

City of Valdosta Land Development Regulations

Chapter 222 Off-street Parking Standards

Section 222-1 General Requirements

- (A) Applicability. Automobile parking spaces shall be provided for every permitted and conditional use established in accordance with this LDR. These regulations shall apply to all properties in all districts except those properties in the Downtown-Commercial (C-D) district.
- (B) Time of Completion. Parking areas shall be completed, landscaped and ready for use prior to the issuance of a Certificate of Occupancy.
- (C) Application for Additions and Renovations.
 - (1) Additions or renovations to a building or use, (other than an addition to an existing residential dwelling unit that does not increase the number of families or household units), that increases its gross floor area by 500 or more square feet shall provide additional parking space commensurate with the addition.
 - (2) When an addition or renovation of an existing building or use increases the gross floor space of a building or use by more than 50%, the entire building or use shall meet parking and loading requirements of the LDR, unless an administrative variance is granted in accordance with Section 242-13.
 - (3) No addition to an existing building shall reduce the number of spaces or usability of an existing parking area unless the parking area conforms to this LDR.
- (D) Prohibited Use of Parking Areas
 - (1) No parking areas may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicles or equipment, unless permitted by the zoning district in which the area is located.
 - (2) Inoperable vehicles may not be parked in required parking spaces or in any side or front yard, and shall be completely screened from view from all surrounding public streets by a fence or wall as provided in Section 328-5.

Section 222-2 Parking Space Requirements

- (A) Minimum Parking Space Requirements. The minimum number of parking spaces shall be determined based on the spaces required for principal uses from the Table of Minimum Parking Requirements, unless the development qualifies for a reduction in minimum parking requirements as provided in Section 222-3. Accessory uses do not require provision of additional parking spaces.
- (B) Maximum Parking Requirements.
 - (1) Maximum parking requirements are established in order to promote efficient use of land, enhance urban form, provide for better pedestrian movement, reduce the amount of impervious surface and protect air and water quality.
 - (2) The maximum number of parking spaces allowed is 125% of the number shown in the Table of Minimum Parking Requirements, unless an administrative variance is granted by the Director, see Section 242-13.
 - (3) For any surface parking lot that provides more than 105% of the minimum required number of spaces, the number of parking spaces that are in excess of 105% of the minimum shall be placed on pervious paving surfaces approved by the City Engineer. Recommended pervious paving materials include those described in Volume 2 – Technical Handbook of the Georgia

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Stormwater Management Manual (First Edition, August 2001) as the Porous Concrete or Modular Porous Paver Systems under the Limited Application Stormwater Structural Controls.

Table of Minimum Parking Requirements

Use	Minimum Number of Parking Spaces	Required for Each
Accommodation and Food Services	1	Room to be rented, plus Operator and/or Employee
Hotel or Motel with a restaurant or lounge	1.5	Room
Full-Service Restaurant, Nightclubs, and similar establishments serving food and beverages.	16	1,000 sq. ft. of GFA
Limited Service Restaurant (incl. Fast Food)		
(a) with drive-through window	14	1,000 sq. ft. of GFA
(b) no drive-through window	16	1,000 sq. ft. of GFA
Recreation and Vacation Camps	1	Campsite, plus Employee
Recreation Vehicle (RV) Parks and Campgrounds	1	Campsite or RV rental space, plus Employee
	1	
Agriculture, Forestry, Fishing & Hunting	1	2,500 sq. ft. GFA
Horse Stables, Riding & Boarding	1	5 riding animals boarded on site
Arts, Entertainment and Recreation	3	1,000 sq. ft. of GFA
Amusement Arcade or Recreation Center	5	1,000 sq. ft. of GFA
Bowling Center	4	Lane
Drive-In Theater	1	Employee
Fitness and Recreational Sports Center	4	1,000 sq. ft. of GFA
Motion Picture Theater	1	3 Seats
Museum	2	1,000 sq. ft. of GFA
Nature Parks & Similar Institutions	1	6 acres
Outdoor Recreation Facilities, including Golf Clubs and Country clubs and Zoos and Botanical Gardens	1	per 3 users at maximum capacity
Performing Arts, Spectator Sports and Related Activates (including amphitheatres, stadiums and concert halls)	1	100 sq. ft. of seating in a stadium, theater, amphitheater, concert hall or similar space
Communications	3	1,000 sq. ft. of GFA
Antenna, Armature Radio	0	No parking required
Antenna, Satellite	0	No parking required
Call Centers	1	2 Employees on largest shift
Telecommunications	0	No parking required
Construction	1	200 sq. ft. of office space, plus
	1	1,000 sq. ft. of storage area

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Use	Minimum Number of Parking Spaces	Required for Each
Education	8	Classroom, but not less than 1 space per 100 sq. ft. of seating in the stadium, gym or largest public assembly room, whichever is greater.
Day Care Center, Child	1	1,000 sq. ft. GFA, plus
	1	per Employee
Education Support Services	3	1,000 sq. ft. GFA
Elementary, Middle & Jr. High Schools	2	Classroom
Library and Archives	2	1,000 sq. ft. of GFA
Senior High Schools	5	Classroom, plus
	1	Teacher or administrator but not less than 1 space per 100 sq. ft. of seating in the stadium, gym or largest public assembly room, whichever is greater.
Finance and Insurance	3	1,000 sq. ft. of GFA
Banking, Lending, and Savings Institutions and Credit Unions	4.5	1,000 sq. ft. of GFA
Brokerage Offices	3	1,000 sq. ft. of GFA
Health Care		
Day Care Center, Adult	1	1,000 sq. ft. GFA, plus
	1	per Employee
General Medical and Surgical Hospital	2.5	Bed
Medical & Dental Offices	4.5	1,000 sq. ft. GFA
Nursing and Residential Care Facilities	1	3 residents or beds
Manufacturing	2	1,000 sq. ft. of GFA
Professional, Scientific and Technical Services	3	1,000 sq. ft. of GFA
Public Administration	3	1,000 GFA
Other Uses		
Cemeteries, Crematories and Mausoleums	1	1,000 sq. ft. GFA
Civic and Social Organizations	1	200 sq. ft. GFA
Place of Public Assembly or Worship	1	4 seats, or
	1	100 sq. ft. GFA in largest assembly room
Residential	2	Dwelling Unit
Adult or Child Day Care Facility	1	Employee not living on site
Residential Mental Health Facility, Drug Rehabilitation Center, Transitional Housing Facility, Halfway House	1	3 residents or beds
	1	Employee
Dwelling, Single-family detached	2	Dwelling unit.
Dwelling, Single-family attached		* (residential driveways or carports/garages for each unit which can accommodate 2 automobiles, will satisfy this requirement)
Dwelling, Duplex		
Dwelling, Live-Work	3	Dwelling Unit (see Section 218-13)

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Multi-Family and Loft Dwelling Units	1	Efficiency dwelling unit
	1	Bedroom for units with 1-or-more bedrooms
Fraternity or Sorority House	1	Resident or bed
Manufactured Home Park or Subdivision	2	Dwelling Unit or Lot
Personal Care Home or Nursing Care Facility	1	3 residents or beds
	1	Employee
Rental and Leasing	1	1,000 sq. ft. of GFA
Passenger Car Rental Centers	1	400 sq. ft. GFA, plus
	1	Rental vehicle
Video Tape and Disc Rental	4	1,000 sq. ft. of retail space
Retail Trade	4.5	1,000 sq. ft. GFA
Building Material and Garden Equipment and Supplies Dealers, Hardware Store, Home Center	4	1,000 sq. ft. of indoor sales area, plus
	1	2,500 sq. ft. of outdoor display
Convenience Store, Gasoline Station, Automobile Repair and Maintenance	2	Service bay, plus
	4	1,000 sq. ft. of retail space
Food and Beverage Store or Grocery Store	4	1,000 sq. ft. of GFA
Furniture and Home Furnishing, Electronics and Appliance, Household Appliance, or Floor Covering Store	1.5	1,000 sq. ft. of GFA
Motor Vehicle Sales and Recreational Vehicle Dealers, and Manufactured Home Dealers	2	1,000 sq. ft. of indoor sales area, plus
	1	2,500 sq. ft. of outdoor display, plus
	3	Service bay
Shopping Center	4.5	1,000 sq. ft. of total GFA
Non-Store Retail	1	200 sq. ft. of office space, plus
	1	1,000 sq. ft. of storage area
Services	1	200 sq. ft. GFA
Automobile repair and maintenance	3	Service bay, plus
	1	2 employees
Commercial and Industrial Machinery and Equipment Repair and Maintenance	2	1,000 GFA
Computer and Office Machine Repair and Maintenance	2	1,000 GFA
Consumer Electronics Repair & Maintenance	2	1,000 GFA
Funeral Home and Funeral Services	25	Viewing Room
Home and Garden Equipment Repair and Maintenance	2	1,000 GFA
Industrial Launderers and Linen Suppliers	2	3 Employees
Kennels, Pet Boarding	1	400 sq. ft. GFA
On Call Services such as Carpet Cleaning, Pest Control, Locksmiths and similar	1	250 sq. ft. GFA of office space plus
	1	Company vehicle operating from premises
Reupholsters & Furniture Repair	2	1,000 GFA
Transportation and Warehousing	1	2,000 sq. ft. of GFA
Truck Stop	4	1,000 sq. ft. of GFA

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General Warehousing and Storage, including commercial sales to the public	1 1	1,000 sq. ft. of storage area, plus 200 sq. ft. of sales or office
Warehouses, mini	1	20 storage units with a minimum of 4 spaces, plus and additional space if the development contains an apartment
Waste Management and Remediation Services	2 1 1	3 Employees, plus Company vehicle operating from premises, plus Loading area
Wholesale Trade	1 1	200 sq. ft. of office space, plus 1,000 sq. ft. of storage area
Unspecified Uses		
Where parking requirements for any use are not specifically defined in this Table, such requirements shall be determined by the Director based upon the most comparable use specified herein, and other available data.		

Section 222-3 Reduction in Minimum Parking Requirements

- (A) Shared parking may be permitted by the Director if the applicant satisfactorily demonstrates that the actual peak parking requirements of the proposed development or use can be satisfied with a lesser number of parking spaces through sharing adjacent parking for two or more proximate uses because peak demand periods for proposed land uses do not occur at the same time periods.
- (B) Developers requesting reductions in required parking spaces based on shared parking shall submit the following to the Director for review at the time of submitting a preliminary plat or site development plan for the project:
- (1) Site plan indicating the location of uses proposing to share parking requirements and design of shared parking facilities.
 - (2) Names and addresses of the owner(s) and uses that share parking.
 - (3) Location and number of shared parking spaces.
 - (4) If there is more than one owner, submit a cross-access legal agreement between owners to assure the continued availability of adequate parking.
 - (5) A shared parking analysis that shall follow the procedures detailed in the paragraph below.
- (C) The procedures for determining shared parking requirements and parking requirements for mixed use development are:
- (1) Determine the minimum amount of parking required for each separate use described in the Table of Minimum Parking Requirements.
 - (2) Multiply the parking requirement for each use by the corresponding percentage for each of the time periods in the Table of Parking Ratios by Use and Time of Day for Mixed-use Developments.
 - (3) Sum the total parking requirements for all uses for each of the five time periods in the Table of Parking Ratios by Use and Time of Day for Mixed-use Developments.

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- (4) The parking requirement for the time period having the largest required total number of parking spaces based on use of Table of Parking Ratios by Use and Time of Day for Mixed-use Developments shall be the minimum required number of parking spaces for the mixed-use development.

**Table of Parking Ratios by Use and by Time of Day
for Mixed-use Developments**

Uses	Weekdays		Weekends		Night Time
	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	1 a.m. to 6 a.m.
Office	100%	10%	10%	5%	5%
Retail/Commercial	60%	90%	100%	70%	5%
Hotel/Motel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/Recreational	40%	100%	80%	100%	10%
Place of Worship	10%	50%	100%	100%	10%

Example of Shared Parking Calculation

A building with 2,500 sq. ft. of retail space on the ground floor and 2 floors of offices above (5,000 sq. ft)	Minimum Number of Spaces Required by Each Use Separately		Weekdays		Weekends		Night Time
			6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	1 a.m. to 6 a.m.
5,000 sq. ft of office	3 per 1,000 sq. ft of GFA	15	15	2	2	1	1
2,500 sq. ft of retail	4.5 per 1,000 sq. ft GFA	11	7	10	11	8	1
Total		26	22	12	13	9	1
Required Shared Parking		22					

(D) Any subsequent change in land uses within the participating developments shall require proof that adequate parking will be available. Prior to any change in ownership or use, the owner must apply to the Director for an evaluation and confirmation of the reduction. If the Director finds that the parking reduction is no longer justified, the Director shall notify the owner to construct the number of parking spaces necessary to meet the required level.

(E) On-Street Parking. With approval of the City Engineer, up to 50% of the on-street parking spaces available within 600 feet of a use may be counted towards the minimum off-street parking requirements. No more than 25% of the number of required off-street parking spaces may be provided by on-street parking.

(F) Administrative Variance. As provided in Section 242-13, the Director shall have the authority to grant a reduction in the total number of off-street parking spaces by up to 20% of the number required by the Table of Minimum Parking Requirements through administrative variance. Such administrative variance requires review and approval of the applicant's written documentation and justification that one or more of the following conditions exist:

- (1) Because of unique circumstances including the shape, topography, soils and vegetation of the site, the provision of the minimum number of required spaces would cause the applicant to suffer unique and undue hardship.
- (2) The site is located in an environmentally sensitive area, such as a water supply watershed, where stormwater runoff should be minimized.

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- (3) The unique circumstances of the use make the minimum number of parking spaces excessive for actual needs.

Section 222-4 Parking Structures

Parking structures are allowed as an accessory use in the RM, R-P, O-P, C-C, C-H, M-1 and M-2 zoning districts, and as a permitted use in the C-D zoning district.

Section 222-5 Handicap-Accessible Parking

- (A) Off-street parking for persons with disabilities is to be provided as required by the federal Americans with Disabilities Act and the Georgia Accessibility Code for all multifamily and non-residential uses.

Table of Minimum Number of Handicap-Accessible Parking Spaces Required

Total Required Parking Spaces	Required Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2% of total
1001 and over	20 plus 1 for each 100 over 1000

- (B) Handicap-accessible parking spaces shall be counted as part of the total number of parking spaces required in Section 222-2 of the LDR.
- (C) One of every eight handicap-accessible spaces, but not less than one per parking lot that provides handicap-accessible spaces, shall be designed to be “van accessible” in accordance with the ADA Accessibility Guidelines. See Section 222-7(b)(4) for design of “van-accessible” spaces.
- (D) The number of parking spaces required for persons with disabilities is not subject to variance and may not be reduced in number to below the minimum number required by the Federal Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities, as amended.
- (E) Design of handicapped spaces shall be as required in Section 222-7(b)(3).

Section 222-6 Bicycle Parking

- (A) Bicycle parking spaces (racks or lockers) must be provided for any use that is required to provide more than 100 parking spaces. At least one bicycle parking space must be provided for each 50 parking spaces.
- (B) Required bicycle parking spaces shall be no more than 100 feet from the main entrance of the principal building or use on a parcel.
- (C) Bicycle racks or lockers shall be permanently and securely attached to the ground.

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Section 222-7 Construction and Dimensional Requirements of Parking Areas

(A) Layout

- (1) Off-street parking areas shall be laid out, constructed, and maintained in accordance with the following requirements (except for single- and two-family residential uses):
 - (a) All parking areas shall have access to a public street and shall be designed to ensure ease of mobility, ample clearance, and the safety of pedestrians and vehicles.
 - (b) Adequate interior driveways shall connect each parking space with a public right-of-way.
 - (c) Parking spaces shall be separated from sidewalks and streets in public rights-of-way by wheel bumpers and by a strip of land at least 10 feet wide reserved as open space and planted in grass, shrubs and trees.
 - (d) All parking areas must be striped in conformance with the parking dimension standards of the LDR. In the case of unpaved parking areas, each parking space must be visibly demarcated by the use of wheel bumpers or some other demarcation tool as approved by the City Engineer.
- (2) Pedestrian Movement.
 - (a) Parking areas shall be designed to facilitate safe and convenient use by pedestrians.
 - (b) The pathways from the principal building entrance to the adjacent streets shall include a sidewalk at least 5 feet wide with marked crosswalks across all interior driveways.

(B) Parking Area Dimensions

- (1) Standard off-street parking stalls and aisles shall conform to the minimum dimensions provided in the Table of Minimum Parking Space Requirements and Dimensions of Parking Stalls provided in this paragraph 222-7(B).

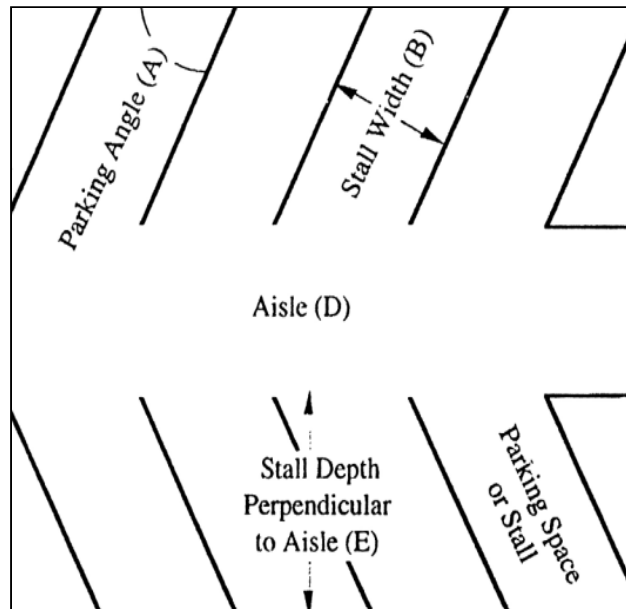
Table of Minimum Parking Space Dimensions

	Parking Angle (A)		
	45 degrees	60 degrees	90 degrees
Width (B)	8 ft. 6 in.	8 ft. 6 in.	8 ft. 6 in.
Depth* (E)	17 ft.	17 ft. 6 in.	19 ft.
Aisle (D)	14 ft. one-way	16 ft. one-way	24 ft. one-way
	20 ft. two-way	20 ft. two-way	24 ft. two-way

* Depth measured perpendicular to aisle to farthest corner of stall or nearest wall.

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Dimensions of Parking Stalls



- (2) Parallel parking spaces shall be a minimum of 8 feet wide and 22 feet and 6 inches long.
- (3) Handicap-accessible Spaces. Handicap-accessible parking spaces shall be a minimum of 8 feet in width by 19 feet in length and shall be located adjacent to a paved accessible aisle or walkway at least 60 inches in width. If the accessible walkway is at an elevation different from the elevation of the parking space, a 1:6 slope ramp shall be provided up to the walk. An aisle, having a width of not less than 3 feet shall be from the handicap-accessible spaces to the building entrance.
- (4) Van-accessible Spaces. Van-accessible parking stalls shall have a minimum width of 8 feet and a minimum length of 19 feet. Each van-accessible space shall be adjacent to a passenger loading aisle that is a minimum use of 8 feet wide leading to an accessible aisle or walkway at the front of the parking spaces that is a minimum of 3 feet wide leading to the closest building entrance.
- (5) Signage. Handicap-accessible parking spaces and van-accessible parking spaces shall be identified by signs meeting the requirements of the Georgia Accessibility Code and the MUTCD (Manual on Uniform Traffic Control Devices).

(C) Paving Materials for Parking Lots.

- (1) All parking areas shall be paved with asphalt, concrete or pervious materials approved by the City Engineer. Recommended pervious paving materials include those described in Volume 2 – Technical Handbook of the Georgia Stormwater Management Manual (First Edition, August 2001) as the Porous Concrete or Modular Porous Paver Systems under the Limited Application Stormwater Structural Controls.
- (2) Paving areas shall be of sufficient size and strength to support the weight of service vehicles.
- (3) For those uses for which the parking area will be utilized no more than three times each week, the City Engineer may permit the parking area to remain unpaved; however, vehicle bumpers and/or some other form of parking demarcation may be required to ensure safe vehicular access.
- (4) At such time that unpaved parking areas degrade due to excessive wear and tear to such a point that sediment unnaturally enters the storm drain system and/or public right-of-way, the

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City Engineer may require the parking area to be paved with impervious material or approved pervious material.

Section 222-8 Driveways

Parking areas shall provide an adequate ingress and egress, in compliance with the standards of Section 332-2 and 332-3 with a minimum vertical clearance of 14 feet and a driveway grade no greater than 5%.

Section 222-9 Landscaping in Parking Lots.

- (A) Parking lots shall be designed with landscape areas, in accordance with Section 328-24.
- (B) Where the parking lot fronts a public street or public right-of-way, trees preserved or planted in the perimeter planting strip may be used to meet the parking lot planting requirement.
- (C) Landscaped median islands in parking lots are encouraged to be constructed as stormwater bioretention areas with a grade level that is recessed at least 4 in. below the grade of the adjacent paved surfaces. Curbs separating recessed landscaped median islands from parking areas shall be either flush with the paved surface or notched at intervals of 4 feet to allow stormwater runoff to pass through them into the landscaped areas for bioretention.
- (D) Landscape materials in median islands designed as stormwater bioretention areas shall be selected to be compatible with the bioretention function, and adequate drainage shall be provided for the chosen species. Recommended plant species are listed in this paragraph 222-9(d). Additional appropriate species are listed in the Georgia Stormwater Management Manual, Volume 2, Appendix F, Table F.5 on page F-23.

Approved Plant Species for Bioretention Areas in Parking Lots

Trees	Shrubs	Herbaceous Plants
Red Maple	Bottlebrush Buckeye	Broom sedge
River Birch	Red Chokeberry	Joe Pye Weed
Eastern Red Cedar	Fothergilla	Day Lily
Golden Rain Tree	Witch Hazel	Yellow Iris
Black Gum	Common St. Johns Wort	Cardinal Flower
London Plane-Tree	Inkberry	Switchgrass
Sycamore	Winterberry	Fountaingrass
Pin Oak	Creeping Juniper	Greenhead Coneflower
Willow Oak	Spicebush	Woolgrass
Black Willow	Bayberry	Ironweed

Source: Georgia Stormwater Manual, Volume 2, Appendix F, Table F-4, page F-20.

Section 222-10 Lighting in Parking Lots

- (A) Parking lots with more than 10 parking spaces shall provide approved outdoor lighting with an average level of illumination of .5 to 1.5 foot candles.
- (B) Parking lot illumination shall be designed to prevent light spillover on to adjacent properties. All outdoor lighting shall be fully shielded, have recessed luminaries, or be cut-off fixtures mounted in such a manner that the cone of light is directed downward and does not cross adjacent property lines.

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- (C) Only incandescent, florescent, metal halide, low-pressure sodium, LED, or color-corrected, high-pressure sodium fixtures may be used. The same type of lighting must be used for the same purpose throughout the same development.

Section 222-11 Parking Vehicles in Residential Districts

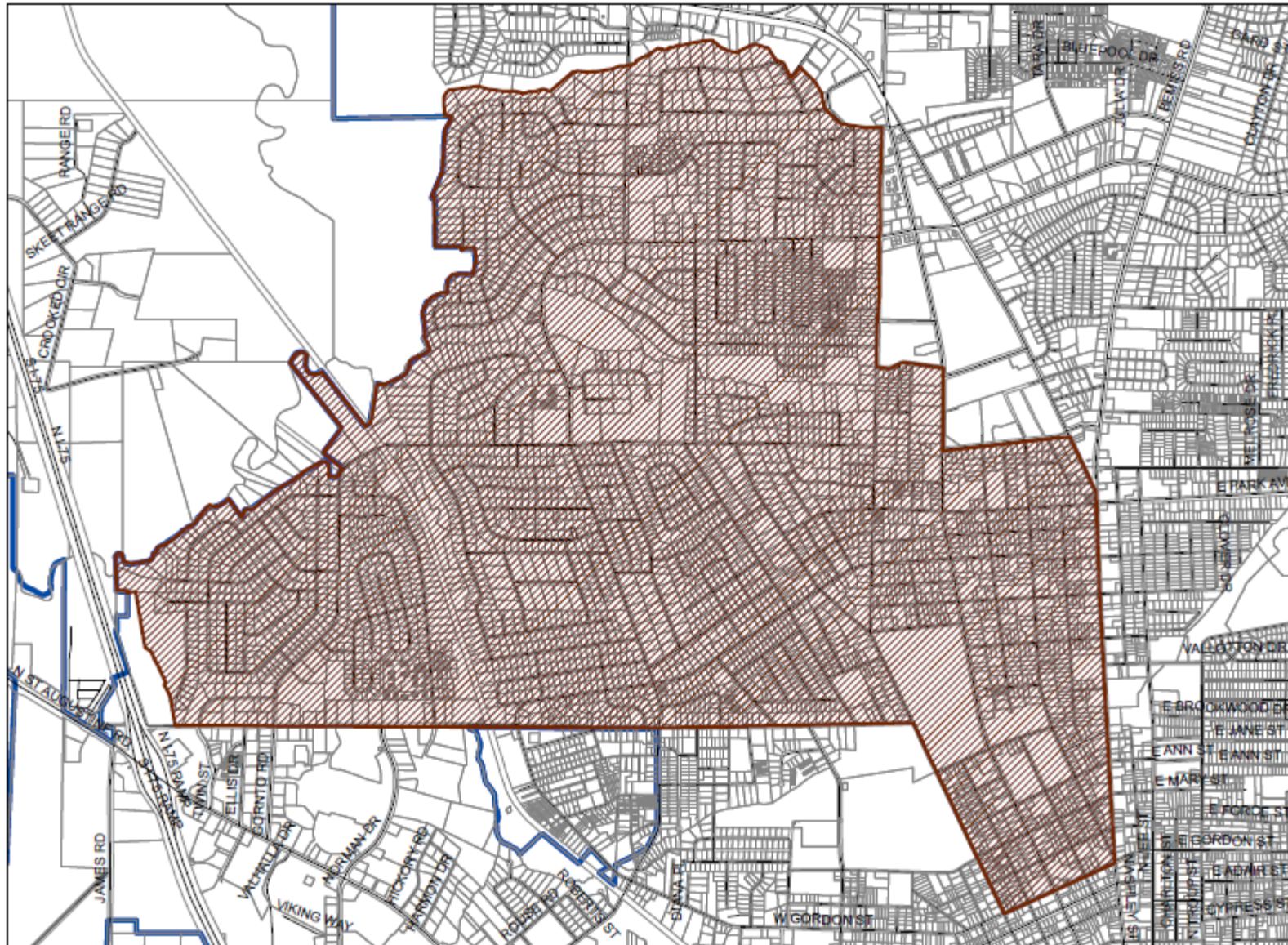
- (A) In any residential zoning district, it shall be unlawful for any person to park or stand for any period longer than six hours any vehicle in excess of 14,000 pounds gross vehicle weight as identified, classified or defined by the manufacturer, except while actually engaged in loading or unloading.
- (B) The parking of any vehicle other than a passenger truck, van, sport utility vehicle or automobile shall be within a side or rear yard or on an improved surface in the front yard provided such improved area does not exceed 25% of the total square footage of the area between the front of the house and the right-of-way, except for official government vehicles, moving vans that are actually loading and unloading or franchised or regulated utility vehicles. For purposes of this section, trailers are defined as vehicles with or without motive power, designed for carrying persons or property and for being drawn by motor vehicles and so constructed that no part of its weight rests upon the towing vehicle.
- (C) Recreational vehicles (including boats on trailers) must be parked so that at least 50% of the recreational vehicle is located behind the front building line of the house.
- (D) No recreational vehicle may be occupied overnight except in an approved RV Park.

Section 222-12 Residential Parking Overlay District

In addition to the provisions contained within Section 222-11 above, properties within the Residential Parking Overlay District, as depicted on the most updated version of the Official Zoning Map and available for review in the Planning and Zoning Office, shall comply with the following provisions:

- (A) All vehicles shall be parked on improved surfaces paved with asphalt, concrete, gravel, brick pavers, loose aggregate, or other materials as approved by the City Engineer. Any loose materials shall be contained by a suitable border of landscape timbers, pavers, crossties, etc. The residential character of the neighborhood shall be maintained.
- (B) For single-family detached and single-family attached properties, a maximum of five vehicles, limited to passenger trucks, vans, sports utility vehicles or automobiles, may be parked in the front yard per lot.
- (C) The total of improved parking surfaces located in the front yard on any lot in a residential district shall not be in excess of 25% of the total square footage of the area between the front of the house and the right-of-way, unless an administrative variance based on a demonstrated hardship is granted, in compliance with Chapter 242.
- (D) For the purpose of Section 222-12, only one yard of a corner lot shall be designated as the primary front yard for the calculation of the 25% rule. The total allowable improved area based on the size of the designated front yard may be divided between the primary front yard and the secondary front yard.
- (E) Existing non-improved driveways which extend from an existing driveway apron directly into a carport, garage, or established parking area may remain as is.
- (F) In compliance with Chapter 238 of the LDR, properties within the Historic District shall receive Administrative Approval for a Certificate of Appropriateness prior to constructing the improved area.

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Residential Parking Overlay District

