall be set back no less than 25 feet from any property line or street right-of-way line.
- (6) All graves or burial lots shall be set back not less than 25 feet from any property line or local street right-of-way lines and not less than 50 feet from any collector, arterial, expressway or freeway right-of-way line.
- (7) The entire cemetery property shall be landscaped and maintained.
- (8) Prior to approval of the request for the location of a new cemetery, a site plan and perpetual care plan must be submitted to the Department.

(M) Reserved.

(N) Day Care Facility, (Family, Group, Commercial) Adults or Children

- (1) The use shall comply with all applicable state day care requirements for standards, licensing and inspections.
- (2) The use must provide at least 100 square feet of outdoor recreation and play area per one-third (1/3) of the center's licensed capacity for children.
- (3) The outdoor play area must be enclosed with a 4-foot high fence.
- (4) The use shall provide paved driveways with drop-off areas and turnarounds to be reviewed by the City Engineer so that traffic associated with the use does not impede the flow of traffic on adjacent streets. Pick-up and drop-off shall be conducted on the property and not in the public right-of-way.
- (5) Day Care Facilities with more than 18 children must have direct access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (6) If located in a single-family residential zoning district, the operator of the facility shall reside on the premises and the use shall maintain a residential appearance compatible with the neighborhood and not be detrimental to adjacent residential properties as a result of traffic, noise, light, refuse, parking or other activities.

(O) Reserved

City of Valdosta Land Development Regulations

(P) Distribution Center.

- (1) A distribution center site must have direct access to the Interstate via designated truck routes traveling through areas only zoned or used for commercial and industrial uses.
- (2) The minimum lot size shall be 3 acres.
- (3) The setbacks shall be 50 feet on all sides.
- (4) All outdoor storage areas shall be screened from the public right-of-way.
- (5) All loading docks shall be screened from view of the public right-of-way.
- (6) Loading docks shall be located so that there shall be no maneuvering in any adjacent street right-of-way.
- (7) All parking and loading areas shall be located outside of required yards.
- (8) No fence constructed of chain link, barbed or concertina wire shall be visible from a public right-of-way.
- (9) Any assembling and/or processing activities must be conducted entirely within an enclosed building.

(Q) Drive-Thru Facilities

- (1) Drive-thru facilities shall provide a minimum of six (6) stacking spaces (within the site) for a single lane order board, or a minimum of three (3) stacking spaces for each lane or order board in the case of multiple drive-thrus, in a line before the order board or transaction window where the order is placed. For redevelopment of existing drive-thru facilities, fewer stacking spaces may be allowed upon approval of an Administrative Variance.
- (2) Each stacking space shall be a minimum of twenty (20) feet in length and ten (10) feet in width along straight portions. Stacking spaces and stacking lanes shall be a minimum of twelve (12) feet in width along curved segments.
- (3) Stacking lanes shall be delineated from traffic aisles, other stacking lanes and parking areas with striping, curbing, landscaping or the use of alternative paving materials or raised medians.
- (4) Entrances to stacking lane(s) shall be clearly marked and a minimum of sixty (60) feet from the intersection with the public street. The distance shall be measured from the property line along the street to the beginning of the entrance.
- (5) Stacking lanes shall be designed to prevent circulation congestion, both on site and on adjacent streets or driveways. The circulation shall: (a) separate drive-thru traffic from site circulation, (b) not impede or impair access into or out of parking spaces, (c) not impede or impair vehicle or pedestrian traffic movement, and (d) minimize conflicts between pedestrian and vehicular traffic with physical and visual separation between the two. Stacking lanes shall not interfere with required loading and trash storage areas, and loading or trash operations shall not impede or impair vehicle movement. If said separate stacking lane is curbed, an emergency bypass or exit shall be provided.
- (6) Stacking lanes shall not enter directly from a public right-of-way. Stacking lanes shall be integrated with the on-site circulation pattern.
- (7) The intersection of stacking lanes and walk-in customer access shall be a minimum of fifty (50) feet from any access connections and/or transaction windows. Said intersections shall be provided with a crosswalk. These crosswalks shall use distinctive paving or striping and include warning signage aimed at both the pedestrian and vehicle.
- (8) Any outdoor service facilities (including menu boards, speakers, etc.) shall be a minimum of one hundred (100) feet from the property line of residential uses.

City of Valdosta Land Development Regulations

(R) Drycleaning Plant.

- (1) The drycleaning plant and its operations shall meet the requirements of the National Fire Protection Association (NFPA) and the Underwriters Laboratories, Inc.
- (2) The drycleaning plant shall serve not more than one pick-up and delivery station exclusive of one occupying the same premise as the plant.
- (3) The drycleaning plant shall be designed to operate in a manner that will not emit smoke, odor, or objectionable waste material and which will not produce noise that will carry beyond the walls of the building occupied by such plant.
- (4) Fuel for operation of equipment shall be smokeless fuel.
- (5) The applicant for the dry cleaning plant shall certify in writing, at the time of application, that all of the above conditions will be met.

(S) Drug Rehabilitation Out-Patient Center. If in a residential district or abutting a residential district, the following standards shall apply.

- (1) No meals or overnight accommodation shall be provided.
- (2) The outer appearance of the building shall be compatible in height, style, front yard, roof type, fenestration and floor area with buildings on the same block.
- (3) Services shall only be provided on a temporary, "out-patient basis" during daylight hours.
- (4) At least 1,000 feet shall separate a drug rehabilitation center from another drug rehabilitation center, transitional housing facility, rooming and boarding house, or personal care home.
- (5) The operator must be licensed to provide treatment and rehabilitation services for persons with drug and alcohol dependency by the State of Georgia.
- (6) If a rezoning or Conditional Use permit application is made for location or relocation of a halfway house, drug rehabilitation center or other facility for treatment of any dependency, public hearing requirements shall conform to O.C.G.A. 36-66-4(f).

(T) Dwelling, Live-Work.

- (1) The following standards shall apply to all live-work dwelling units.
 - (a) Dwelling unit must be owner-occupied.
 - (b) Only one business may be operated in each dwelling.
 - (c) Business owner shall be the owner of the dwelling unit in which the business is located.
 - (d) The businesses shall be located on the ground floor only and shall have direct entry from the sidewalk along the street frontage.
 - (e) No more than 40% of the dwelling unit may be used for conducting the business.
 - (f) Firewalls: A minimum of a two-hour rated firewall shall be required between each attached dwelling unit. A four-hour rated firewall shall be required between every fourth attached dwelling unit. Firewalls shall be constructed in accordance with all applicable building codes.
- (2) The following standards shall apply to live-work dwelling units when located in an R-P zoning district.
 - (a) Minimum lot width: 30 feet
 - (b) Minimum lot depth: 125 feet
 - (c) Minimum road frontage per lot: 24 feet

City of Valdosta Land Development Regulations

- (d) Setbacks.
 - i. Maximum front yard setback: 25 feet
 - ii. Minimum front yard setback: 15 feet, except that covered front porch or balcony may encroach up to 10 feet into front setback, provided that no portion of the porch is close than 5 feet from the right-of-way.
 - iii. Rear: 35 feet from principal structure, not including detached garage.
 - iv. Corner side: 15 feet.
- (e) Minimum spacing between buildings: 15 feet.
- (f) Maximum building height: Three stories.
- (g) Maximum building size: 15,000 square feet.
- (h) Minimum number of dwelling units in a building is two.
- (i) Maximum building length is 6 dwelling units attached, or 200 feet, whichever is less.
- (j) Maximum impervious surface: 75 %.
- (k) Each live-work unit shall contain a minimum heated floor area of 2,400 square feet.
- (l) Minimum heated residential floor area is 1,400 square feet.
- (m) Up to 1,200 square feet on the ground floor may be used for business purposes, such as a commercial office, studio, workshop, or business of the following types:
 - i. Barber or Beauty Shop
 - ii. Music instruction
 - iii. Professional office (engineering, real estate, marketing, counseling, computer software or similar).
 - iv. Professional studio (art, architecture, antiques, furniture, jewelry, sculpture, painting, photography, pottery, stained glass, textiles, woodwork, or similar).
 - v. Tutoring.
- (n) Bulk storage for businesses is limited to 250 cubic feet on premises.
- (o) The Fire Marshall shall approve all businesses.
- (p) Only services are allowed. Direct sales of merchandise are prohibited.
- (q) Hours during which customers are admitted shall be limited to 8 AM to 8 PM.
- (r) Fumes, odors, and vibrations associated with any business use may not leave the premises.
- (s) The owner of the live-work unit shall be both the resident of the live-work unit and the owner-proprietor.
- (t) The live-work unit is entitled to either one wall sign or one window sign not larger than 6 square feet. No sign may be artificially illuminated.
- (u) All live-work units shall include a minimum of two parking spaces per dwelling unit in an enclosed garage.
- (v) At least one additional parking space shall be provided (on street or off street) within 300 feet of the dwelling unit.
- (w) For lot widths less than 60 feet garages must be accessed from an alley located behind the rear yard. The face of the garage shall be set back a minimum of five feet from the edge of pavement of the alley.

City of Valdosta Land Development Regulations

- (x) The exterior materials of principal buildings must be finished in brick or stone (70%) with siding or stucco no more than 30% of exterior wall area.

(U) Dwelling, Loft

- (1) Loft dwelling units shall be located in mixed-use buildings.
- (2) No loft dwelling units shall be located on the ground floor.
- (3) Residential portions of the building shall have at least two entrances/exit ways to the ground floor that are separate from the entrances/exit ways used by occupants of non-residential portions of the building.
- (4) The primary entrance for residential portion of the building shall be clearly visible from the street and shall face the public street. If a building fronts more than one public street, the primary entrance shall face the street with the highest classification.
- (5) Each loft dwelling unit shall contain a minimum heated floor area of 800 square feet.
- (6) Ground floor commercial uses shall have entrances opening directly onto the sidewalk or a common area adjacent to the sidewalk.
- (7) Ground floor commercial uses shall have at least one ground floor façade facing a public street with a minimum of 65% of its length being clear glass to a height at least 10 feet above the adjacent sidewalk.
- (8) Surface parking for loft dwelling units shall be well-lit and provided in the rear or side yards, and if visible from the street, shall be screened as provided in Chapter 222.
- (9) Architectural standards for buildings containing loft dwellings.
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) The exterior materials of principal buildings must be finished in brick or stone (70%) with siding or stucco no more than 30% of exterior wall area.
 - (c) No exposed concrete masonry units may be used on exterior building walls.
 - (d) Preliminary architectural building elevations of buildings containing loft dwelling units shall be submitted prior to approval of rezoning or building permit.

(V) Dwelling, Multi-family.

- (1) Multi-family dwelling units shall not consist of more than 4 bedrooms.
- (2) Multi-family developments with more than 150 units must have access to a collector or arterial street as classified in the most recent GDOT Functional Classification System for the City of Valdosta.
- (3) Minimum building spacing. Buildings shall be separated by a minimum of 15 feet side to side, 40 feet front to back or front to front, and 25 feet back to back or back to side.
- (4) No building façade shall measure greater than 250 feet in length.
- (5) Architectural Standards for multi-family development:
 - (a) Building facades shall incorporate architectural modulations at intervals of no more than every 25 feet.
 - (b) Buildings must have pitched roofs with a minimum of 4:12 pitch.
 - (c) No exposed concrete masonry units may be used on exterior building walls.
 - (d) Preliminary architectural building elevations shall be submitted prior to approval of rezoning or building permit.

City of Valdosta Land Development Regulations

- (6) Streets and Circulation.
 - (a) Private streets may be permitted, provided such streets meet the standards of public streets as specified in Chapter 332, Article 1.
 - (b) Adequate provision is made for vehicular traffic to and from the premises and for vehicular traffic and pedestrian traffic to and from the proposed buildings, structures and parking areas on the premises; including fire fighting and police equipment and personnel, ambulance service, garbage collection service, postal service, delivery service and other public and private services and individuals who would require access to the premises.
- (7) Open Space and Recreation: In residential zoning districts, multi-family residential developments with more than 50 dwelling units shall provide a minimum of 300 square feet of open space or outdoor recreation per dwelling unit.
- (8) Parking
 - (a) Parking areas shall be screened from view of public streets by buildings or by an evergreen hedge, solid fence, or wall not less than 4 feet in height.
 - (b) If parking is provided in covered garages or carports, such parking shall be with in the principal building or in separate garages that are constructed of similar materials, roof slope, and design as the principal structure.
 - (c) Required parking for multi-family developments shall be provided off-street in small parking lots grouped in bays with no more than 100 parking spaces in a non-linear area. No off-street parking space shall be more than 200 feet, by the most direct route on the ground, from a ground floor exterior entrance of the dwelling unit it intends to serve.
 - (d) Parking areas with more than 25 parking spaces shall provide at least two points of access.
- (9) Non-residential zoning districts. Multi-family developments in non-residential zoning districts shall be located on their own parcel of land, unless otherwise approved as part of a Planned Development pursuant to Chapter 212.

(W) Dwelling, Single-Family Attached. (Townhouses)

- (1) Minimum lot depth: 100 feet.
- (2) Minimum spacing between buildings: 15 feet.
- (3) Minimum building façade height: 18 feet.
- (4) Maximum building height: 3 stories.
- (5) Maximum building length, width, and depth: 200 feet.
- (6) Maximum building floor area (all floors): 10,000 square feet.
- (7) Minimum first floor building size (other than garages and unoccupied storage buildings): 2,000 square feet of heated floor area.
- (8) Maximum impervious surface: 65% of parcel.
- (9) No more than six or fewer than three continuous townhouses shall be connected in a row within the same building.
- (10) Garages must be accessed from an alley located behind the rear yard.
- (11) Exterior walls shall be constructed of brick, stone, stucco or siding. Exposed concrete block is not permitted.

City of Valdosta Land Development Regulations

(12) Preliminary architectural building elevations of single-family attached dwellings shall be submitted prior to approval of rezoning or building permit.

(X) Dwelling, Single-Family Zero Lot Line.

- (1) Adjacent interior lots on the block face shall be developed as zero lot line dwellings.
- (2) The side yard requirement may be eliminated on one side of each lot. The remaining side yard shall maintain twice the minimum side yard dimension of the zoning district.
- (3) Each lot shall meet the minimum area requirements of the zoning district.
- (4) Easement agreements shall be recorded which allow maintenance and access for that side of the dwelling adjacent to the property line.
- (5) When the minimum side yard is used, a privacy fence at least 6 feet high is required between buildings.

(Y) Electric Power Generation.

- (1) Structures shall be placed not less than 50 feet from any property line.
- (2) Structures are to be enclosed by a fence or wall at least 8 feet high.

(Z) Electric, Petroleum or Gas Substation.

- (1) Structures shall be placed not less than 50 feet from any property line.
- (2) Structures are to be enclosed by a fence at least 8 feet high.
- (3) The lot shall be suitably landscaped, including a buffer strip at least 10 feet wide along the front, side and rear property lines; planted with evergreen trees and shrubs that grow at least 8 feet tall and provide an effective visual screen.

(AA) Fitness and Recreational Sports Centers. This regulation shall apply equally to outdoor tennis courts, neighborhood recreation centers (i.e. swim/tennis), basketball courts, ice rinks, hockey rinks, soccer, field hockey and football fields, baseball and softball fields, gymnasiums, spas, group exercise and fitness centers, yoga, karate and similar facilities.

- (1) If in a residential district or abutting a residential district, the following standards shall apply:
 - (a) Hours of operation shall be limited to the hours of 6 AM to 11 PM.
 - (b) Outdoor recreation activities shall be limited to the hours of 8:30 AM to 10 PM.
 - (c) No outdoor loudspeakers or sound amplification systems shall be permitted.
 - (d) No outdoor storage shall be permitted.
 - (e) No building, swimming pool, tennis court, ball field or other form of outdoor recreation shall be closer than 50 feet from abutting property zoned for single-family residential use.
 - (f) Outdoor lights shall be no more than 10 feet in height nor closer than 25 feet from a property line. Outdoor lighting fixtures shall be cut-off luminaries designed to cast light downward and away from adjacent property.
 - (g) Property lines abutting properties used for single-family dwellings shall provide a minimum 25-foot buffer continuous except where penetrated from driveways or utility lines that shall be located perpendicular to property lines.
 - (h) Swimming pools shall meet applicable regulations contained elsewhere in this Article.

City of Valdosta Land Development Regulations

- (2) When the use is accessory to a residential subdivision the following standards shall apply in addition to those listed in (1) above:
 - (a) The facility shall be owned by the subdivision's property owners association.
 - (b) To limit cut through traffic in the subdivision, membership shall be limited to residents of the subdivision.
- (3) When the use not accessory to another use, but is permitted as of right is shall meet the following standards is addition to those listed in (1) above:
 - (a) The use shall not be located except with direct access to a roadway designated as a collector or higher category in the latest GDOT Functional Classification System for the City of Valdosta.

(BB) Fraternity / Sorority Houses, or Fraternal Facility

- (1) Properties used for fraternity / sorority houses, or fraternal facilities must be located in proximity to a university campus in eligible areas as depicted on Map 218-13-BB below. Such facilities shall be operated under the auspices of the university, or by an organization sanctioned by the university.
- (2) Regular lodging or meals may only be provided to residents of the facility.
- (3) When adjacent to property zoned for single-family residential uses, provide either a solid opaque fence that is at least 6 feet in height or a 10-foot landscaped buffer along the property line adjacent to such property.
- (4) The structure and any site modifications shall be compatible with the character of the surrounding properties in terms of height, setbacks and bulk.
- (5) All parking areas shall be paved and located in the required rear or side yard, unless otherwise approved as part of a Conditional Use Permit. Parking outside of designated, paved driveways or parking areas shall not be permitted.
- (6) The proposed use shall meet the residential noise standards of the City of Valdosta.
- (7) Any outdoor recreational areas provided shall be located to the rear of the site.

City of Valdosta Land Development Regulations

Map 218-13-BB



(CC) Reserved

(DD) Golf Courses and Country Clubs

- (1) If in a residential district or abutting a residential district, the following standards shall apply:
 - (a) Hours of operation shall be limited to the hours of 6 AM to 11 PM.
 - (b) Outdoor recreation activities shall be limited to the hours of 8:30 AM to 10 PM.
 - (c) No outdoor loudspeakers or sound amplification systems shall be permitted.
 - (d) No outdoor storage shall be permitted.
 - (e) No building, swimming pool, tennis court, ball field or other form of outdoor recreation shall be closer than 50 feet from abutting property zoned for single-family residential use.
 - (f) Outdoor lights shall be no more than 10 feet in height nor closer than 25 feet from a property line. Outdoor lighting fixtures shall be cut-off luminaries designed to cast light downward and away from adjacent property.
 - (g) Property lines abutting properties used for single-family dwellings shall provide a minimum 25 feet buffer continuous except where penetrated from driveways or utility lines that shall be located perpendicular to property lines.
 - (h) Swimming pools shall meet applicable regulations contained elsewhere in this Article.

City of Valdosta Land Development Regulations

- (2) When the use is accessory to a residential subdivision the following standards shall apply in addition to those listed in (1) above:
 - (a) The facility shall be owned by the subdivision's property owners' association.
 - (b) To limit cut through traffic in the subdivision, membership shall be limited to residents of the subdivision.
- (3) When the use not accessory to another use, but is permitted as of right is shall meet the following standards is addition to those listed in (1) above:
 - (a) The use shall not be located except with direct access to a roadway designated as a collector or higher category in the latest GDOT Functional Classification System for the City of Valdosta.

(EE) Greenhouse, Nursery and Floriculture Production. Any structure shall be set back at least 100 feet from any residential property line.

(FF) Halfway House.

- (1) No more than 15 residents, not including attendants and employees of the operator.
- (2) Operator must be licensed for treatment of drug and alcohol dependency.
- (3) Parking must be provided in an enclosed garage or in the rear or side yard.
- (4) The outer appearance of the building shall be compatible in height, style, front yard, roof type, fenestration and floor area with buildings on the same block.
- (5) Services shall not be provided on an "out-patient basis" to persons who are not regular residents of the facility, as described in sub-paragraph (1) of this paragraph.
- (6) At least 1,000 feet shall separate the halfway house from another halfway house, transitional housing facility, rooming and boarding house, or personal care home.
- (7) If a rezoning or Conditional Use permit application is made for location or relocation of a halfway house, drug rehabilitation center or other facility for treatment of any dependency, public hearing requirements shall conform to O.C.G.A. 36-66-4(f).

(GG) Home Business. A home business, as defined by the LDR shall be governed by the following requirements:

- (1) Home business shall be subordinate to the use of a dwelling unit for residential purposes.
- (2) No more than 1,000 square feet or 25% of the floor area of the dwelling unit may be used in connection with a home occupation or for storage purposes in connection with a home business.
- (3) No more than 1 home business shall be permitted within a single dwelling unit.
- (4) The home business may be conducted within a dwelling or within an accessory building provided that all structures used are harmonious in appearance with the zoning district where the home business is located.
- (5) The existence of the home business must not be apparent outside the dwelling or accessory building in which the home business is conducted except for any signage as allowed by Chapter 230 of the LDR.
- (6) No outside storage of equipment or materials used in the conduct of the home business, other than trade vehicles, is permitted.
- (7) The home business is limited to employment of residents of the property and no more than 2 additional employees.

City of Valdosta Land Development Regulations

- (8) A home business shall produce no noise or obnoxious odors, vibrations, glare, fumes, or electrical interference detectable to normal sensory perception outside the structure.
- (9) A home business must not constitute (a) a fire hazard to neighboring residences, or (b) adversely affect neighboring property values, or (c) constitute a nuisance or otherwise be detrimental to the neighbors because of excessive traffic, excessive noise, or excessive odors.
- (10) No traffic shall be generated by such home businesses in greater volumes than would normally be expected in a residential neighborhood, and any need for parking generated by the conduct of such home occupation shall be met off-street and other than in a front yard.
- (11) On premises, retail sales are prohibited except for the retail sales of products or goods produced or fabricated on the premises as a result of the home occupation.
- (12) No on-street parking of business related vehicles (either marked or commercially equipped) will be permitted at any home. No business vehicle larger than a van, panel truck or pick-up truck is permitted to park overnight on the premises. The number of business related vehicles is limited to one (1).
- (13) Operations of home businesses are limited to the hours of 8AM – 6PM Monday through Saturday.

(HH) Home Occupation. A home occupation, as defined by the LDR shall be governed by the following requirements:

- (1) Only residents of the dwelling containing the home occupation may be engaged in the home occupation.
- (2) The home occupation shall be clearly incidental to the residential use of the dwelling and shall not change the residential character of the building.
- (3) No display of products shall be visible from the street, and no products may be produced on the premises or may be sold on the premises.
- (4) Use of the building for the purpose of a home occupation shall not exceed 25% of the square footage of one floor of the principal building.
- (5) No internal or external alterations inconsistent with the residential use of the building shall be permitted.
- (6) The occupation shall not constitute a nuisance to the neighborhood. Furthermore, except as would be caused by a typical residential use, no noise, vibration, dust, odor, smoke, glare or electric disturbance that is perceptible beyond any property line will be permitted to occur as a result of the home occupation.
- (7) No accessory buildings or outside storage shall be used in connection with the home occupation.
- (8) No earth-moving equipment or heavy construction or hauling equipment shall be allowed on the premises.
- (9) Pursuant to the above requirements, a home occupation includes, but is not limited to, activities such as the following:
 - (a) Art studio.
 - (b) Dressmaking.
 - (c) Professional office of a lawyer, engineer, architect, accountant, salesman, real estate agent, insurance agent or other similar occupation.

City of Valdosta Land Development Regulations

- (d) Teaching of any kind, provided instruction is limited to not more than two pupils at a time.
- (e) However, a home occupation shall not be interpreted to include any occupation or profession providing medical or mental health services including, but not limited to, physician, veterinarian, dentist, psychiatrist or psychologist and it shall not be interpreted to allow the preparation of food for sale on the premises.

(10) Not more than one vehicle used in the business may be parked overnight, and not more than one additional vehicle may be parked at the premises during the day, provided the gross vehicle weight of such vehicles shall not exceed $\frac{3}{4}$ of their carrying capacity. Material kept on such vehicles shall be enclosed or kept in the bed of the vehicle, but not stored on racks.

(II) Horse Stables, Riding and Boarding.

- (1) The keeping of horses and use of stables shall be limited to property located within the E-R zoning district on lots having a minimum lot area of three (3) acres.
- (2) The entire parcel shall be fenced.
- (3) The maximum number of adult horses shall be equal to two per acre.
- (4) Any structure, pens, corral or other building appurtenant to the keeping and raising of horses must be located a minimum of 200 feet from any property line.
- (5) Any outdoor tracks and exercise yards shall be fenced, set back a minimum of 250 feet from any property line, and maintained so as to minimize the overflow of odors or pests onto neighboring properties.
- (6) The keeping and raising of all horses shall be subject to all regulations promulgated by the Lowndes County Health Department.

(JJ) Hospital.

- (1) The lot shall have access to an arterial or collector roadway.
- (2) Side and rear setbacks shall be at least 25 feet or the minimum required by the zoning district, whichever is greater.
- (3) Front building setback shall be at least 50 feet.

(KK) Hotel.

- (1) All guest rooms shall be accessed internally through the building with no direct room access to the outside. The lobby shall be a minimum of 700 square feet in size.
- (2) Each hotel must provide management on duty 24 hours a day.
- (3) Each guest room shall have a minimum of 300 square feet.
- (4) For buildings three stories or less or containing no more than 130 rooms, each hotel building shall have a minimum roof pitch of 4:12.
- (5) Outside storage of commercial equipment is prohibited.
- (6) No business license shall be issued for any business operating from any guest room of the facility.

(LL) Industrialized Home. All industrialized homes must comply with the following regulations for dwelling units:

- (1) At the time an application for installation of any industrialized home is presented for review, the applicant must present evidence of the following:

City of Valdosta Land Development Regulations

- (a) The serial number for the home as provided by the manufacturer.
 - (b) Proof of the identity of the manufacturer.
 - (c) Proof of inspection of the home at the date of manufacture, including DCA insignias.
- (2) No industrialized home shall be in a state of disrepair at the time of its installation at the intended location within the City. Proof of an approved Department of Community Affairs insignia may be accepted as evidence of a new industrialized home's compliance with this subsection.
 - (3) It shall be the responsibility of the Director or his/her designee to inspect industrialized homes being placed or relocated within the City. Public services and engineering staff shall conduct such inspections necessary to ensure the following:
 - (a) External connections to gas, plumbing, electric and any other utility systems shall be constructed and installed in a manner that meets all City building codes.
 - (b) Each industrialized home site shall include an approved potable water source and an approved sewage disposal system meeting the requirements of the Georgia Department of Human Resources and the Lowndes County Health Department.
 - (c) Steps and landings of the requisite size and composition per the International Building Code shall, at a minimum, be required of all industrialized homes, with such provisions being expressly incorporated by reference herein as part of this requirement.
 - (4) All industrialized home sites shall conform to all regulations for the zoning district in which the property is located.
 - (5) Industrialized home may be attached to another industrialized home by means of a breezeway, corridor or hallway. Industrialized homes designed to be part of a multi-unit residential structure are prohibited.

(MM) Kennel, Pet Boarding.

- (1) The lot size shall be no less than two acres.
- (2) Any building or enclosed structures for the housing of animals shall have minimum side and rear setbacks of at least 100 feet.
- (3) All areas maintaining animals outside shall be completely enclosed by walls or fences at least 6 feet in height and shall be located no closer than 200 feet from property lines or street right-of-way.

(NN) Landfill, Inert Waste.

- (1) Minimum acreage of site: 25 acres.
- (2) No facility shall be permitted within 500 feet of a residential dwelling, private well, or school.
- (3) A minimum 100-foot-wide buffer, meeting the requirements of this chapter, shall be maintained on all property lines including property lines abutting a public street.
- (4) All facilities shall be enclosed with a security fence at least 6 feet in height with openings therein not more than those in two-inch mesh wire or some other similar fencing materials and placed inside the buffer. A minimum 6-foot-high solid fence or wall is required inside buffers adjacent to property zoned or used for residential purposes. A sight line study shall be submitted to Director for approval.
- (5) Access to inert waste landfills shall be limited to authorized entrances that shall be closed when the site is not in operation. Access shall not be derived through any residential subdivision or development. Routes and entrances shall be approved by the City Engineer

City of Valdosta Land Development Regulations

to ensure that access is derived from paved streets and that such streets will withstand maximum load limits established by the City.

- (6) Materials placed in inert waste landfills shall be spread in layers and compacted to the least practical volume.
- (7) A uniform compacted layer of clean earth no less than 1 foot in depth shall be placed overall exposed inert waste material at least monthly.
- (8) The inert waste landfill site shall be graded and drained to minimize runoff onto the landfill surface, to prevent erosion and to drain water from the surface of the landfill.
- (9) The property owner shall obtain a land disturbing permit for any inert waste landfill.
- (10) No hazardous wastes, industrial wastes, demolition wastes, biomedical wastes, asbestos, or liquid waste shall be allowed in an inert waste landfill.
- (11) This section shall not prohibit the burial of dry waste building materials on the same property of a structure currently under construction. However, hazardous materials may not be included in this disposal.
- (12) Suitable means, such as stockpiled soil, shall be provided to prevent and control fires.
- (13) A uniform compacted layer of final cover not less than two feet in depth and a vegetative cover shall be placed over the final lift not less than one month following final placement of inert waste within the lift.
- (14) Notice of final closure must be provided to the Department of Public Works within 30 days of receiving the final load of waste. Any site not receiving waste in excess of 180 days shall be deemed abandoned and in violation of this section unless properly closed. Notice of closure must include the date of final waste receipt and an accurate legal description of the boundaries of the landfill.

(OO) Landfills, Solid Waste.

- (1) Minimum Acreage of Site: 100 acres.
- (2) No facility shall be permitted within 500 feet of a residential dwelling, private well, or school.
- (3) A minimum 200-foot-wide buffer, meeting the requirements of this chapter, shall be maintained against all property lines including property lines abutting a public street.
- (4) All facilities shall be enclosed with a security fence at least 6 feet high with openings therein not more than those in 2-inch mesh wire or some other similar fencing materials and placed inside the buffer. A minimum 6-foot-high solid fence or wall is required inside the buffers adjacent to property zoned or used for residential purposes. A sight line study shall be submitted to Director for approval.
- (5) Limited Access. A gate or other barrier shall be maintained at potential vehicular access points to block unauthorized access to the site when an attendant is not on duty. Access shall not be derived through any residential subdivision or development. Routes and entrances shall be approved by the Director of Public Works to ensure that access is derived from paved streets and that such streets will withstand maximum load limits established by the City.
- (6) The property owner shall obtain a land disturbing permit for any solid waste landfill.
- (7) Groundwater Protection. The site must be designed with adequate soil buffers or artificial lines and leachate collection and treatment systems to preclude, to the maximum extent possible, the contamination of drinking water supplies.
- (8) Erosion and Sedimentation Control. All surface runoff from disturbed areas must be controlled by the use of appropriate erosion and sedimentation control measures or

City of Valdosta Land Development Regulations

- devices. Sediment basins must be designed to handle both the hydraulic loading for the 25-year, 24-hour storm and the sediment loading from the drainage basin for the life of the site.
- (9) **Revegetation.** The plan must call for the revegetation of any disturbed area that will remain exposed for more than three months. Revegetation of final cover must take place within two weeks after final cover placement.
 - (10) **Sequence of Filling.** The plan must define a sequence of filling the entire site that minimizes any problems with drainage or provides for all-weather access roads to the working area.
 - (11) **Daily Cover.** The composition of daily cover shall meet the following standards:
 - (a) Must be capable of preventing disease vectors, odors, blowing litter, and other nuisances.
 - (b) Must be capable of covering solid waste after it is placed without change in its properties and without regard to weather.
 - (c) Must be capable of allowing loaded vehicles to successfully maneuver over it after placement.
 - (d) Must be noncombustible.
 - (e) 40% by weight of the fragments in the daily cover shall pass through a 2 millimeter, No. 10 sieve.
 - (f) Must not include rock fragments that are greater than 6 in. in diameter.
 - (12) **Intermediate or Monthly Cover.** The composition of intermediate or monthly cover shall meet the same criteria for daily cover and be capable of supporting the germination and propagation of vegetative cover.
 - (13) **Final Cover.** The composition of final cover shall meet the same criteria as for monthly cover and must compact well and preclude the excessive infiltration of surface water.
 - (14) **Final Grading:** The grade of final slopes shall be designed, installed and maintained to:
 - (a) Ensure permanent slope stability.
 - (b) Control erosion due to rapid water velocity and other factors.
 - (c) Allow compaction, seeding and revegetation of cover material placed on slopes.
 - (d) Ensure minimal percolation of precipitation into and surface runoff onto the disposal area.
 - (e) The grade of the final surface of the facility may not be less than 3% or greater than 33%.
 - (15) Fire protection, groundwater monitoring, methane gas control, liners and leachate collection, closure, post-closure care and financial responsibility shall be in conformance with Chapter 391-3-4, Solid Waste Management Rules of the Environmental Protection Division of the State Department of Natural Resources.
 - (16) Any operator of any solid waste landfill shall comply with the performance requirements of Chapter 391-3-4, Solid Waste Management Rules of the Environmental Protection Division of the State Department of Natural Resources
 - (17) No regulated quantities of hazardous waste may be accepted. The operation must have a plan for excluding regulated quantities of hazardous waste.
 - (18) No person in responsible charge of a solid waste landfill which has a leachate collection system shall perform the duties of a Solid Waste landfill operator without being duly certified by the state.

City of Valdosta Land Development Regulations

- (19) No solid waste landfill which has a leachate collection system shall be operated in the state unless the person in responsible charge is duly certified by the state.

(PP) Reserved

(QQ) Manufactured Home. All manufactured homes must comply with the following regulations:

- (1) A scaled site plan prepared by a state-certified surveyor, landscape architect or engineer shall be required with all applications for a building permit to install a manufactured home in the City.
- (2) At the time an application for installation of any class of manufactured home in the City is presented for review, the applicant must present evidence of the following:
 - (a) The serial number for the home as provided by the manufacturer.
 - (b) Proof of the identity of the manufacturer.
 - (c) Proof of inspection of the home at the date of manufacture, including HUD insignias.
 - (d) The minimum width of the installed home shall be in excess of 20 feet over at least 70% of its length.
 - (e) The pitch of the home's roof has a factory-installed fixed, nominal or true minimum vertical rise of four feet for each 12 feet of horizontal run, and the roof is finished with a type of shingle that is commonly used in conventional residential construction.
 - (f) The roof of the home has a minimum six-inch factory installed roof overhang on each of the dwelling's perimeter walls.
 - (g) Exterior wall materials shall consist of brick, masonry, or stone, or siding consisting of wood, hardboard, aluminum or vinyl, covered or painted, but in no case exceeding the reflectivity of gloss white paint. Corrugated materials are not permitted for exterior walls.
 - (h) Exterior roof materials shall consist of asphalt or composition shingle, wood shake, wood shingle, standing seam metal, clay or ceramic tile, but not including corrugated metal, plastic or fiberglass.
- (3) No Class B manufactured home may be brought in and placed within the City of Valdosta except in an existing manufactured home park.
- (4) No Class C manufactured homes shall be brought into and placed within City.
- (5) No manufactured home shall be in a state of disrepair at the time of its installation at the intended location within the City. Proof of an approved US Department of Housing and Urban Development insignia may be accepted as evidence of a new manufactured home's compliance with this subsection. The state of repair of a manufactured home which has previously been utilized as a residential dwelling shall be determined based on the home's compliance with the following provisions:
 - (a) **Sanitary Facilities.** Every manufactured home shall contain not less than a kitchen sink, a lavatory sink, a tub or shower, and a toilet all in working condition when properly connected to an approved water and sewer system. Every plumbing fixture and water and waste pipe shall be in a sanitary working condition free from leaks and obstructions.
 - (b) **Hot and Cold Water Supply.** Every kitchen sink, lavatory sink, and tub or shower in a manufactured home must be connected to a supply of both hot and cold water.
 - (c) **Water Heating Facilities.** Every manufactured home shall have water-heating facilities in safe working condition.

City of Valdosta Land Development Regulations

- i. Heating Facilities. Every manufactured home shall have heating facilities in safe working condition. Where a central heating system is not provided, each manufactured home shall be provided with facilities whereby heating appliances may be connected.
 - ii. Un-vented fuel burning heaters shall be prohibited except for gas heaters listed for un-vented use and the total input rating of the un-vented heaters is less than 30 BTU per hour per cubic foot of room content.
 - iii. Un-vented fuel burning heaters shall be prohibited in bedrooms.
 - (d) Smoke Detector. Every manufactured home shall be provided with a smoke detector approved by the state that is installed in accordance with the manufacturer's recommendations.
 - (e) Windows. Every habitable room excluding bathrooms, kitchens, and hallways shall have at least one window that can be opened, facing directly to the outdoors. All window panes shall be intact and free of cracks or other structural flaws.
 - (f) Ventilation. Every habitable room shall have at least one window or skylight which can be opened, or such other device that will ventilate the room.
 - (g) Electrical.
 - i. Distribution Panels. Distribution panels shall be in compliance with the approved listing, complete with required breakers or fuses, with all unused openings covered with blank covers approved and listed for that purpose. Connections shall be checked for tightness. Panels shall be accessible.
 - ii. Electrical System. The electrical system (switches, receptacles, fixtures, etc.) shall be properly installed and wired and in working condition. The manufactured home may be subjected to an electrical continuity test to assure that all metallic parts are properly bonded.
 - (h) Exterior Walls. The exterior of the manufactured home shall be free of loose or rotting boards or timbers and any other condition that might admit rain or moisture to the interior portions of the walls or to the occupied spaces of the manufactured home.
 - (i) Exterior Siding. The exterior siding of the manufactured home shall be free of rot and rust and must be uniform in appearance.
 - (j) Roofs. Roofs shall be structurally sound and have no obvious defects, which might admit rain or cause moisture to collect on the interior portion of the home.
 - (k) Interior Floors, Walls and Ceiling. Every floor, interior wall and ceiling shall be kept in sound condition to prevent the admittance of rain or moisture.
- (6) For manufactured homes that are to be relocated in the City from a site outside of the City, an inspection for compliance with each of the applicable requirements set forth in subsections (5)a through (5)l of this section shall be conducted prior to the home being brought into the City. Noncompliance with any of the provisions of this subsection shall cause a manufactured home previously used as a residential dwelling to be in a state of disrepair for purposes of this section. The installation of such home shall not be permitted absent correction of the defect by the applicant and approval by the Director.
- (7) It shall be the responsibility of the Director to inspect manufactured homes being placed or relocated within the City. Inspections staff shall conduct such inspections necessary to ensure the following:
 - (a) External connections to gas, plumbing, electric and any other utility systems shall be constructed and installed in a manner that meets all City building codes.

City of Valdosta Land Development Regulations

- (b) Each manufactured home site shall include an approved potable water source and an approved sewage disposal system meeting the requirements of the Georgia Department of Human Resources and the Lowndes County Health Department.
 - (c) All manufactured homes must be installed in accordance with O.C.G.A. sections 8-2-160 through 8-2-168. All manufactured homes with the exception of those located in existing manufactured home parks shall be placed on a permanent foundation, either slab or piers on poured concrete footings, in accordance with the manufacturer's permanent installation instructions. If the manufacturer's instructions are no longer available, the rules and regulations of the Safety Division of the State Department of Insurance (Chapter 120-3-7, as amended) shall be followed regarding installation.
 - (d) Steps and landings of the requisite size and composition per Section 1113 of the Standard Housing Code (SBCCI), shall, at a minimum, be required of all manufactured homes, with such provisions being expressly incorporated by reference herein as part of this requirement.
- (8) All manufactured home sites shall conform to all regulations for the zoning district in which the property is located.
 - (9) No manufactured home may be attached to another manufactured home by means of a breezeway, corridor or hallway.

(RR) Manufactured Home Park or Subdivision:

- (1) Shall be located on or within 1,000 feet of an arterial or collector street as designated by the current GDOT Functional Classification System for the City of Valdosta.
- (2) Each manufactured home shall meet the requirements of Section 218-13.

(SS) Mini-warehouses and Self-storage Units

- (1) Buildings shall be screened from view from the right-of-way using the screening and buffering requirements listed in Chapter 328
- (2) Storage spaces shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation.
- (3) Access shall be only to streets classified as arterial or collector by the City of Valdosta.
- (4) Outdoor storage is permitted in accordance with Chapter 218-13 (XX)
- (5) No outdoor speakers or amplification shall be permitted.
- (6) Outdoor lighting shall be directed downward and away from adjacent property.
- (7) Fences using razor or barbed wire shall not be visible from a public right-of-way.
- (8) Exterior building materials shall be regulated by Section 214-7

(TT) Motel.

- (1) Each motel must provide management on duty 24 hours a day.
- (2) Each guest room shall have a minimum of 300 square feet.
- (3) For buildings three stories or less or containing no more than 130 rooms, each motel building shall have a minimum roof pitch of 4:12.
- (4) Outside storage of commercial equipment is prohibited.
- (5) No business license shall be issued for any business operating from any guest room of the facility.

City of Valdosta Land Development Regulations

(UU) Motor Vehicle Sales.

- (1) All vehicles shall be parked on paved surfaces or approved pervious paving materials.
- (2) All outdoor vehicle display areas shall be at least 10 feet from any property line and shall include perimeter area minimum landscaping as required by Chapter 328.
- (3) Vehicle maintenance, repair, painting and body work must take place within a building.

(V V) Open Space.

- (1) Categories of Open Space. Open space required by the LDR shall be held under unitary ownership or control and shall consist of any of the following three categories of land:
 - (a) Primary Conservation Area. This category includes streams; wetlands designated by the national wetlands inventory; 100-year floodplain, as identified on federal insurance rate maps; steep slopes exceeding 25%; areas of exposed rock; and private cemeteries and burial grounds. These areas shall be left in a natural and undisturbed state, except for the fewest possible perpendicular crossings of essential access roads and utility lines. Primary Conservation Areas may be included in required open space, provided that they constitute no more than 50% of the total required open space
 - (b) Secondary Conservation Area. This category includes land in water supply watersheds; groundwater recharge areas identified on the Water Resource Protection District (WRPD) Map; riparian and wetland buffers that are over 25 feet in width; significant habitat areas, as identified in the Comprehensive Plan; areas containing archaeologically or historically significant structures or sites, as identified in the Comprehensive Plan; and related contextual areas, mature hardwood forest, meadows, pastures and other areas with scenic views. Secondary Conservation Areas may be included in required open space, provided that they constitute no more than 50% of the total required open space
 - (c) Outdoor Recreation Area. This category includes greenways, trails, bikeways, paths, tennis courts, ball fields, playfields, courts, golf courses, swimming pools, clubhouses, toilets, dressing rooms, lockers, bicycle facilities, equestrian facilities, beaches, docks, seating areas, amphitheaters, stages, band shells, community buildings, fountains, plazas, patios, decks, lawns, picnic shelters and picnic areas, landscaping and other land containing outdoor recreation structures and facilities. Lakes and ponds are allowed in outdoor recreation areas, but their surface area shall not be counted as open space. Outdoor recreation areas shall constitute no more than 75% of the total required open space.
- (2) Impervious Areas. Parking lots, drives, walks, buildings and other impervious surfaces may be included in required open space, provided that they constitute no more than 10% of the total required open space.
- (3) Accessibility of Open Space. Open space shall be designed and located for the convenient access and enjoyment of all users of the property. Open space shall be within 1,000 feet of all occupied buildings in the development. All occupied buildings shall be connected to the open space by improved pathways or sidewalks.
- (4) Contiguous Open Space. Not less than 50% of required open space shall be in a contiguous tract.
- (5) Interconnected Open Space Network. It is the intent of this section that the protected conservation areas, open spaces, greenways, bikeways, trails, sidewalks and outdoor recreation areas within a development that provides open space be continuous with compatible areas containing similar features on abutting property if applicable. The design of developments shall provide for maximum connections, providing pedestrian and bike access to off-site and on-site attractions such as public trails, paths, parks, wildlife refuges,

City of Valdosta Land Development Regulations

public facilities; such as community centers, schools, libraries, fire and police stations, senior centers, railroad right-of-way, utility easements and institutions; such as universities, churches, museums and other cultural facilities.

- (6) Ownership, Maintenance and Control of Open Space. Open space and common areas shall be protected in perpetuity by a binding legal instrument that is recorded with the deed.
- (a) The instrument shall be one of the following:
- i. A permanent conservation easement in favor of either:
 1. A land trust or similar conservation-oriented non-profit organization with legal authority to accept such easements. The organization shall be bona fide and in perpetual existence, and the conveyance instruments shall contain an appropriate provision for transfer in the event the organization becomes unable to carry out its functions; or
 2. A governmental entity with an interest in pursuing goals compatible with the purposes of this Zoning Ordinance; if the entity accepting the easement is not the City, then a third right of enforcement favoring the City shall be included in the easement; or
 - ii. As set forth in O.C.G.A. § 44-5-60(c) as hereinafter may be amended, a permanent restrictive covenant for conservation purposes in favor of a governmental entity; or,
 - iii. An equivalent legal tool that provides permanent protection, if approved by the Mayor and City Council.
- (b) The instrument for permanent protection shall incorporate restrictions on the use of the open space contained in this Section, as well as any further restrictions, as approved by the Mayor and City Council.
- (c) Membership in a property owners' association shall be mandatory for all property owners within the development.

(WW) Outdoor Display and Seating Areas. Within the C-N, C-C and C-H districts, up to 50% of the required front yard may be used for outdoor table service and temporary display of merchandise or items designed for exterior exposure or display. Outdoor display areas shall be set back at least 10 feet behind the right-of-way line, shall not obstruct sidewalks and portable items shall not be left out overnight. Outside display and seating areas shall not be located within any required buffer or landscaped area.

(XX) Outdoor Storage. Unless otherwise specified by applicable supplemental use regulations or zoning district standards outdoor storage shall comply with the following requirements:

- (1) Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
- (2) Outdoor storage shall be set back at least 15 feet from any side or rear property lines.
- (3) The setback distance shall be landscaped to provide a year-round vegetative screen
- (4) Outdoor storage areas shall be screened by a solid fence or wall at least 8 feet high or as required to screen view from adjacent property and public streets.
- (5) Outdoor storage shall not be located within any required buffer or landscaped areas.

(YY) Parking Garages.

- (1) Parking structures shall be designed so that the only openings at street level are those to accommodate vehicle entrances and pedestrian access to the structure. Any openings for ventilation, service, or emergency access located on the first floor level in the building

City of Valdosta Land Development Regulations

façade must be decorative and must be an integral part of the overall building design or screened from view with landscaping that is at least 10 feet in height.

- (2) The balance of the street frontage of a parking structure shall be occupied by retail/office space or designed with exterior materials, structural elements, and external openings having proportions similar to those of upper floors of occupied buildings. External openings shall be screened with decorative elements such as grill-work, brick, or louvers.
- (3) Parking structures that have a total length or width of 250 feet or more shall provide a lighted and signed 10-foot wide pedestrian arcade passing completely through the parking structure near the midpoint of the longest side and connecting with other sidewalks leading to adjacent buildings and to the surrounding public streets.

(ZZ) Passenger Car Rental.

- (1) All vehicles shall be parked on paved surfaces or approved pervious paving materials.
- (2) All outdoor vehicle display areas shall be at least 10 feet from any property line and shall include perimeter area minimum landscaping as required by Chapter 328.
- (3) Vehicle storage, cleaning and maintenance must take place within a building or within an outside storage area that is screened from public view.
- (4) Vehicle repair, painting and body work shall not be conducted on the premises.

(AAA) Reserved

(BBB) Personal Care Home, Congregate, Family, or Group.

- (1) The home shall maintain a residential appearance compatible with the neighborhood.
- (2) For Group and Congregate Personal Care Homes the lot shall be at least one acre in size.
- (3) The home shall meet all State requirements and all applicable rules and regulations as specified by the Department of Human Resources of the State of Georgia in "Rules and Regulations for Personal Care Homes," Chapter 290-5-35.
- (4) To prevent a negative institutional atmosphere created by the concentration or clustering of several community residences, no more than one personal care home shall be located on each block, and no more than two personal care homes shall be located on the same street on opposing sides of the street within the same block.

(CCC) Reserved.

(DDD) Processing Plant and Manufacturing Facility for Hazardous Materials.

- (1) Every use shall be so operated as to minimize the emission into the air of dirt, dust, fly ash or any other solid matter that causes damage to property or harm or discomfort to persons or animals at or beyond the lot line of the property on which the use is located and shall comply with applicable federal and state air quality regulations.
- (2) The applicant shall be responsible for identifying all applicable federal and state regulations and permitting requirements and shall provide evidence of compliance.
- (3) Such uses shall not be located adjacent to or across the street from any property used or zoned for single-family residential use.

(EEE) Recycling Center

- (1) Activities shall be limited to collection, sorting, compacting, and shipping.

City of Valdosta Land Development Regulations

- (2) Along the entire road frontage (except for approved access crossings), or adjacent to any non-industrial zoning districts, provide a 3-foot high landscape earthen berm with a maximum slope of 3:1 and/or a minimum 6-foot high, 100% opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any buffer or landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
- (3) The facility shall not be located adjacent to or across the street from any property used or zoned for residential use.
- (4) Lighting for such facilities shall be placed so as to direct away from any nearby residential areas.
- (5) Materials collected shall not be visible and shall be deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully enclosed building.
- (6) No outdoor storage of non-containerized materials shall be allowed.

(FFF) Recreational Vehicle Park . An application for use of a parcel as an RV park shall be in accordance with Section 302-24. The site development plan shall provide all the information required in Section 302-62 along with the additional information necessary to indicate compliance with all the features specified by this sub-Section and other applicable codes.

- (1) **General Requirements.** A camper vehicle park shall be adapted to individual site conditions and the plat should use terrain, existing trees, shrubs and rock formations with a minimum of disturbance of the land. Conditions of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants.
- (2) **Density Requirements.** The density shall not exceed 25 camper vehicle spaces per acre of gross site area, except that the density may be reduced if any of the following conditions exist:
 - (a) A septic tank and drainfield sewage disposal system is proposed for use and field inspection of soil conditions, groundwater conditions, relation to surface waters, proximity to groundwater supplies, and soils evaluations indicate that the higher density could result in a public health hazard.
 - (b) Any other situation where the physical characteristics or locational characteristics of the site would indicate that the higher density could adversely affect the public health, safety and general welfare.
- (3) **Dimensional Standards.**
 - (a) All camper vehicle sites shall be located at least 25 feet from any park boundary line abutting upon a public street or highway.
 - (b) All camper vehicle sites shall be located at least 4 feet from any park boundary that does not abut upon a public street or highway.
 - (c) Camper vehicle sites shall be a minimum of 17 feet wide.
- (4) **Required Recreation Area.** In all camper vehicle parks, there shall be at least one recreation area other than streets and utility areas which shall be easily accessible from all camper vehicle spaces. The size of such recreation area shall be not less than 8% of the gross site area or 2,500 square feet, whichever is greater.
- (5) **Water Supply.** Water supply shall comply with State and County health regulations, and Uniform Building Code regulations, as they apply.
- (6) **Sewage Disposal Requirements.**

City of Valdosta Land Development Regulations

- (a) A restroom facility shall be constructed in compliance with the International Building Code, as it applies, and shall be provided at one or more locations in the camper vehicle park, and shall be located within 500 feet of any camper vehicle site not provided with an individual sewer connection.
- (b) Sewage Disposal Systems. Sewage disposal systems shall be in compliance with State and County health regulations, as they apply.
- (c) Dump Station. Each camper vehicle park shall be provided with an approved dump station in the ratio of one for every 100 camper vehicle spaces or fractional part thereof.

(GGG) Boarding or Rooming House. If in a residential district or abutting a residential district, the following standards shall apply:

- (1) No more than 6 occupants, not including owner and owner's family if residing on the premises.
- (2) Parking must be provided in an enclosed garage or in the rear or side yard.
- (3) The outer appearance of the building shall be compatible in height, style, front yard, roof type, windows and floor area with buildings on the same block.
- (4) If meals are served on the premises, meals may only be served to residents and owner's family members if present.
- (5) At least 1,000 feet shall separate a rooming and boarding house from another rooming and boarding house, transitional housing facility or personal care home.

(HHH) Salvage Operation, Junkyard, Scrap Material Wholesalers.

- (1) The property shall contain a minimum of 5 acres
- (2) Outdoor storage is to be located no closer than 300 feet to a property zoned for residential use, O-P, C-N, C-C, C-H, or C-D, measured along a straight line connecting the nearest points on the property lines of the two subject properties.
- (3) Outdoor storage is to be completely enclosed with a solid fence of not less than 8 feet high and no closer than 15 feet from the right-of-way of any adjoining roadway. In no case shall the fence be less than a height necessary to effectively screen all storage and other operations from view.
- (4) Outdoor storage is to be located no closer than 100 feet from the right-of-way of any major arterial roadway.
- (5) Outdoor storage yard shall have a maximum slope of 5%.

(III) Seasonal Agricultural Sales

- (1) All Seasonal agricultural sales shall require a permit issued by the Department for a time period not to exceed 60 days with a single 3-day extension if approved by the Director.
- (2) Commercial structures of a seasonal nature shall meet appropriate City building codes, and if connected to utility systems, shall obtain necessary permits.
- (3) A minimum of 6 spaces for parking shall be required for the exclusive use of the seasonal agricultural use.
- (4) Any activity or structure used for sales shall maintain a minimum 10-foot setback from the right-of-way and not be located within a required landscape strip or buffer or improvement setback. Said structures shall also maintain a minimum setback of 10 feet from any permitted curb cut access.

City of Valdosta Land Development Regulations

- (5) A drawing showing dimensions of the proposed sales area/structures and required parking spaces shall accompany the administrative permit application and shall depict compliance with the standards of this subsection.
- (6) The applicant shall provide a notarized written permission statement from the property owner or lease holder of the subject site and a 24-hour contact number of the property owner or lease.

(JJJ) School K-12, Private.

- (1) This use shall not be located except with direct access to a roadway designated as a collector or higher category in the latest GDOT Functional Classification System for the City of Valdosta.
- (2) Minimum Lot Size.
 - (a) Elementary School: 2 acres, plus 1 additional acre for each 100 students based on the design capacity of the school.
 - (b) Middle School: 3 acres plus 1 additional acre for each 100 students based on the design capacity of the school.
 - (c) High School: 5 acres, plus 1 additional acre for each 100 students based on the design capacity of the school.
- (3) Private School in Residential Zoning Districts. When located in a residential zoning district, the following additional standards shall apply:
 - (a) A 50-foot buffer adjacent to residential zoning is required.
 - (b) Driveways and parking areas must set back 25 feet from side property lines.
 - (c) The scale, intensity, and operation of the use shall not generate unreasonable noise, traffic congestion, or other potential nuisances or hazards to contiguous residential properties.
 - (d) Accessory Uses and Facilities. In addition to the accessory uses and facilities that are permitted in Section 218-7 for the zoning district in which the private school is located, additional accessory uses and facilities are permitted that are customarily associated with schools and intended primarily for the use of students, such as an auditorium, library, administrative offices, cafeteria and related kitchen and dining area, or outdoor recreational facilities occupying less than 10,000 square feet. No signage shall be allowed for accessory uses.
- (4) The following additional uses may be permitted as accessory to the private school only upon approval of a Conditional Use Permit in accordance with Section 242-6, and provided that they meet all regulations specific to the proposed use or facility contained in this Section 218-13, and that they meet each of the additional standards in this Section.
 - (a) Fitness and Recreational Sports Centers (i.e. indoor or outdoor tennis courts, gyms, ball fields, courts, pools, etc.)
 - (b) Health and social services; including counseling, outpatient clinics, and the like.
 - (c) One dwelling for an employee of the private school.
- (5) Standards for approval of Conditional Use Permits for additional uses listed in Section 218-13 (JJJ)(3):
 - (a) Outdoor activity shall be limited to the hours of 10 AM to 10 PM, unless an administrative permit is obtained from the Director.

City of Valdosta Land Development Regulations

- (b) The scale, intensity, and operation of the accessory use or facility shall not generate unreasonable noise, traffic congestion, light, or other potential nuisances or hazards to contiguous residential properties.
 - (c) No signage shall be allowed for any accessory or conditional use.
 - (d) No parking lots or outdoor lights shall be closer than 100 feet from residences on adjacent property.
 - (e) Provide a 50-foot undisturbed buffer adjacent to residential zoning districts.
 - (f) Recreational facilities shall be located at least 100 feet from property lines of adjacent residential properties.
- (6) Retail and commercial sales uses shall be prohibited in a residential zoning district.

(KKK) School, Private Residential. A private school or similar institution may include residential facilities and accessory kitchen, dining, and recreational facilities, provided it is granted a conditional use permit and meets the following standards:

- (1) The site contains at least 10 acres.
- (2) Residential facilities, dormitories, kitchens, dining halls, and recreation facilities constructed on the premises shall be subordinate and accessory to the principal use of the property as a private school and used exclusively by students, faculty, and staff of the school.
- (3) Residential facilities, dormitories, kitchens, and dining halls occupied for more than 120 days per year shall be permanently constructed facilities meeting provisions of the LDR and the applicable City and State public health and building codes.
- (4) No parking lots or outdoor lights shall be closer than 100 feet from residences on adjacent property.
- (5) Provide a 50-foot undisturbed buffer adjacent to residential zoning districts.
- (6) Recreational facilities shall be located at least 100 feet from property lines of adjacent residential properties.

(LLL) Solid Waste Transfer Station/Materials Recovery Facilities.

- (1) A survey, demonstrating compliance with all standards in this section and sealed by registered surveyor, and site plan are required.
- (2) Minimum acreage of site: 5 acres.
- (3) Maximum acreage of site: 10 acres.
- (4) The property shall be located at least 500 feet, measured from nearest property line to nearest property line, from residential zoning districts, nonconforming residential dwellings in non-residential zoning districts, private or public wells, lakes, medical facilities, childcare facilities, schools or places of worship.
- (5) A minimum 100-foot wide landscaped buffer, to include evergreen species and meeting all other requirements of this Chapter, with access only allowed in the buffer, shall be maintained along all property lines including property lines abutting a public street.
- (6) All facilities shall be enclosed with a solid security fence at least 8 feet in height parallel to all property lines and placed on the interior side of the required landscape buffer. A sight line study shall be submitted to Director for approval.
- (7) Processing, equipment, materials and waste shall be strictly confined to the interior of the transfer station building.

City of Valdosta Land Development Regulations

- (8) Solid waste shall not be allowed to be stored on the tipping floor in the transfer station building overnight. Vehicles containing waste materials shall not be allowed to remain on-site overnight.
- (9) All runoff from wash water and stormwater shall be discharged to an on-site wastewater treatment system approved by the City. All paved areas shall drain into the on-site wastewater treatment system.
- (10) Solid residues from sewerage or other materials treatment processes shall be excluded from transfer station facilities.
- (11) Dust, odors and similar conditions, rodents, insects, and other such pests shall be controlled in accordance with federal, state and City health codes. All necessary action shall be taken to mitigate such conditions at transfer station facilities. These conditions shall not be detectable at the boundary of the property without the aid of instruments.
- (12) All parking and queuing of vehicles shall be paved and provided on-site. In addition to the parking requirements of this chapter, a minimum of five spaces for queuing of vehicles containing waste materials shall be provided. No parking or queuing shall be allowed in any buffer area or on a public street.
- (13) Vehicular access shall not be through any residential subdivision or development. Routes and entrances shall be approved by the City Engineer to ensure that access is derived from paved streets, that such streets will withstand anticipated maximum load limits, and that all safety issues are satisfactorily addressed.
- (14) All vehicles containing waste materials shall enter and leave the facility in a covered condition as required in subsection m above.
- (15) Establish operating hours of 5:00 a.m. to 4:00 p.m., Monday through Friday, and 7:00 a.m. to 12:00 noon on Saturday, to reduce the nuisance produced by the operation.
- (16) The operation of transfer station facilities will comply with any and all current and updated applicable federal, state and local laws regarding the processing and disposal of solid waste.
- (17) All permits are required to be in force and active from the state environmental protection division prior to permitting of the facility. Permit or certificate of approval from the Georgia EPD is to be provided to the Public Works Department on an annual basis at the time of business licensing renewal.

(MMM) Special Events.

- (1) Special events shall include outdoor meetings, auctions, bake sales, yard sales from other than residential properties, carnivals, special outdoor entertainment and similar activities which are not part of the property's normal use and which are not otherwise permitted on the site. Outdoor displays or sales accessory to an established retail use are not considered special events.
- (2) Special events shall comply with the follow requirements:
 - (a) When a special event is held on property zoned or used for residential purposes, the area where the event will be held must be at least three acres in size and no closer than 100 feet from the nearest residence.
 - (b) Special events must comply with Chapter 6 of the City Code, and any other applicable provisions of the City Code.
 - (c) Special events shall not last for more than 7 days in succession, provided that the Director may grant an exception allowing a special event to continue for up to thirty days.

City of Valdosta Land Development Regulations

- (d) Special events may not be held more than 4 times per calendar year on any single property.
- (e) Any private property owner desiring to use their property or permit the use of their property for a special event attended by 50 or more people and not to be conducted in its entirety within a permanent building shall provide adequate sanitary facilities on the premises for the persons attending.
- (f) When the total number of people reasonable expected to attend a special event exceeds 500, the property owner or the owner's designee shall first obtain a permit for the event from the City Manager. Said permit shall be issued upon demonstration that:
 - i. Adequate sanitary facilities will be provided on the premises for the persons attending or participating in the special event.
 - ii. Traffic control arrangements have been made to provide for the safe passage of motor vehicles and pedestrian to and from the property.
 - iii. Any identified problems relating to actual or potential noise, safety hazards or other matter affecting the health, safety or welfare of participants or those on neighboring properties have been addressed.
 - iv. Any permit issued under this section shall in no way be construed as a determination that the planned special event complies with any other requirements or provisions of the law. Each permit holder shall be responsible to determine whether the planned meeting or event complies with other applicable laws or regulations.
 - v. A permit shall be obtained at least 15 days prior to the date the special event is to be held.

(NNN) Spectator Sports Teams and Clubs.

- (1) All athletic fields shall have access to collector or arterial street.
- (2) No amplified outdoor sound system speaker may be located closer than 200 feet from the nearest residence, measured along a straight line connecting the source with the nearest point of the nearest residential structure.

(OOO) Storage Tank, Bulk, Flammable Liquids.

- (1) No above-ground storage facilities may be located on the same lot as an automobile service station or closer than 500 feet from any residentially zoned property or school.
- (2) No tank or other structure used for storage of flammable or toxic liquids shall be closer than 100 feet from a property line.
- (3) A fire prevention, evacuation and safety plan must be approved by the Valdosta Fire Department.
- (4) A spill containment and noise and air pollution abatement plan must be approved by the Department.

(PPP) Swimming Pool, Home. Swimming pools accessory to residences shall be enclosed by a security fence of a minimum height of 4 feet with a gate containing a self-closing positive latch device to insure that the pool is enclosed at all times. Lowndes County Health Department approval shall be required prior to issuance of a building permit. The fence and gate shall be installed prior to filling the pool with water.

City of Valdosta Land Development Regulations

(QQQ) Swimming Pool, Non-Residential. Any constructed or prefabricated pool used other than in conjunction with a private residence requires Lowndes County Health Department approval. Public pools shall be enclosed by a fence of a minimum height of 5 feet with all gates containing a self-closing positive latch device to insure the pool is enclosed at all times.

(RRR) Temporary Building.

- (1) A temporary building shall be any small building, not to exceed the size of a large house trailer (20 feet by 50 feet), or any portable, movable or mobile building or trailer, which is placed on a construction site within the City; or any building used for a sales office for real estate brokers and agents properly authorized to do business within the City; or any building as used as an office for the contractor who is properly authorized to do business within the City; or any other properly licensed agents within the City.
- (2) A temporary building may be located on a particular site during the construction of houses, factories, stores and the like as provided in this section:
 - (a) A permit for the construction or location of a temporary building to be used as a real estate sales office or construction office may be issued by the Department only after verification of proper zoning and approval of the construction site plans.
 - (b) The permit, when issued, shall expire one year from the date of issuance or immediately upon the completion of the construction concerned or if a subdivision, when the last house is sold, if before the 1-year limit.
 - (c) An extension may be granted to the holder of a permit by the Director upon request, and may be granted for any length of time so approved, not to exceed a period of six months; and the fee may be prorated on a per-month basis if so deemed by the Director
 - (d) Cost of the permit shall be as established by the City Council.
 - (e) Any violation of this section shall constitute grounds for the refusal of the City to issue any building permit requested by the violator.

(SSS) Tents & Canopies

- (1) Tents smaller than 200 square feet and canopies smaller than 400 square feet associated with a business that is legally licensed are permitted as an accessory use up to a maximum of 45-days per calendar year
- (2) The Director may extend the maximum time limit to 180-days per calendar year based on the following:
 - (a) The intended use meets the parking requirements
 - (b) A positive recommendation from the following City Departments: Engineering, Public Utilities, Business Licensing, Fire, and Police.
- (3) The Director may waive the zoning district bulk and yard requirements (see Chapter 214).
- (4) In applicable residential districts, tents smaller than 200 square feet and canopies smaller than 400 square feet are permitted for personal home use for not more than 5 days without a permit.
- (5) In applicable residential districts, tents larger than 200 square feet and canopies larger than 400 square feet are permitted for personal home use for not more than 5 days with Fire Department approval.

(TTT) Temporary Use, Commercial Retail (vendors):

City of Valdosta Land Development Regulations

- (1) A temporary commercial retail use shall require an Administrative Permit issued by the Department for a time period not to exceed 60 days per calendar year on the same lot or parcel of land. However, food vendors may return to the same parcel of land for up to an additional 60-day period in the same calendar year after being gone at least 60 days from the lot or parcel.
- (2) A minimum of 6 spaces for parking shall be required for the exclusive use of the temporary commercial retail use and parking spaces may not be for any other use on site.
- (3) Temporary commercial retail uses shall operate in accordance with the following regulations:
 - (a) No temporary commercial retail use activities or vehicles shall be permitted to operate in the following areas:
 - i. Within 10 feet from the right-of-way of any city roadway or street.
 - ii. Within a required landscape strip or buffer or improvement setback.
 - iii. Within 10 feet of any street intersection or crosswalk.
 - iv. Within 10 feet of any driveway or other curb cut access, loading zone or bus stop.
 - v. In any area within 15 feet of a building entrance.
 - vi. On the median strip of a divided roadway.
 - vii. In front of display windows of a fixed location business.
 - viii. Within 100 feet of an elementary, middle or high school property line.
 - ix. Within 50 feet of a residential zoning district line.
 - x. Within 10 feet of any fire hydrant or fire escape.
 - xi. Within 10 feet of any parking space or access ramp designated for persons with disabilities.
 - xii. On a vacant parcel of land without a permanent commercial building or without an existing active business that is properly licensed, unless the parcel is owned by the Permit applicant.
 - xiii. On a parcel of land that already contains or is approved for another temporary commercial retail use.
 - xiv. Within the Local Historic District without approval from the Historic Preservation Commission.
 - (b) Size of Vending Carts or Trailers. Vending carts shall not exceed 8 feet in length or 6 feet in height (exclusive of umbrellas or canopies). Vending trailers shall not exceed 25 feet in overall length nor 10 feet in height.
 - (c) Size of Vending Stands: Vending stand dimensions shall not exceed 16 feet in length, 8 feet in height, or 200 square feet in total area. Vending stands utilizing tents or canopies shall comply with requirements for tents and canopies contained in this Chapter.
 - (d) No vending cart or stand, or other item related to the operation of a temporary commercial retail use shall be located on any city sidewalk or other public way during non-vending hours. Nor shall any vehicle be parked, stored or left overnight other than in a lawful parking place.
 - (e) Vendors shall keep the sidewalks, roadways and other spaces adjacent to their vending sites or locations clean and free of paper, peelings, and refuse of any kind

City of Valdosta Land Development Regulations

generated from their business. All trash or debris accumulating within 25 feet of any vending stand shall be collected by the vendor and deposited in a trash container.

- i. Vendors engaged in food vending shall provide a receptacle for litter that shall be maintained and emptied regularly and marked as being for litter.
- (f) Prohibited Conduct. No temporary commercial retail use may do any of the following:
- i. Obstruct pedestrian or motor vehicle traffic flow.
 - ii. Obstruct traffic signals or regulatory signs.
 - iii. Stop, stand or park any vehicle, pushcart or other conveyance upon any street for the purpose of selling during the hours when parking, stopping and standing have been prohibited by signs or curb markings.
 - iv. Leave any vending cart or stand unattended at any time or store, park, or leave such conveyance in a public way overnight.
 - v. Use any vending cart or stand that when fully loaded with merchandise cannot be easily moved and maintained under the control of licensed Vendor.
 - vi. Sound any device that produces a loud or raucous noise or operate any loudspeaker, public address system, radio, sound amplifier, or similar device to attract public attention.
 - vii. Conduct business in such a way as would restrict or interfere with the ingress or egress of the abutting property owner or tenant, create a nuisance, increase traffic congestion or delay, constitute a hazard to traffic, life or property, or obstruct adequate access to emergency and sanitation vehicles.
- (4) A drawing showing the dimensions of the proposed sales area, required parking spaces, and location of the vending stand, vending cart, or motor vehicle used for sales, shall accompany the Administrative Permit application and shall depict compliance with the standards of this subsection.
- (5) The applicant shall provide a notarized written permission statement from the property owner of the subject site and a 24-hour contact number of the property owner or their designated contact person.

(UUU) Reserved.

(VVV) Truck Stop.

- (1) Truck stops shall be located only within one mile of where arterial roads intersect with freeways/expressways or at major interchanges as designated on the latest GDOT Functional Classification System for the City of Valdosta.
- (2) The minimum lot size shall be 5 acres.
- (3) The minimum lot width shall be 200 feet.
- (4) The setbacks shall be 25 feet on all sides.
- (5) Any truck stop involving more than one (1) building or structure shall provide common access roads and pedestrian walkways.
- (6) All commercial vehicle truck traffic accessing a truck stop shall not utilize predominantly residential streets within the City of Valdosta. Such traffic shall access the site via arterials and collector in proximity thereto as designated in the latest GDOT Functional Classification System for the City of Valdosta.

(WWW) Truck Terminal.

City of Valdosta Land Development Regulations

- (1) Truck terminals shall be located only where direct access to a freeway/expressway along designated Truck Routes is available.
- (2) No truck terminal shall be located within 5 miles of any other truck terminal. For the purpose of this section, all measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the proposed truck terminal to the nearest point on the property line of any truck terminal.
- (3) No truck terminal shall be located closer than 2,500 feet from property used or zoned for a residential use, for the purpose of this section, all measurements shall be made in a straight line, without regard to intervening structures or objects, from the nearest point on the property line of the proposed truck terminal to the nearest point on the property line of such property zoned or used for residential purposes.
- (4) The minimum lot size shall be 10 acres.
- (5) The setbacks shall be 50 feet on all sides.
- (6) Outdoor storage shall be prohibited.
- (7) All loading docks shall be screened from view of the public right-of-way.
- (8) Truck docks shall be located so that there shall be no maneuvering in any adjacent street right-of-way.
- (9) No fence constructed of chain link, barbed or concertina wire shall be visible for a public right-of-way.

(XXX) Utility Structures and Buildings. Utility structures and buildings, including, telephone exchanges, and similar structures, but not electric, petroleum, or gas substations as addressed in above must be fenced and properly screened with a 6-foot high planted buffer as approved by the Department.

(YYY) Vending Machines.

- (1) Vending machines shall not be permitted as a principal use.
- (2) Within any residential district, vending machines shall only be permitted as an accessory use to a community amenity facility including but not limited to a club house, pool or tennis courts.
- (3) Vending machines shall not be visible from an adjacent property or any public right-of-way.

(ZZZ) Veterinary Services.

- (1) Any structure used as an animal hospital or veterinary clinic shall be located and its activities conducted at least 50 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- (2) Medical treatment or care shall be practiced only within an enclosed building or structure.
- (3) Kennel or boarding operations incidental to the principal use shall be permitted only within an enclosed building or structure located at least 100 feet from any property zoned or used for residential purposes, measured along a straight line connecting the nearest points of the subject properties.
- (4) The building or structure shall be designed to prevent the adverse impact of noise and/or odor from the animals on adjoining properties.

(AAAA) Wood Product Manufacturing (including Sawmills and Planing Mills).

City of Valdosta Land Development Regulations

- (1) The mill and any storage areas must be located at least 200 feet from any property line and 100 feet from any right-of-way line.
- (2) The saw mill must be at least 500 feet from the nearest residential use on an adjacent property, measured along a straight line connecting the nearest points of the subject properties.
- (3) A portable sawmill may be permitted for up to 6 months if used solely to process timber removed from the parcel on which it is located.

Sections 218-14 through 218-19 Reserved

City of Valdosta Land Development Regulations

Article 4 Telecommunication Facilities

Section 218-20 General

- (A) Title. This Article shall be known and may be referred to as the “Valdosta Telecommunications Ordinance.”
- (B) Authority. This Article is enacted pursuant to the City of Valdosta’s exclusive zoning and planning authority granted by the Constitution of the State of Georgia, including but not limited to Article 9, Section 2, Paragraph 4, and Article 9, Section 2, Paragraph 3, as well as authority granted by the General Assembly of the State of Georgia, including but not limited to O.C.G.A. Section 36-70-3, as well as the general police powers of the City of Valdosta and other authority provided by federal, state and local laws applicable hereto.
- (C) Findings, Purpose, and Intent. The City of Valdosta finds that the number, height, design, characteristics and location of telecommunication towers and antennas in the City directly affect the public health, safety and general welfare. The City finds that such structures have substantially increased in number in the City, and are likely to continue to do so in the future. The City further finds that such structures, when inappropriately located, have the potential to pose a danger to surrounding property owners and the general public, and substantially detract from the beauty and appearance of the City. The City finds that there is substantial need directly related to the public health, safety and welfare to comprehensively address those concerns through the adoption of the following regulations. These regulations are designed and intended to balance the interests of residents of Valdosta, telecommunication providers and telecommunication customers in the siting of telecommunication facilities in the City of Valdosta so as to protect the public health, safety and welfare and the integrity and character of residential neighborhoods and to foster, through appropriate land use controls, a competitive environment for telecommunication carriers without prohibiting the provision of personal wireless services or unreasonably discriminating among providers of functionally equivalent personal wireless services. The purpose and intent of the governing authority of the City of Valdosta in enacting this Article are as follows:
- (1) Avoid locating telecommunication facilities in residential areas whenever possible.
 - (2) Encourage the location of towers in appropriate nonresidential areas.
 - (3) Protect Valdosta’s built and natural environment by promoting compatible location and design standards for telecommunication facilities.
 - (4) Encourage placement of telecommunication facilities in areas where the adverse impact on the community is minimal.
 - (5) Maximize the co-location of services on new and existing towers so as to minimize the need for new towers and reduce the total number of towers.
 - (6) Encourage use of alternate telecommunication technologies as a primary option rather than construction of additional single-use towers.
 - (7) Minimize adverse visual effects of telecommunication facilities through careful design, siting, screening, and utilization of innovative technology.
 - (8) Avoid potential damage to adjacent properties and personal injury from tower failure and falling ice and debris through engineering, careful siting of telecommunication structures, and other requirements.
 - (9) Ensure compliance with applicable federal statutes and regulations, including the Telecommunications Act of 1996, as amended.
 - (10) Lessen traffic impacts on surrounding residential areas.
 - (11) Further the implementation of the City’s Comprehensive Plan.

City of Valdosta Land Development Regulations

Section 218-21 Scope of Regulations

- (A) Compliance Required. Except as specified in this subsection, it shall be unlawful for any person to erect, install, construct, enlarge, move, alter or convert any telecommunications tower or antenna or cause the same to be done within the City of Valdosta except in accordance with the provisions of this Article 4. Except as otherwise specifically provided herein, all towers and antennas shall also comply with all development regulations applicable to the district in which said tower or antenna is located.
- (B) Height Limitations. Height limitations applicable to buildings and structures set forth elsewhere in Chapter 214 of the LDR shall not apply to towers and antennas which are subject to this Section.
- (C) Public Property. Antennas or towers located on property owned, leased, or otherwise controlled by the governing authority shall be exempt from the requirements of this Article, provided a license or lease authorizing such antenna or tower has been approved by the governing authority in accordance with the governing authority's telecommunications leasing policy.
- (D) Pre-existing Towers and Antennas. Any tower or antenna for which a permit has been properly issued and lawfully continues in effect prior to the effective date of this Article shall not be required to meet the requirements of this ordinance, other than the requirements of Sections 218-23(B) through (F) inclusive.
- (E) Amateur Radio Antennas. This Article shall not govern receiving or transmitting equipment owned and operated by a federally licensed amateur radio station operator provided that the total height of the antenna and its associated tower or other supporting device shall not exceed the maximum building height in the applicable zoning district, See Section 214-1. Additional height may be authorized by the Zoning Board of Appeals in compliance with Chapter 242 of the LDR.
- (F) Receive-only Equipment. This Article shall not govern "receive-only" antennas or satellite dishes provided the total height of the antenna or dish and its associated tower or other supporting device shall not exceed 100 feet. Additional height may be authorized by the Zoning Board of Appeals in compliance with Chapter 242 of the LDR.

Section 218-22 Application Requirements and Standards

- (A) All telecommunication antennas and towers shall require a permit issued pursuant to the requirements of this Article. Prior to review and decision regarding a requested permit, a complete application shall be filed with the Department. Said application shall provide all of the following information and documentation and meet each of the standards set forth below. No application shall be deemed complete and filed until all of the following information has been provided.
- (B) A survey drawing or plat of the entire tract, sealed by a surveyor registered in the State of Georgia, showing the location of all lot lines, leased areas, easements, access points, structures, screening and landscaping existing on site, and including a metes and bounds legal description of the entire tract.
- (C) A site plan, prepared and sealed by an appropriate licensed professional, to scale, specifying the location and all dimensions of the telecommunications facilities, as well as all other improvements, height of facilities, topography using 2-foot contours, setbacks, transmission building and/or other accessory uses, access, drives, parking, fences, landscape plan, and all land uses within 500 feet of the exterior boundary of the leased area or proposed tower site.
- (D) Scaled elevations showing the impact of the proposed telecommunications facility. If the proposal is for a tower, the applicant shall also arrange a balloon test with Department staff, to be conducted

City of Valdosta Land Development Regulations

at a date and time coordinated by staff, physically demonstrating the actual height and location of the proposed tower.

- (E) A full description, including photographic exhibits, of the environment surrounding the proposed telecommunications facility, including all residential structures and zoning districts within 500 feet of the exterior boundary of the leased area or proposed telecommunications facility site, existing tree coverage and general topography within said distance, and any districts, structures or sites of historic significance.
- (F) A description of anticipated maintenance needs for the telecommunications facility, including frequency of service, personnel needs, equipment needs, and traffic, noise, or safety impacts of such maintenance.
- (G) A report from a qualified engineer licensed in the State of Georgia, documenting each of the following:
 - (1) Telecommunications facility height and design, including technical, engineering, economic, and all other pertinent factors governing selection of the proposed design and demonstrating that the proposed facility would provide the required coverage or capacity;
 - (2) Total anticipated capacity of the telecommunications facility, including number and types of antennas which can be accommodated;
 - (3) Evidence of structural integrity of the telecommunications facility; and
 - (4) Structural failure characteristics of the telecommunications facility and demonstration that site and setbacks are of adequate size to contain debris should a failure occur.
- (H) The identity of a community liaison officer appointed by the applicant to resolve issues of concern to neighbors and residents relating to the construction and operation of the facility, including name, address, telephone number, facsimile number, electronic mail address and pager number.
- (I) Identification of the geographic service area to be served by the subject installation, including accurately scaled color radio frequency (RF) plotted maps showing the applicant's existing network including the proposed site as well as the nearest or associated telecommunications facility site within the network, proposed coverage, and the existing network overlaid with plots of all potential co-location sites and containing sufficient engineering data to show that said sites would not be feasible to fill significant, required service gaps.
- (J) A site inventory and 5-year facilities plan including the following:
 - (1) An inventory of all the applicant's existing and proposed telecommunications facility sites within the City of Valdosta and within ½ mile of the border thereof, and a map showing each of these sites. If no such sites are located within ½ mile of the border, the applicant's inventory shall include the applicant's nearest facility in each adjoining jurisdiction. The list must include (1) street address, land lot, section, district, and parcel number; (2) zoning district; (3) type of building or structure and number of stories or height; (4) the number of towers, antennas and base transceiver stations per site, the location and type of antenna installation, and the location of the base transceiver station installation(s); (5) the telecommunications facility height and (6) the radio frequency range of megahertz, the wattage output of the equipment and effective radiated power.
 - (2) If the applicant does not know specific future tower and antenna site locations but does know of areas where telecommunications facilities will be needed within the next five years to provide service, the applicant shall list the land lots contained within the anticipated geographic service area and identify each geographic service area with a number that will correspond to the future telecommunication facility site.

City of Valdosta Land Development Regulations

- (K) Applicants for towers must identify all existing towers, and major structures potentially capable of supporting telecommunication equipment, and all towers for which there are applications currently on file with the Department which are located within the applicant's search area. This shall include a description of the distance and location of all such tower and structure sites, both within and outside the applicant's network. Evidence shall be submitted which demonstrates that no existing or pending tower or major structure can accommodate the applicant's proposed antenna and shall consist of analysis of the following:
- (1) No such towers or structures are located within the geographic area required to meet applicant's engineering requirements;
 - (2) Such towers or structures are not of sufficient telecommunications facility height to meet applicant's engineering requirements and cannot be adequately modified;
 - (3) Such towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment and can not be adequately modified;
 - (4) Such towers, structures and existing tower sites lack space to locate the proposed antenna or to construct a tower for the proposed antenna;
 - (5) The applicant's proposed antenna would cause electromagnetic interference with the antenna on such towers or structures, or the antenna on such towers or structures would cause interference with the applicant's proposed antenna; and
 - (6) The applicant demonstrates that there are other factors that render such towers and structures unusable.
 - (7) If the evidence demonstrates co-location is feasible and if co-location on any such towers or structure would result in less visual impact than the visual impact of the proposed tower, applicant shall justify why such co-location is not being proposed. If co-location on any such tower or structure would increase negative visual impact, then the applicant must so state and demonstrate. Requests by the applicant to co-locate on existing towers and structures shall be in writing and said written requests as well as written denials of same are required and shall be included in the application materials. The City will review with special care justifications that rely upon undue expense and/or difficulties in entering into a lease agreement. The City shall carefully weigh such claims, and the evidence presented in favor of them, against a project's negative impacts at the proposed site and on the surrounding area.
- (L) If the proposed site is zoned E-R, R-E, R-25, R-15, R-10, R-6, R-M, R-P or C-N, applicants for towers shall provide evidence as to why alternate sites in the O-P, C-C, C-H, C-D, M-1 or M-2 zoning districts have not been proposed. If requests by the applicant to utilize said alternate sites have been denied, said denials shall be in writing and included in the application materials. The City will review with special care justifications that rely upon undue expense and/or difficulties in entering into a lease agreement. The City shall carefully weigh such claims, and the evidence presented in favor of them, against a tower's negative impacts at the proposed site and on the surrounding area.
- (M) In all zoning districts, applicants shall provide evidence demonstrating that they cannot provide adequate personal wireless communication service consistent with the requirements of their federal license without the use of a telecommunications facility at the specific location requested.
- (N) The applicant for a tower shall provide evidence establishing that the proposed tower constitutes the least intrusive means necessary to close significant service gaps or otherwise provide coverage mandated by the terms of their federal license. Statements shall be provided demonstrating that all alternatives have been investigated by the applicant, including alternative tower design, alternative technology, multiple smaller sized, less-intrusive towers, alternative locations, co-location opportunities for placement upon existing structures or buildings, and similar alternatives.

City of Valdosta Land Development Regulations

- (O) The applicant shall provide any other evidence necessary to establish compliance with each of the criteria set forth in Chapter 218 Article 4.
- (P) The applicant shall provide any other information requested by the Department needed to fully evaluate the potential impact of the proposed facility in accordance with the criteria set forth in Chapter 218 Article 4.
- (Q) In order to cover the actual cost to the City of Valdosta of reviewing these applications and obtaining expert opinion and studies, the following fees are hereby established. For those telecommunications facility applications requiring administrative approval, a fee of \$500 shall be paid at the time of application. For telecommunication facility applications requiring a Conditional Use Permit, a fee of \$1,000 shall be paid at the time of application. If the actual cost to the City is greater than this fee, the applicant shall be billed for the difference and payment shall be made prior to the hearing before the City Council. In no case shall the maximum total charge exceed \$3,000.

Section 218-23 Requirements for All Telecommunications Facilities

The following requirements shall apply to all telecommunications facilities:

- (A) Multiple Uses. The presence of existing uses or structures on the same lot shall not preclude the installation of an antenna or tower on such lot provided said installation is otherwise in accordance with this Article 4. For purposes of determining whether the installation of a tower or antenna complies with district development regulations, including but not limited to set-back requirements, lot coverage requirements, and other such requirements, the dimensions of the entire lot shall control, even though the antennas or towers may be located on leased parcels within such lots.
- (B) Building Codes and Safety Standards. To ensure the structural integrity of telecommunications facilities, the owner of such a facility shall ensure that it is maintained in compliance with standards contained in applicable Valdosta and state building and safety codes for telecommunications facilities, as amended from time to time. Towers shall be located in a manner such that all ice-fall or debris from the tower or alternative tower structure or guy wires will not fall outside the parcel under the ownership or control of the applicant and on which the tower is located.
- (C) Regulatory Compliance. All telecommunications facilities must meet or exceed current standards and regulations of the FAA, the FCC, and any other agency of the state or federal government with the authority to regulate telecommunications facilities. If such standards and regulations are changed, to the extent required by any such regulations, then the owners of the telecommunications facilities governed by this Article shall bring such telecommunications facilities into compliance with such revised standards and regulations within the date established by the agency promulgating the standards or regulations.
- (D) Security. All telecommunications facilities shall be equipped with an appropriate anti-climbing device or other similar protective device(s) to prevent unauthorized access to the telecommunications facility. All towers shall be enclosed by security fencing not less than 6 feet in height.
- (E) Lighting. No illumination is permitted on telecommunications facilities unless required by the FCC, FAA or other state or federal agency of competent jurisdiction. If lighting is required, it shall be to the minimum applicable standard and shall be shielded and/or designed so as to minimize disturbance to surrounding areas.
- (F) Advertising. No signs shall be permitted on telecommunications facilities unless required to be posted by the FCC or FAA. Antennas added to existing structures containing signs shall not be construed as violations of this provision.

City of Valdosta Land Development Regulations

(G) Visual Impact.

- (1) Telecommunications facilities shall either maintain a galvanized steel finish or, subject to any applicable standards of the FAA or other applicable federal or state agency, be painted a neutral color or painted and/or textured to match the existing structure so as to reduce visual obtrusiveness.
- (2) If an antenna is installed on a structure other than a tower, the antenna and associated electrical and mechanical equipment must be of a color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
- (3) Where feasible, telecommunications facilities should be placed directly above, below or incorporated into horizontal or vertical design elements of a building to help in camouflaging.
- (4) The design of the buildings and related structures at a telecommunications facility site shall, to the maximum extent possible, use materials, colors, textures, screening and landscaping that will blend the telecommunication facilities to the existing natural setting and built environment.
- (5) Equipment shelters or cabinets shall be either below grade or screened from public view by using landscaping or materials and colors consistent with the surrounding backdrop. The shelter or cabinet must be regularly maintained.

(H) Landscaping.

- (1) Landscaping shall be provided that effectively screens the view of the equipment shelters or cabinets from adjacent uses to a planted height of at least 6 feet and in a manner that effectively reduces visual obtrusiveness of the site. The standard buffer shall consist of a landscape strip at least 10 feet wide outside the required fence. All landscaping shall be reviewed and approved by the City Arborist for compliance with Chapter 328 of this LDR and any other applicable City landscaping and tree regulations prior to the issuance of any certificate of occupancy (CO). All landscaping shall be maintained for the duration of the facility.
- (2) Existing trees and vegetation on the site shall be preserved to the greatest extent possible. The applicant shall provide a landscaping plan pursuant to the requirements of Chapter 238, Article 2 showing existing trees and vegetation to be removed, and vegetation to be replanted to replace that lost, in order to meet the requirements of this section.
- (3) In locations where the strict application of this landscaping requirement would not result in the minimization of visual impact, as determined by the Department, the Department may modify or waive this requirement in a manner that is at least equally protective of the visual impact of the tower on adjacent and surrounding properties.

(I) Accessory Uses. Accessory structures used in direct support of a telecommunications facility shall be allowed but not used for offices, vehicle storage or other outdoor storage. Mobile or immobile equipment not used in direct support of a telecommunications facility shall not be stored or parked on the site of the telecommunications facility.

(J) Setbacks. Telecommunications towers and antennas shall be set back a distance equal to the total height of the tower from any adjacent property line and all public rights-of-way, measured radially from the base of the tower. In addition, all telecommunication facilities, including towers, guy wires and accessory facilities, shall meet the set back and other development standards specified for the applicable zoning district.

(K) Site Integration. Site location and development shall preserve the preexisting character of the surrounding buildings and land uses. Towers and alternative tower structures shall be integrated through location and design to blend in with existing characteristics of the site.

City of Valdosta Land Development Regulations

- (L) Multiple Towers. Placement of more than one tower on a lot shall be permitted, provided all set back, design and landscape requirements are met as to each tower. Structures may be located as close to each other as technically feasible, provided tower failure characteristics of the towers on the site will not lead to multiple failures in the event that one fails. The clustering of new towers on the same parcel near existing telecommunications facilities is encouraged in situations in which the other requirements of Chapter 218 Article 4 are met.
- (M) Historic Areas. Telecommunications facilities shall not be sited where they will negatively affect historic properties, districts or scenic view corridors identified by City or any state or federal law or agency. See LDR Chapter 238, Article 4 and Section 238-13.
- (N) Co-location Design. Any tower proposed for a height of between 80 and 100 feet shall be designed and intended to accommodate two users. Any tower proposed at a height greater than 100 feet and up to 150 feet shall be designed and intended to accommodate at least three users. Any tower proposed for a height of over 150 feet shall be designed and intended to accommodate at least four users.
- (O) Removal Requirements. Any antenna or tower that is not operated for a continuous period of 12 months shall be considered abandoned, and the owner of such antenna or tower shall remove same within 90 days of receipt of notice from the governing authority notifying the owner of such abandonment.
- (P) Conditions. In granting administrative or conditional use permit authorization pursuant to Chapter 218 Article 4, conditions may be imposed to minimize or ameliorate any negative impacts or effects of the proposed telecommunications facility on adjacent properties.
- (Q) Annual Reports. The owners of all telecommunications facilities operated within the City of Valdosta shall file an annual report with the Lowndes County Tax Assessor's Office. Said report shall be filed on or before the 31st day of December each year, and shall include the following:
 - (1) Certification that the telecommunications facility is currently in use, and if not in use, the date the telecommunications facility ceased being in use.
 - (2) A report from a licensed professional engineer or other qualified industry expert that the facility structure meets or exceeds all relevant federal or state requirements.
 - (3) A report by a radio frequency engineer or other appropriate industry expert that the facility is in compliance with current FCC radio emission standards as well as the terms of their federal license.
 - (4) An updated, current inventory of the owner's existing telecommunication facility sites within the City of Valdosta.

Section 218-24 District Regulations.

Telecommunications facilities shall be specifically permitted only by administrative approval or by Conditional Use permit approval as follows. In addition to the following requirements, all such uses shall comply with the application standards and requirements of Section 218-22 and the general standards and requirements of Section 218-23 as well as all other applicable City ordinances.

- (A) Uses Permitted Administratively. The following telecommunication facilities may be approved administratively by the Director following administrative review.
 - (1) In commercial zoning districts C-C and C-H locating a tower up to a telecommunications facility height of 35 feet., or 50 feet if designed and intended to accommodate at least two users, including the placement of accompanying antennas and supporting equipment used in connection with the tower or antennas.

City of Valdosta Land Development Regulations

- (2) In industrial zoning districts M-1 and M-2, locating a tower up to a telecommunications facility height of 50 feet, or 100 feet if designed and intended to accommodate at least two users, including the placement of accompanying antennae and supporting equipment used in connection with the tower or antenna.
 - (3) Installing an antenna, including micro cells and similar arrays, on an existing structure other than a tower, such as a non-residential building, sign, light pole, water tower, or other free-standing non-residential structure, in any district zoned C-C, C-H, O-P, M-1 or M-2 so long as said additional antenna adds no more than 20 feet to the telecommunication facility height of said existing structure. For antennas attached to the roof or a supporting structure on a rooftop, a 1:1 setback ratio (example: 10-foot high antenna and supporting structures requires a 10-foot setback from edge of roof) shall be maintained unless an alternative placement: (i) is shown to reduce the visual impact from surrounding areas; or (ii) is necessary to achieve the antenna's telecommunication purpose and is shown to equal or reduce the visual impact from surrounding areas.
 - (4) Alterations to existing telecommunications towers, alternative tower structure, or antennas, including addition of additional antennas, provided that such alteration does not result in an increase in the existing telecommunications tower or antenna height by more than 20 feet. The Director may relax or eliminate the application requirements set forth in Section 218-22 for alteration applications if the Director determines that said application requirements are not necessary to effectively evaluate the alteration application.
 - (5) Administrative approval for Section 218-24 (a) (1) through (4) above shall be granted only upon a finding by the Director that (a) compliance with Sections 218-22 and 218-23 and all other requirements of City codes, has been fully established; and (b) the proposal is compatible with the land uses surrounding the site and will not create a demonstrated negative impact to any residential areas from which said proposal can be viewed.
- (B) Uses Permitted by Conditional Use Permit. A Conditional Use permit shall be required for all telecommunications facilities not authorized administratively in Section 218-24(A) above. Said telecommunication facilities may be erected, installed, constructed, enlarged, moved, or converted only following approval of a Conditional Use permit by the City Council subject to the following regulations:
- (1) Compliance with Section 242-6. The granting of a Conditional Use Permit for a telecommunications tower or antenna shall be subject to all provisions of Section 242-6 of the LDR except:
 - (a) Notwithstanding the provisions of Section 242-6, Conditional Use Permits for Telecommunication Towers and Antennas shall not expire, but shall continue indefinitely or for such time as is established by the City Council in a particular case.
 - (b) The procedures referenced in Section 242-6 shall be modified so as to allow an additional 30-day time period following receipt of a complete application and prior to the 60 day submission for advertisement, so as to allow additional time to secure independent analysis of submitted data and adequately review all application materials.
 - (2) Compliance with Other Standards. All proposed telecommunication facilities shall comply with the application standards and requirements of Section 218-22 and the general standards and requirements of Section 218-23 as well as all other applicable City ordinances.
 - (3) Residential Districts not Favored. No tower permit shall be granted for any site zoned R-E, R-25, R-15, R-10, R-6, R-M, or E-R unless the evidence establishes that it is not possible to locate said tower in a non-residential district and close significant service gaps or otherwise provide personal wireless communication service mandated by the terms of the applicant's federal telecommunications license.

City of Valdosta Land Development Regulations

- (4) Co-location. No tower permit shall be granted unless the applicant demonstrates that no existing tower or structure can accommodate the applicant's proposed antenna.
 - (5) Least Intrusive Means Required. No tower permit shall be granted unless the evidence establishes that the proposed tower's location and design constitute the least intrusive means necessary to close significant service gaps or otherwise provide personal wireless communication service mandated by the terms of the applicant's federal telecommunications license.
- (C) Factors Considered in Granting Conditional Use Permits. In addition to requiring compliance with Section 218-24(B)(1) through (5) above, the governing authority shall consider the following factors in determining whether to issue a conditional use permit, as well as those factors set forth in Section 242-6 of the LDR. No conditional use permit shall be granted unless the governing authority determines that the proposed telecommunications facility is compatible with the surrounding land uses as determined by application of the following factors to the specific application:
- (1) The proposed telecommunications facility height and the height of adjacent or nearby structures and/or tree coverage.
 - (2) Proximity of the telecommunications facility to residential structures and residential district boundaries and the degree of visual intrusiveness of the proposed tower or facility from said residential areas.
 - (3) Nature of uses of adjacent and nearby properties.
 - (4) Surrounding topography, particularly with regard to the ability to screen or fail to screen proposed telecommunications facilities.
 - (5) Surrounding tree coverage and foliage, particularly with regard to the ability to screen or fail to screen proposed telecommunications facilities.
 - (6) Design of the telecommunications facility, with particular reference to design characteristics and/or alternative tower structures that have the effect of reducing or eliminating visual obtrusiveness.
 - (7) Proposed ingress and egress.
 - (8) The extent to which compliance with Sections 218-22(K) and (L) has been demonstrated for the particular location selected by the applicant.

Section 218-25 Decisions

All final decisions made pursuant to this Chapter with regard to the issuance or denial of Conditional Use permits or administratively approved permits for telecommunications towers and antennas shall be in writing and a written record shall be maintained by the Department or by the City Council as applicable. Such decisions shall be made within a reasonable time from the date completed application is duly filed with the Department.

Section 218-26 Conflicts

If any conflicts occur between the terms of this Article and the terms of any other section or ordinance of the City of Valdosta Code of Ordinances, the provision imposing the more restrictive standard shall prevail. If said conflicting provisions are equally restrictive, the provisions of this Chapter 218 Article 4 shall prevail.