

**ORDINANCE NO. 2018-6**

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF  
VALDOSTA, GEORGIA, AMENDING THE TEXT OF THE CITY OF  
VALDOSTA LAND DEVELOPMENT REGULATIONS (LDR), PROVIDING  
FOR SEVERABILITY AND AN EFFECTIVE DATE**

**WHEREAS**, the City of Valdosta has proposed and initiated the request of certain amendments to the City of Valdosta Land Development Regulations (LDR) (File No. VA-2018-04); and

**WHEREAS**, official notices have been given and publications have been made pursuant to O.C.G.A. 36-66-4, and Section 242-4 of the City of Valdosta Land Development Regulations (LDR); and

**WHEREAS**, a public hearing was held by the Greater Lowndes Planning Commission on February 26, 2018, and said Planning Commission has rendered a recommendation to the Mayor and Council of the City of Valdosta; and

**WHEREAS**, the Mayor and Council of the City of Valdosta has considered this request and the recommendation of the Planning Commission, at a public hearing pursuant to said official notices and publications; and

**WHEREAS**, Mayor and Council of the City of Valdosta finds the proposed LDR amendments to be consistent with the City's adopted Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the Mayor and Council of the City of Valdosta, Georgia, and it is hereby ordained by the authority of same, that the City of Valdosta Land Development Regulations (LDR) is hereby by amended as follows:

**Section 1.** LDR Chapter 218 Use Regulations, Section 218-13(QQ) Supplemental Standards for Manufactured Homes, is hereby amended by adding sub-Section (10) as follows:

(10) Replacement of existing manufactured homes not located within an established Manufactured Home Park, and legally permitted prior to January, 2009:

- (a) Any such manufactured home may be replaced with a Class "A" manufactured home (doublewide, etc.), provided that the existing dwelling has been occupied for at least the previous 12 months and that the replacement home complies with all applicable requirements of this Section for Class "A" manufactured homes, and complies with building setbacks, minimum floor area, and use requirements of the Zoning District in which it is located. Owners of such manufactured homes shall first discuss other housing options and possible housing assistance with City Staff.

- (b) Any such Class "B" manufactured home may be replaced with another Class "B" manufactured home (singlewide or nonconforming doublewide, etc.), provided that the existing dwelling has been owner-occupied for at least the previous 12 months and that the replacement home complies with building setbacks, minimum floor area, and use requirements of the Zoning District in which it is located. Owners of such manufactured homes shall first discuss other housing options and possible housing assistance with City Staff.
- (c) Any such replacement manufactured home allowed under the terms of subsections (a) or (b) above shall also have an original manufacturing date that is within five calendar years of the date of replacement. (For example: a manufactured home that is replacing an existing home in June, 2018 shall have been manufactured in the year 2013 or later.)

**Section 2.** All Ordinances or parts of Ordinances, in conflict herewith, are to the extent of such conflict hereby repealed.

**Section 3.** If any word, phrase, section, or other portion of this Ordinance is declared or adjudged to be invalid or unconstitutional by any Court of competent jurisdiction, then such declaration or adjudication shall not affect the remaining words, phrases, sections, or other portions of this Ordinance which shall remain of full force and effect as if such word, phrase, section or other portion so declared or adjudged invalid or unconstitutional were not originally a part of this Ordinance. It is hereby declared to be the intent of the Mayor and Council of the City of Valdosta, Georgia, to provide for separate and devisable parts, and to this end the provisions of this Ordinance are declared severable. Said Mayor and Council hereby declares that it would have still enacted the remaining words, phrases, sections, or other portions of this Ordinance that are not so declared or adjudged to be invalid or unconstitutional.

**Section 4.** This Ordinance shall become effective immediately upon passage.

Duly passed and adopted by the Mayor and Council of the City of Valdosta, Georgia, this 8<sup>th</sup> day of March, 2018.

  
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Mayor

ATTEST:

  
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Clerk of Council