

GREATER LOWNDES PLANNING COMMISSION
AGENDA ITEM

SUBJECT: Text Amendments to the Lowndes County Unified Land Development Code (ULDC)

DATE OF MEETING: November 30th 2015

BUDGET IMPACT:

FUNDING SOURCE:

() Annual () SPLOST () Capital (X) N/A

Regular Meeting (x)

Work Session (x)

Recommendation (x)

Policy/Discussion ()

Report ()

ACTION REQUESTED ON:

Text Amendment TXT-2015-01 Main Focus: MAZ

HISTORY, FACTS, AND ISSUES:

Most of the proposed updates have not changed since they were initially presented in May. Since the updates were presented last month in October please find a list of the major updates below to help focus the review.

Major Updates to Report:

1. Coversheet
 - a. History, Facts, and Issues
 - b. Amendment #1 Description
 - c. Amendment #8 Description
 - d. Addition of TRC Recommendations
2. PowerPoint Presentation
 - a. Slides 13, 14 (Added), 15, 16, 17, 21 (Added)
3. Proposed Changes to the ULDC
 - a. Formatting – Efforts were made to change the tracked changes to show insertions or new text as underlined and in **Red**, deletions as ~~strikethroughs~~ and in gray, and formatting changes in black.
 - b. Amendment #3
 - c. Amendment #8

ULDC Text Amendment TXT-2015-01 is primarily aimed at regulations concerning the Moody Activity Zoning Districts (MAZ)'s. While regulations related to the MAZ's were the main focus (Sections 1.09.01, 2.01.06, 2.03.03, 4.01.02(F), 4.01.03(B), 4.02.04, 4.07.06, 5.02.02, 5.02.08, 5.03.02, 5.04.07, 5.05.03, 5.04.04, 8.02.02, 9.01.05). Other regulations, including but not limited to, residential dwellings (9.01.01, 9.01.02), family ties land divisions (4.04.04), the Valdosta Regional Airport Overlay (2.03.03, 4.02.03), bed and breakfasts and hotel/motels (2.03.03), commercial greenhouses and nurseries (2.03.03, 4.03.03), telecommunications towers (5.05.03, 5.05.04), signs (5.04.07, 9.01.06), land disturbance (Appendix A Section 4(C)), administrative and/or clerical changes (4.03.00, 4.01.01(G), etc. – See Attached Amendment #13), and the updated adoption of the Lowndes County Zoning Map (2.01.01) are also included within this text amendment. To help organize these amendments efforts have been made to try to make clear which changes are proposed. Those efforts include the following: detailed reference information within this coversheet, a list of the amendments by groups with results, and the ~~strikethrough~~ (Proposed Deletions) and underline (**Proposed Additions**) formatting of the proposed amendments. For

additional reference, an MAZ presentation, a proposed draft of the zoning map, and other various comments¹ are included as a part of the materials as well.

Overall, the goal for these amendments concerning the MAZ is to obtain a better balance between private property owner rights and protecting Moody AFB. That goal being stated staff has still made efforts to meet or exceed federal guidelines that are recommended for areas classified as within an airport community². For historical reference the direction to further address the MAZ regulations was really triggered with a rezoning near the end of 2012 (REZ-2012-17). REZ-2012-17 sought to change ~23 acres of MAZ zoning to R-10. The debate and discussion surrounding the case involved the MAZ regulations, specifically density, and triggered a text amendment (TXT-2012-02). The main focus of that triggered text amendment, TXT-2012-02, was to reduce the residential density requirements in MAZ III from 2.5 acres to 1 acre. Both the rezoning and the text amendment received opposition from the community and from Moody AFB. Eventually, both of the requests were withdrawn before the LCBOC made a decision on them.

Since the initial public presentation of these amendments in May the main changes have been aimed at allowing additional density for properties in MAZ II and MAZ III and some type of consideration for the existing noise regulations. The density allowances were initially presented as being further limited than the previous proposal (TXT-2012-02) and would be limited to legal non-conforming lots, accessory dwellings, and family ties/agricultural workers (Similar to what is currently allowed in the agricultural zonings in the County). The initial presentation of these accessory dwelling and family ties/agricultural worker types of allowances were ultimately withdrawn due to concerns over the long-term potential increases in density and the negative impacts that they may have on Moody AFB. In lieu of those density increases County leadership has discussed investigating some form of financial relief for MAZ property owners. It should also be noted that after the initial drafts of the text amendments were released in May Moody AFB released their latest Air Installation Compatible Use Zone (AICUZ) Study (July 9th). The AICUZ study should serve as a baseline for the base's current land use impacts, land use concerns, and land use direction. A helpful aspect of this recent AICUZ study is that it applies to more than just Moody AFB property. The AICUZ also studies properties outside of Moody AFB in the surrounding area. For further reference, additional clarification and background on compatible land uses, density, and noise is included within the AICUZ study³.

Thus far the amendments have been advertised for two separate case cycles and been consistently tabled to help address initial comments and allow time for additional communication and investigations from staff and Moody AFB. After formalizing communications relative to the new leadership at Moody AFB, Staff has continued to communicate with staff at Moody AFB and County Leadership in an attempt to formalize the amendments. At present staff believes the current drafts reflect verbal agreements with Moody AFB staff on all amendments except Amendment #8 dealing with Bed and Breakfasts and Hotel/Motels. From a staff standpoint these amendments are overall consistent with the Comprehensive Plan and the various TRC recommendations may be found listed by amendment below.

¹ These other various comments include the initial comments from both the Chamber of Commerce and the South Georgia Military Affairs Council.

² Federal guidelines in this context primarily consist of the opinions and perspectives of staff at Moody AFB and the land use compatibility guidelines published by the US Department of Transportation in their Airport Noise Compatibility Planning documents (Federal Register, Volume 49, Number 244. – December 18th 1984)

³ The 2015 Moody AFB AICUZ Study can be downloaded at: <http://www.moody.af.mil/environmentalinitiative.asp>

OPTIONS:

1. Approve 2. Approve with Conditions 3. Table 4. Deny

RECOMMENDED ACTION: TRC Recommendations Listed Below

DIVISION: Planning

County Planner: Jason Davenport

County Manager

Action by the Board: _____

Amendment Groups, Recommendations, and Results

Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
1	<p>MAZ Density (4.02.04(C)(1)(b), 4.02.04(C)(1)(c), 5.02.02)</p> <p>Overall, the initial family ties and accessory dwelling 1 acre density exemptions have been removed and the goal for the density has shifted to that of maintaining the current density levels. The exception to this goal is related to lots that have been approved before the MAZ/ULDC adoption and are less than 2.5 acres. The language related to those types of lots has been retained/added. The main goal of retaining that language is to addresses residential development on existing lots that are less than 2 ½ acres. Specifically this language addresses situations where a dwelling is requested on a lot that the zoning allows for it but the lot size is less than 2.5 acres. For example a new manufactured home requested to be approved on a 1 ½ acre lot that was created in 1986 in the MAZ III zoning district would be allowed because dwellings are allowed and the lot is a legal lot of record or legal non-conforming lot. Additionally, for reference, the request for a new manufactured home on a 1 ½ acre lot created in 1986 in the MAZ II zoning district within the APZ II would not be allowed because even though the lot was created legally the use of a manufactured home is not currently allowed. This language helps clarify and is consistent with how staff handles these types of developments at the present time. The weakness to the current practice is it conflicts with the overall density provision of the MAZ (Generally 1 dwelling per 2.5 acres) by allowing for 1 dwelling on less than 2.5 acres. This weakness is attempted to be controlled by language that restricts the development of these existing lots to only 1 dwelling.</p> <p>While not specifically addressed under this amendment, Amendment #5 also has density related implications. Specifically, Amendment #5 is aimed at allowing any legally established residential dwelling, manufactured houses included, to be replaced, repaired, or expanded in any zoning district (Including the MAZ's)</p>			

Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
	(Section 9.01.01(C)). The density implications come into play if you have an existing dwelling that is somehow detrimental to Moody AFB. The changes in Amendment #5 make it difficult to use the code as an avenue to remove that dwelling.	Approval		
2	<p>MAZ Noise (4.02.04(C)(6))</p> <p>Noise is a major consideration in the MAZ. There is an area within the MAZ called the Noise Impact Area. The Noise Impact Area functions similar to an overlay. The aim of the Noise Impact Area is to require additional regulations to help with the noise associated with Moody AFB. Historically, since the MAZ was adopted in 2006, there have been issues with enforcement of these regulations. Overall, staff is concerned about the requirements to force operations to be conducted within buildings or enclosed structures. Additionally, staff is also concerned about what improvements are required for the noise related construction improvements i.e. noise attenuation requirements. Noise attenuation requirements are primarily construction standards that are aimed at reducing the level of noise inside of a structure. In an attempt to better understand the noise attenuation requirements the County, with the help of the SGRC and the Federal Government (Including Moody AFB) has a study that examined what it would mean to add noise reducing measures to different types of construction in noisier areas. This study tried to closely examine how much these potential improvements would cost. In consideration of the potential increased costs and the current low number of noise related complaints/issues staff has not been pursuing LCBOC consideration of those regulations. Staff's initial direction was to try to remove these regulations from the MAZ. After further consideration and conversation with representatives of Moody AFB and the GLPC it was determined that removing the regulations was not a good long-term direction. Staff's current direction, based on initial comments and further conversations with Moody AFB has been to pursue an approach that notifies the property owner of the current and historic levels of noise associated with Moody AFB during the permitting process. That notification would also include information about recommended improvements for the property owner to consider if they wanted to reduce the amount of noise inside of their residence/structure.</p>	<p>Approval: Planning Utilities Inspections Engineering Fire/Rescue</p> <p>Denial: Zoning Board of Health</p> <p>Noted Concerns: Enforcement & Cost (Inspections) Liability (Engineering) Historical Relevance (Zoning)</p>		

Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
3	<p>MAZ Dwelling Design Standards (4.01.03(B))</p> <p>The goal with these amendments was to clarify which single-family dwelling design standards apply in the MAZ II zoning district e.g. generally requires new homes that are not within a manufactures home park to be at least a double-wide manufactured house with higher standards of siding and skirting material (Section 4.01.03). Historically the MAZ II and MAZ III were treated with the same basic dwelling standards. After communications with County leadership a change in that direction was made to increase the dwelling standards in the MAZ II zoning district.</p>	<p>Approval: Planning Inspections Engineering Utilities Fire/Rescue</p> <p>Denial: Zoning Board of Health</p> <p>Main Concerns: Too Restrictive (Engineering, Zoning, Utilities, Fire/Rescue)</p>		
4	<p>MAZ Other (1.09.01, 2.01.06, 2.03.03, 4.01.02(F), 4.02.04, 4.07.06, 5.02.08, 5.03.02, 5.04.07, 5.05.03, 5.04.04, 8.02.02, 9.01.05) These are various other regulations associated with the MAZ's. These amendments include clarifying the height restrictions, adding buffer protections for residential MAZ properties, Clarifying the allowable uses within the MAZ II APZ zones, working with Moody AFB comments regarding the MAZ regulations reflecting their land operations and not just their air operations, and requiring a letter of clearance from either Moody AFB or the Airport concerning new telecommunications tower construction.</p>	Approval		
5	<p>Allowing Legal Nonconforming Dwellings in All Zoning Districts (9.01.01, 9.01.02)</p> <p>Overall, the goal of these amendments is to allow any legally established residential dwelling, manufactured houses included, to be replaced, repaired, or expanded in any zoning district (Including the MAZ's) (Section 9.01.01(C)). A large portion of the variance cases seen in the MAZ's deal with existing legally established homes</p>			

Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
	or manufactures houses being replaced or upgraded. Provided that the homes can be found to be legally established these amendments would allow for their upgrade without a variance application, public hearing, and ZBOA approval. These changes decrease the complexity for existing residential development in all zoning districts (Including the MAZ's) to be improved or replaced. The main weakness with this direction is that it weakens the code in circumstances where you would want an existing residential dwelling or manufactured home to be eliminated from certain locations.	Approval		
6	Family Ties Land Divisions (4.04.04) The goal of these amendments is to align and clarify regulations concerning Family Ties Land Divisions with current enforcement. The changes focus on allowing for Family Ties Land Divisions to apply to spouses, reflect the fact that a property may have multiple owners, that the divisions are allowed to happen when access is off of an unimproved road, reflect that the survey must be approved and recorded, and clarify the access easement requirements as they relate to which lots are applicable, the easement width, and the driveway construction requirements.	Approval		
7	Valdosta Regional Airport (VLD) Overlay (4.02.03) The goal of these amendments are to clarify which uses are restricted within the VLD Airport Overlay Runway Protection Zone and to require a letter of clearance from the Valdosta-Lowndes County Airport Authority concerning new tower construction. Additional, communications with the Airport Authority Executive	Approval		

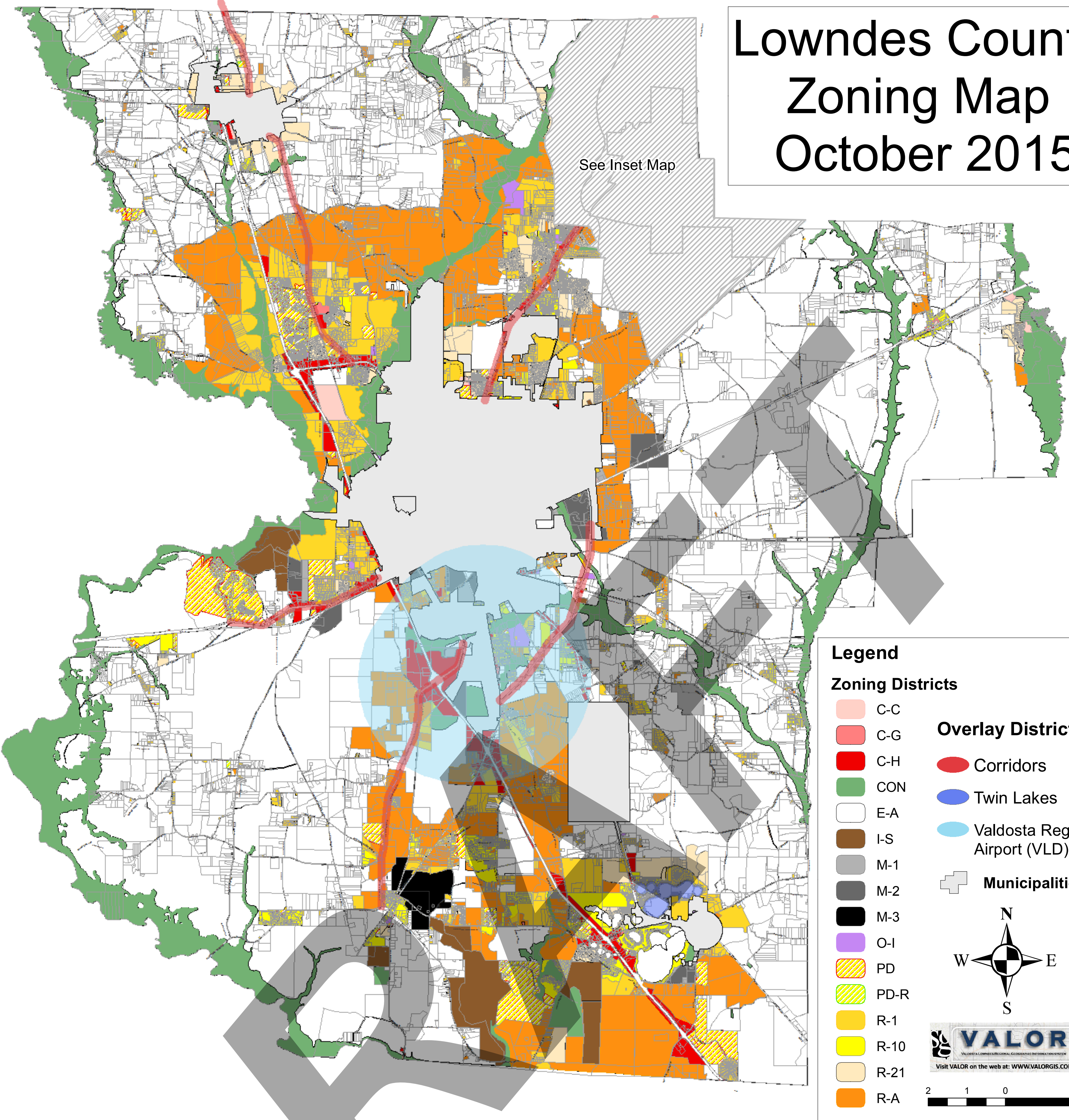
Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
	Director/Airport Manager have happened and have been positive on the proposed changes.			
8	<p>Hotels/Motels and Bed and Breakfasts (2.03.03)</p> <p>The initial goal in this amendment was to reflect a consistency in treatment between where Bed and Breakfasts are allowed and where Hotel/Motels are allowed. Currently Hotel/Motels are allowed in the MAZ II zoning district outside of the APZ zones. Bed and Breakfasts are not allowed at all in the MAZ II zoning. The initial proposal is to let Bed and Breakfasts also be allowed in the MAZ II zoning district outside of the APZ zones (Consistent with the Hotel/Motel Allowances). The issue with the initial proposal is that neither County staff nor Moody AFB staff are convinced that Hotel/Motels should be allowed as they are currently. As a result of those concerns staff has modified the current proposal to not allow Bed and Breakfasts or Hotels/Motels in the MAZ II district.</p>	<p>Approval: Planning Inspections</p> <p>Denial: Zoning Engineering Utilities Fire/Rescue Board of Health</p> <p>Comments: Presence and Investment in Water/Sewer Infrastructure and Potential Previous Desire from Moody AFB for closer Hotel/Motel Use</p>		
9	<p>Commercial Greenhouses and Nurseries (2.03.03, 4.03.03)</p> <p>The goal of this amendment is to address a conflict with these uses between Chapter 2 and Chapter 4. The use chart in Chapter 2 shows the use as an S in the MAZ III district. The description in Chapter 4 describes it as a P in the MAZ III district. After staff consideration and communications with Moody AFB it is recommended to be reflective of a P in the MAZ III district. If approved, this in effect lessens the</p>	Approval		

Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
	restrictions on operating a commercial greenhouse or nursery in the MAZ III district.			
10	Telecommunications Towers (5.05.03, 5.05.04) The letter of clearance language has been reviewed by both representatives from Moody AFB and the Valdosta Airport. The language and idea itself originated from a Moody AFB Joint Land Use Study document recommendation. When new towers are currently constructed staff does reach out to Moody AFB and/or the Valdosta Airport if the towers are proposed to be located within an area of concern for either entity. This process seeks to further clarify the results and timelines associated with those communications.	Approval		
11	Signs (5.04.07, 9.01.06) – These amendments are aimed at providing clarification about what signage is allowed in the following zoning districts: Residential and Non-residential P-D or PD-R, Mixed Use P-D or PD-R, Residential and Non-residential MAZ II, and Residential and Non-residential MAZ III. The reference to immediately is recommended to be taken out of Section 9.01.06. The additional wording is believed to be unnecessary.	Approval		
12	Land Disturbance (Appendix A Section 4(C)) Per GA EPD requirements and comments the Lowndes County Soil Erosion, Sedimentation, and Pollution Control Ordinance has been requested to be updated. The updates relate to clarifying and specifying the roles of the Construction Site Operator. The role of the operator now specifically, by ordinance, calls out their responsibility for controlling waste on the site such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at the construction site that may cause adverse impacts to water quality. The specific amendments may be found on page A-10. Amendments aimed at this result were also made to the Lowndes County Anti-Littering Ordinance by the LCBOC on November 30 th 2014.	Approval		
13	Administrative/Clerical (4.03.00, 4.01.01(G), etc.) 1. Address the listing of regulations between Chapter 2.03.03 and the Supplemental Standards in Chapter 4.03.00 – Overall staff recommended to			

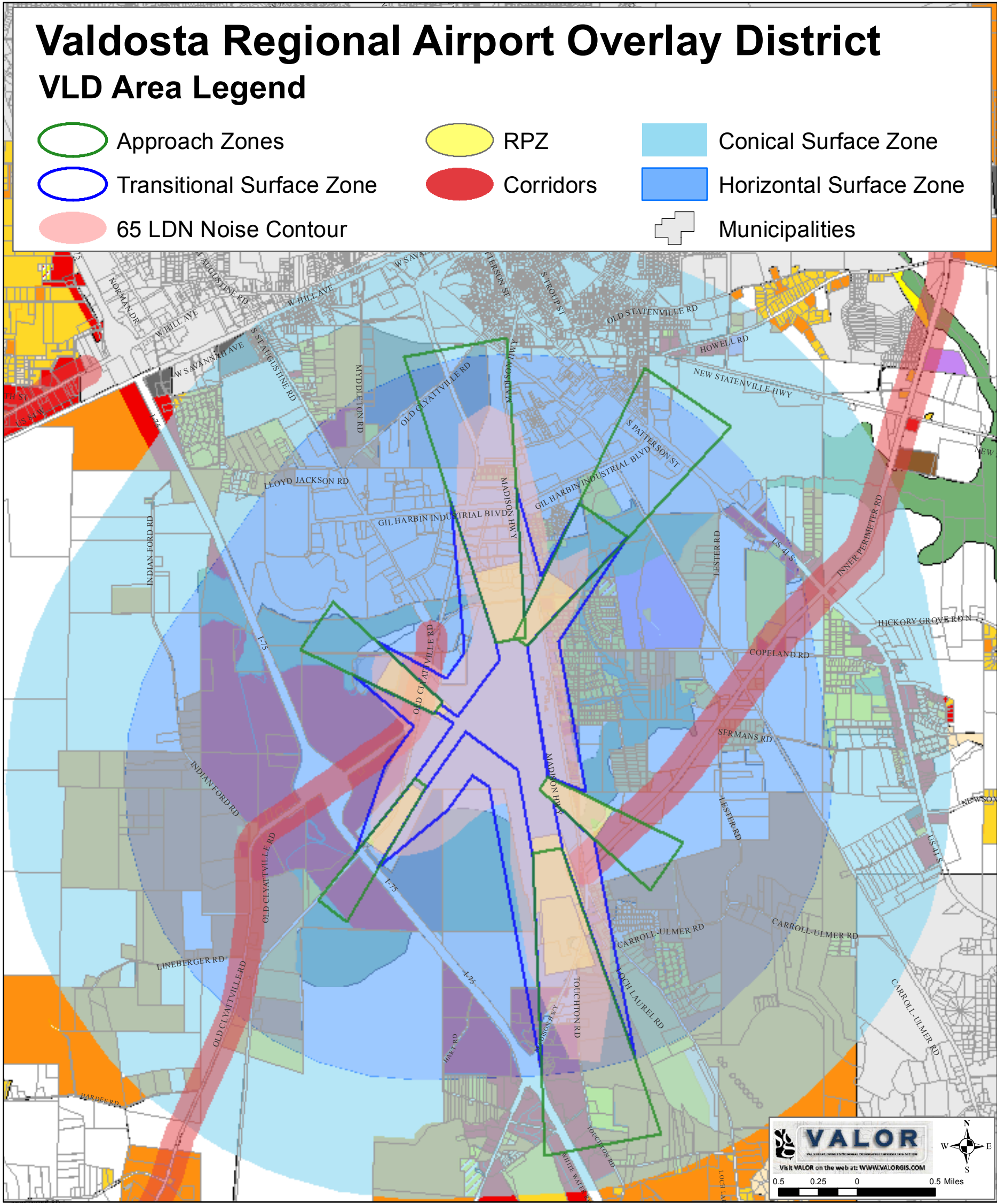
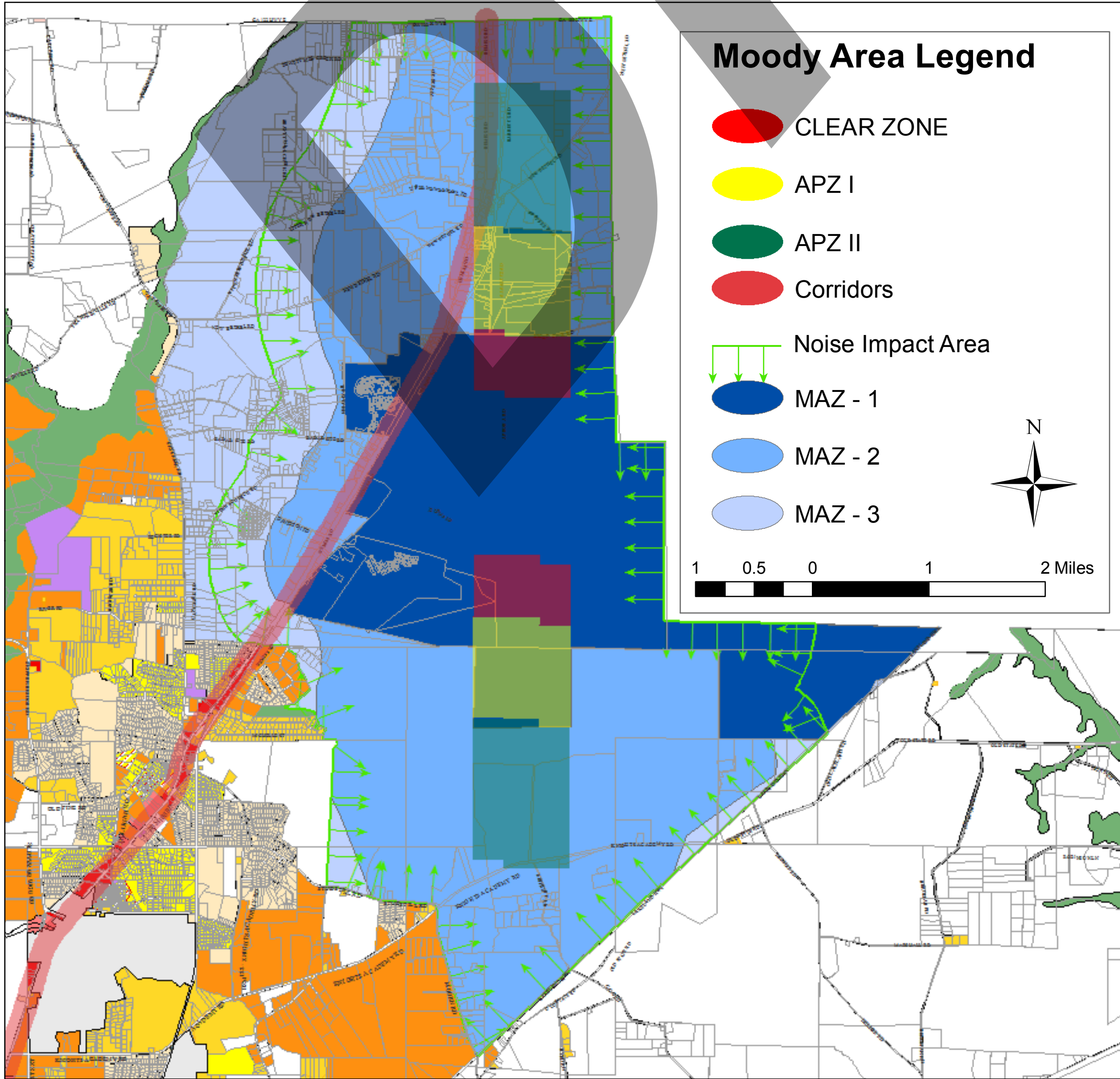
Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
	<p>let the land use table in Chapter 2 control whether supplemental standards in Chapter 4 apply. This will help eliminate excess language and inconsistencies that exist between Chapter 2 and Chapter 4. The weakness to this direction is that it is anticipated to increase flip-back checking between Chapter 2 and Chapter 4. Additional language was also added to most uses in 2.03.03 to help clarify when to seek out supplemental and additional standards “<u>For an “S”</u> See Also Section . . .”</p> <p>2. Minor Amendments (Ch 2 and 4 Consistency e.g. taking out Ch 4 references to Ch 2 in section 4.03.00 (Greenhouse – 4.03.03, Care Homes – 4.03.16, and Stables – 4.03.02 Examples), Typographical, Capitalization (2.01.02(B), etc.), Formatting (Font Size), Spacing, Renumbering of Sections, Lettering of Sections, Updating both Chapter and Overall Table of Contents (Table 4.03.02(F)), Address Proper Bolding e.g. 9.01.02(A)(1), 9.01.02(C), etc.), added additional references to Board of Health Septic Approval to Table 4.01.01(G), Clarified references to Table 4.01.03(B) instead of 4.01.03(F), Corrected a reference to 4.01.03 (2) in section 4.01.03(B)(3), 4.02.02(C)(3) fixed typo added “to”, added PD-R references to Table 5.04.07(E)(3), clarified the membership number reference for the TRC (8.02.02(A)), taken out unnecessary “immediately” reference related to signage in 9.01.06(A), Correctly referenced the Valdosta-Lowndes County Airport Authority in 5.05.04(C), Corrected References to Table 4.01.01(G) and 4.01.02(E) e.g. Section 9.01.02(C), Fixed numbering/lettering in 10.02.02(D), corrected typo in Chapter 2 List of Tables (p. 2-1), and removed reference to 4.01.03 in Section 2.03.03 Multi-family row (The reference is not applicable)</p>	Approval		
14	The adoption of an updated Lowndes County Zoning Map (2.01.01). This is an administrative step to adopt an updated zoning map at the same time as an updated	Approval		

Proposed Amendment Group with (ULDC Section(s))		TRC Recommendation	GLPC Recommendation	LCBOC Decision
	ULDC. Beyond changes in the zoning through rezoning cases or map corrections no other changes are intended to take place with the adoption of this map.			

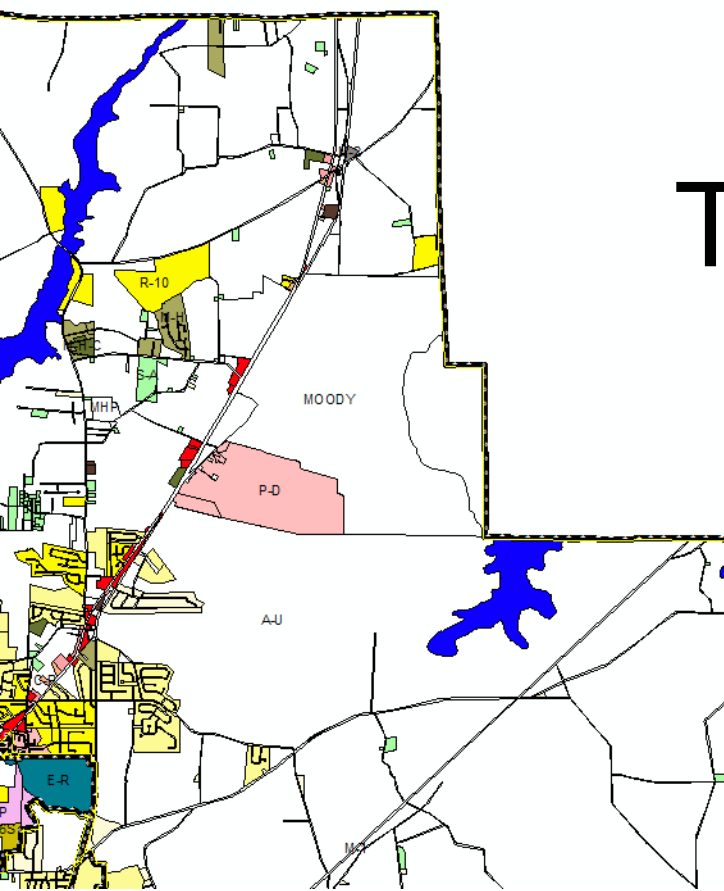
Lowndes County Zoning Map October 2015



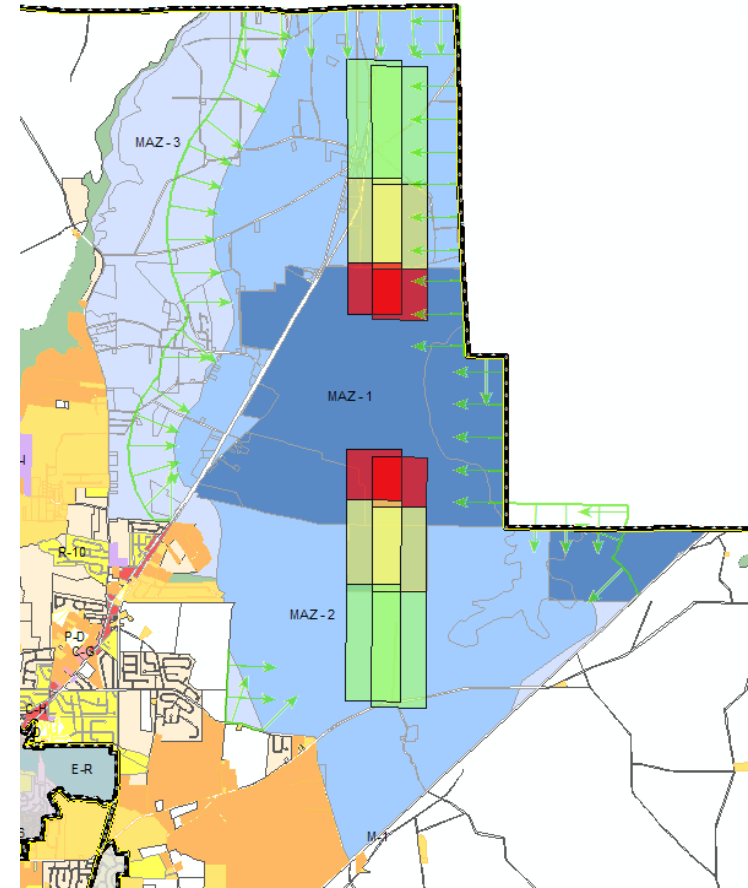
Created October 16, 2015 for Lowndes Co., Georgia.



The Moody Activity Zone (MAZ)



- History
- Map
- Regulations
- Enforcement, Implementation, and Future Direction



MAZ History

- Comprehensive Plan – Depiction/Description (Mid 1990's)
- BRAC – Moody AFB is Not Invincible (Late 1990's)
- Chairman Rod Casey (2000-2008)
- ULDC – Updating/Consolidating Regulations (2005-2006)
- ULDC Overlay – Draft (2006)
- ULDC Zoning Districts – Adopted (May 9th 2006)
- Text Amendments – Maintenance
- JLUS – Setting a Regional Bar (2009)

General Mapping

MAFB Property +

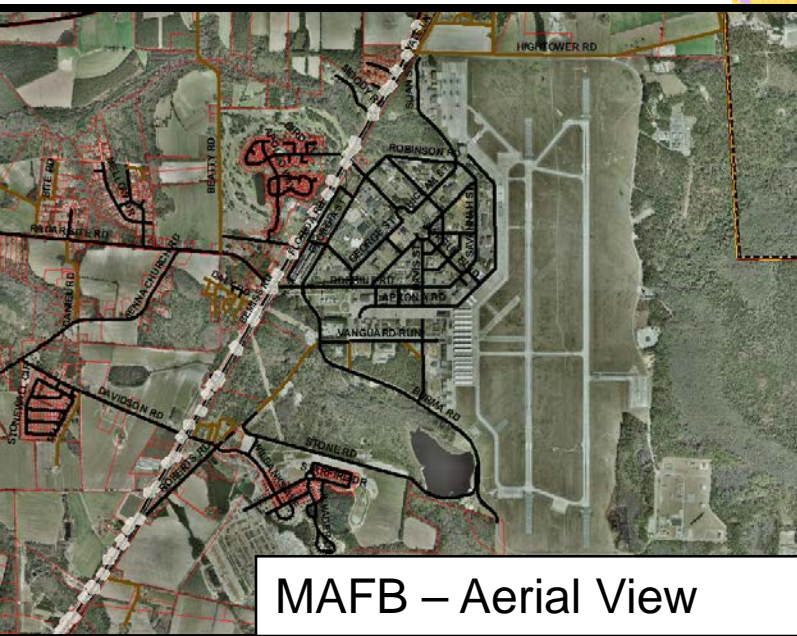
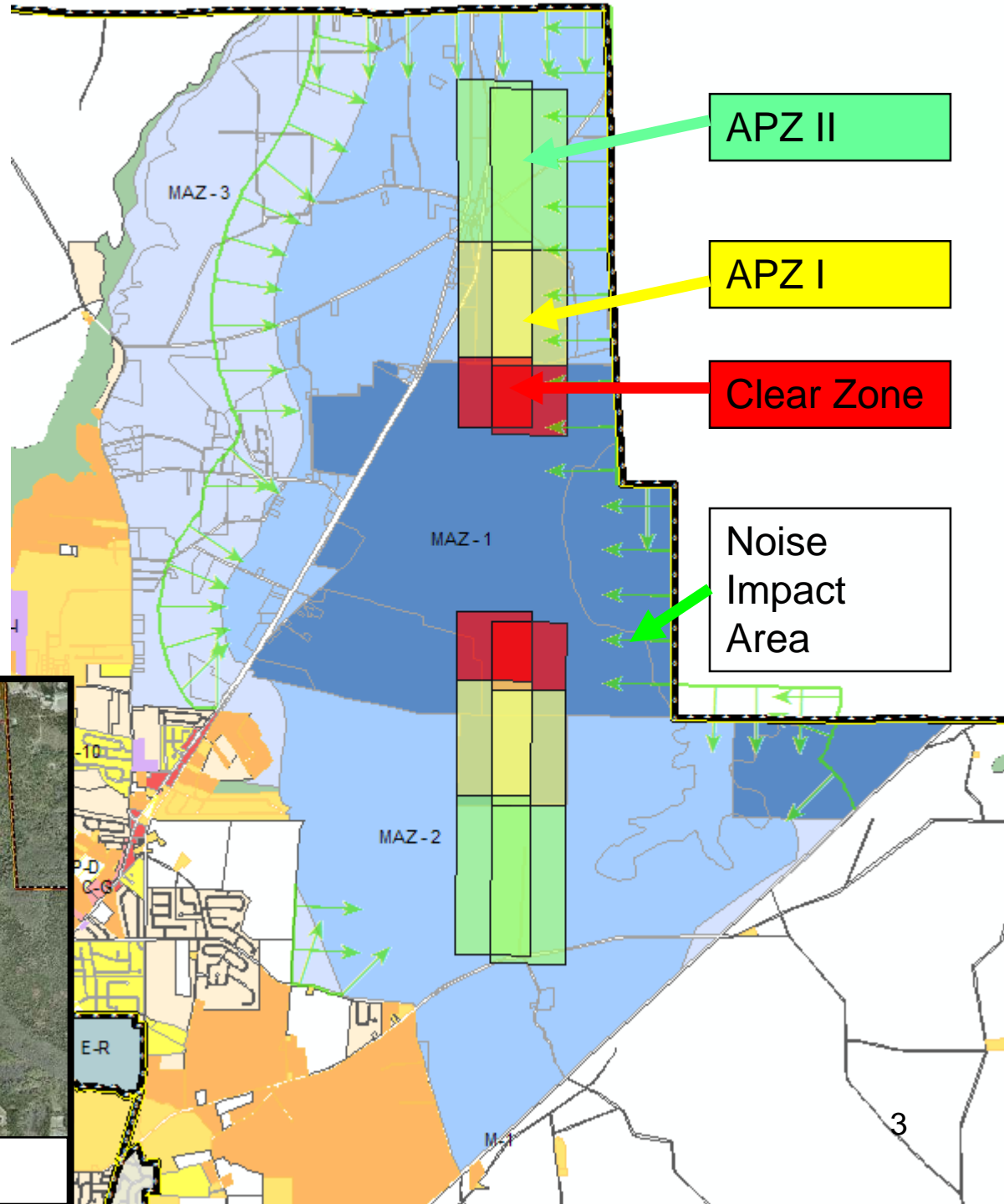
Flight Lines +

Clear Zones +

APZs +

LDN Noise Contours +

Comprehensive Plan =



MAFB – Aerial View

Approximate Mapping Areas

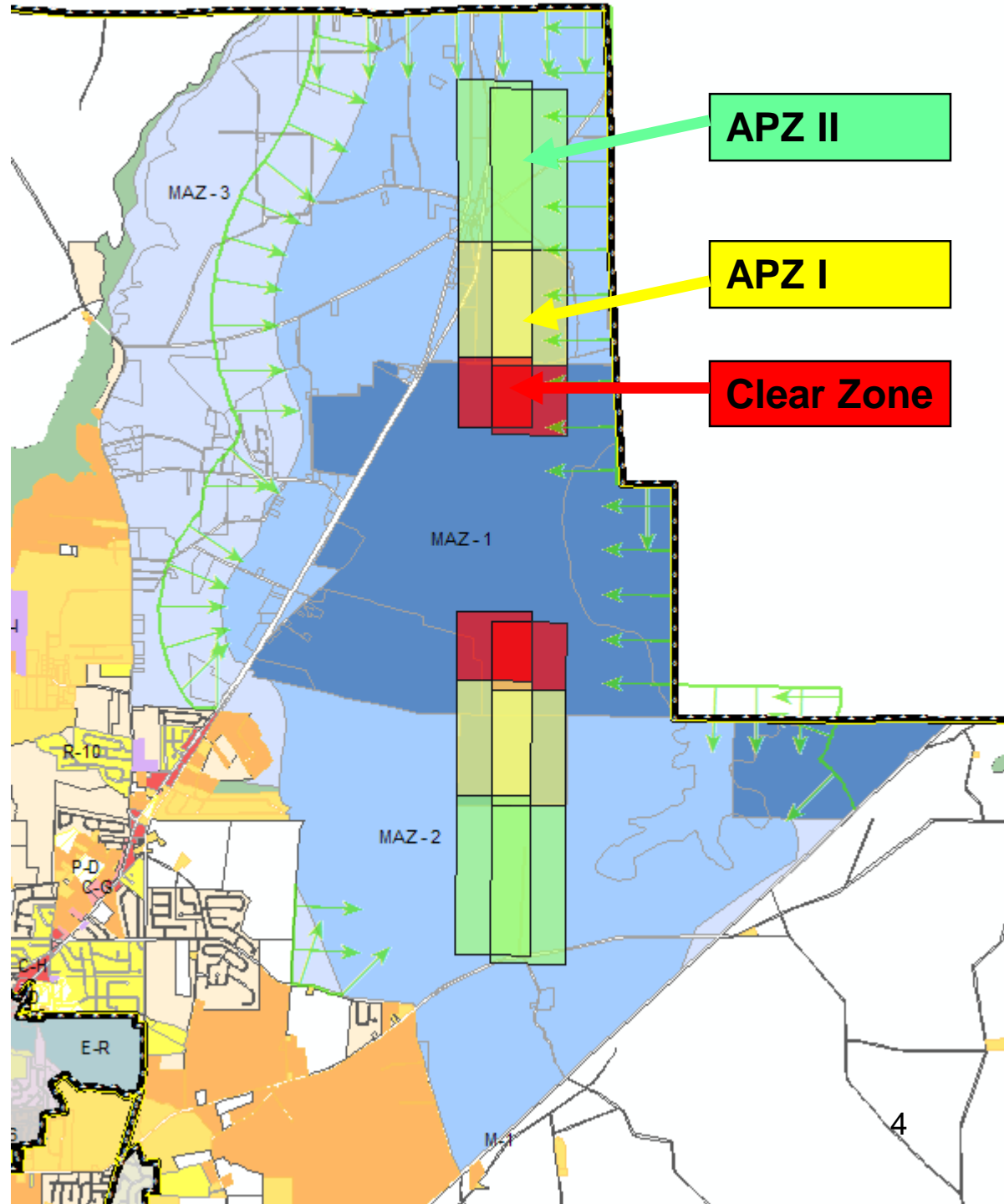
Total MAZ: 18,765 acres
29 square miles
1,422 properties

MAZ I 5,792 acres
9 square miles
30.8%

MAZ II (Within APZ II)
1,298 acres
2 square miles
6.9%

MAZ II (Outside of APZ II)
7,477 acres
11.6 square miles
39.8%

MAZ III 4,198 acres
6.5 square miles
22.3%





Regulations

- OCGA 36-66-6 – Formal Communication within 3,000 feet
- Unified Land Development Code (ULDC) – (Requirements) Permitted Uses, Height (General & Towers), Lighting, Interference (Visual & Electronic), Noise, Compatibility Review, Cooperation (Technical Review Committee (TRC))
- Greater Lowndes Comprehensive Plan – (Recommendations) Depiction/Description
- Department of Defense Joint Land Use Study (JLUS) (Recommendations) <http://www.sgrc.us/jlus.html>
- Department of Defense Air Installation Compatible Use Zone (AICUZ) (Recommendations) <http://www.moody.af.mil/environmentalinitiative.asp>

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Bold Lettering Indicates	1
Definitions Available in Section 1.09.02	Adopted March 9th 2010
	Draft



Regulations

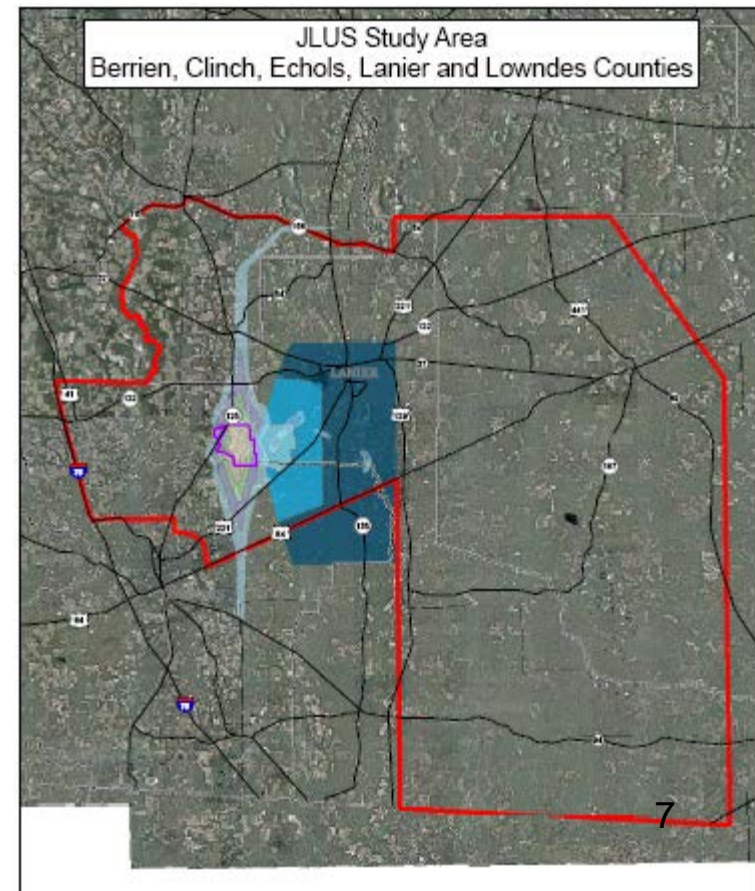
- Generally
 - Granted:
 - Additional Commercial/Professional/Industrial and/or Non-residential Development
 - Overall Greater Residential Development Density (2.5 acre minimum lot size instead of 5 acre minimum lot size)
 - Additional Formalized Communication with Moody AFB
 - Restricted:
 - Dense Residential Development (Generally Development Density Greater than 1 dwelling per 2.5 acres)
 - Uses Potentially Harmful to Aircraft Operations (Height, Smoke, Population Density, Lighting, Glare, Electromagnetic, etc.)
 - Uses Susceptible to Noise

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Bold Lettering Indicates Adopted March 9 th 2010	
Definition Available in Section 1.09.02 Draft	

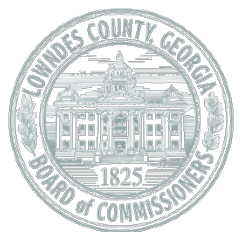
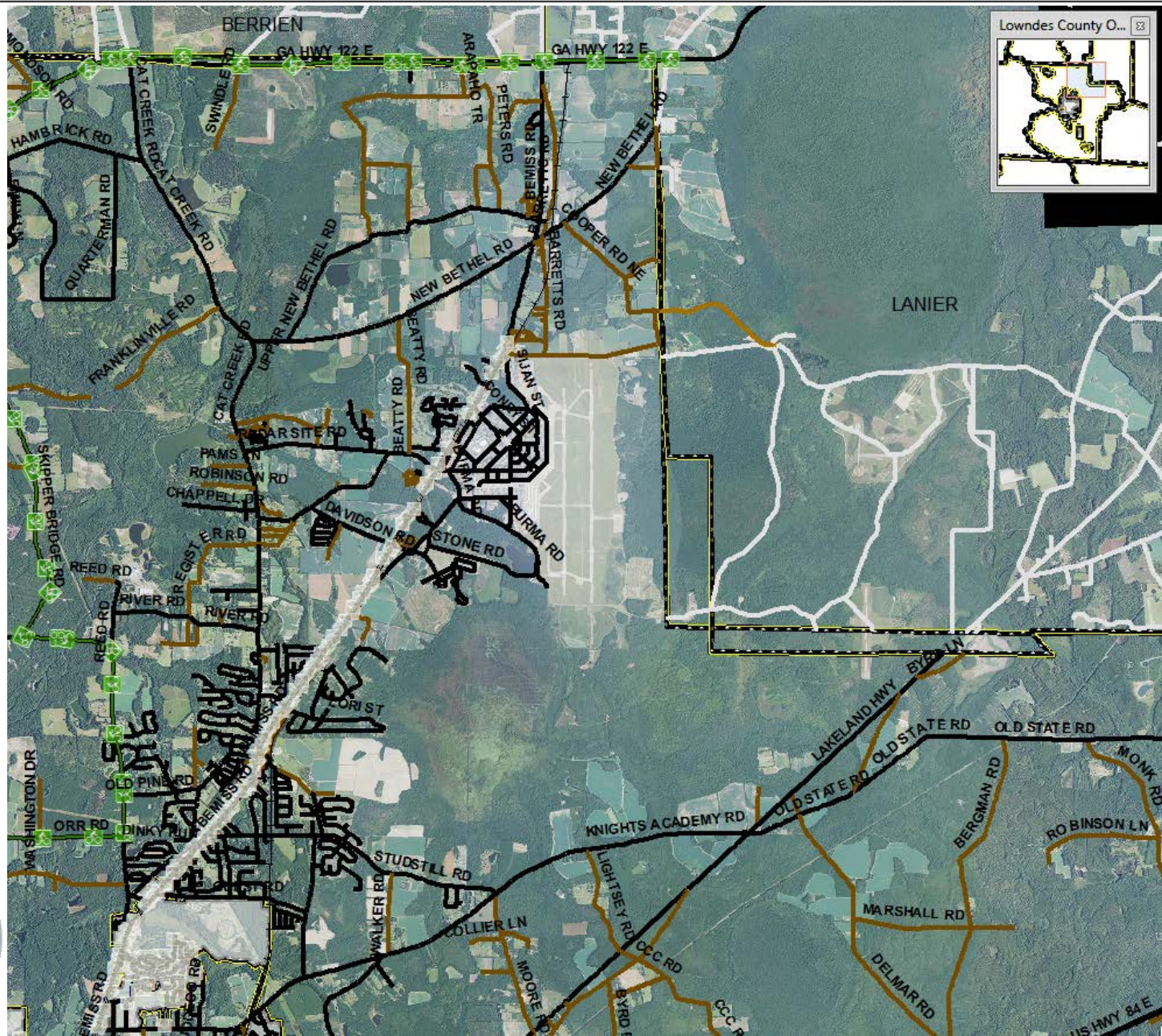
Enforcement, Implementation, and Future Direction

Technical Review Committee Agenda	
Tuesday, July 10, 2006, 9:00 am	
Present: (see list below)	Excused: (see list below)
For Action:	
1) PSD-2005-09 Lake Julian Estates, Touchton Rd., 22 ac., 01.08 029-030, 07 lot, 8-10, well/Co. sewer	
a. Sharon Sterling @ 259-9999 & Elizabeth Reynolds @ 244-6663	
2) REC-2005-13 Kinderhook Forest Sec. II, 159.94, 59-155, 27-1, 272 ac., 6-A to P-D, 940 lots, water/sewer	
a. Charles Clark @ 217-0799 & Kinderhook Forest Development LLC @ 219-2361	
b. TRC Comments Due June 30 th , ULPC Hearing June 30 th , LCBOC Hearing July 10 th	
3) REC-2005-03 Millbrook LLC, Ordway	
a. Brian Davidson @ 318-513-2000	
4) REC-2005-09 Jones Exp. LLC, Hayslip, 200, 0200, Hayslip, 200, 0200, Hayslip, 200, 0200	
a. Hayslip Surveying @ 244-9733 & Hayslip, 200, 0200, Hayslip, 200, 0200	
5) AIA-2005-09 (Hayslip) 441-A, (Hayslip) Dr., 071, 042, P-D	
6) RAN-2005-12 Benter, 5778 Benter Lane, 022 004, 2.723 ac., 1 lot, 6-A, well/septic	
a. Barbara Herring @ 209-9455 & John Wayne Benter @ 784-5112	
7) MSD-2005-24 Matheny, 3269 Griffin Road 0088 232, 25.44 ac., 3 lots, 6-A, well/septic	
a. Barbara Herring @ 209-9455 & Carina Matheny @ 745-6666	
8) REC-2005-16 Cain, Hwy 41 N, 5043 004, 16.67 ac., 8 lots, 6-A to R-A, R-1, R-21, community well/septic	
a. Hayslip Surveying @ 244-9733 & Rodney Cain @ 794-3071	
9) REC-2005-09 Hayslip, 1141 Hayslip Road, 0188 304, 16.67 ac.	
a. Hayslip Surveying @ 244-9733 & Rodney Cain @ 794-3071	
10) AIA-2005-09 44-72 1st North Road	
11) Resolution and Approval of Improvement Plans (Engineering) and Development Plans (Engineering and Inspections) - HAYSLIP on Hayslip Dr./Rolling Pine Dr.	
12) Reports (Engineering, Inspections, Fire Department & Code Enforcement)	
Meeting:	
10:00 a.m.	PRE-2005-19 Wanda ("Jackie") Miller (225) 244-5887, Barnes Road, tax map 0179 parcel 066, 16.67 ac. (Moody Activity Zone) zoning classification: Proposed: Applicant is requesting to relocate an existing building to this lot for the purpose of establishing a beauty salon. (NOTE: Property is located within the Barnes Road Corridor.)
10:30 a.m.	PRE-2005-20 Jimmy Coker-CIA (225) 247-6378 for TRCA Forests & Family Center: tax map 0072 parcel 204A, C-H (Highway Commercial) zoning classification: Proposed: for TRC meeting necessary to discuss the current and proposed parking availability with project design professionals.
11:00 a.m.	MSD-2005-21 Billy Hamilton (225) 640-6556, Barker Road: tax map 0243 parcels 027 and 028, 6-A (Estate Agricultural) zoning classification: Proposed: Applicant wants to discuss with TRC what he needs to do in order to obtain a recorded survey plat of two existing lots. The Zoning Administrator asks that all TRC members bring applicable paperwork/instructions for Mr. Hamilton.
Pending TRC completion:	
13) PSD-2005-04 Southern Landing, Beach Rd 0229 015 & 016A, 106.9 ac., 212 lots, P-D, water/sewer	
a. EMC Engineering (Charles Clark) @ 217-0799 & 3983 GRI @ 242-9995 03/27/06	
14) PSD-2005-07 Crawfordville, N Oak St. East, 0108 153, 12.3 ac., 18 lots, P-D, City water/sewer	
a. Rollins's Surveying @ 244-2320 & Doreen Place @ 247-2008 05/14/06	
15) PSD-2005-08 Hayslip, 200, 0200, Hayslip, 200, 0200, Hayslip, 200, 0200	
a. Hayslip Surveying @ 244-9733 & Hayslip, 200, 0200, Hayslip, 200, 0200	
16) EXT-2005-10 Simons, Second Street Shawanna Dr, 02218 02A, 3.0 ac., 3 lots, R-1, well/septic	
a. Barbara Herring @ 209-9455 & Kenneth Simons @ 553-4872 03/07/06	
17) EXT-2005-12 Davis, Herring Road, 0222 005, 5.0 ac., 1 lot, 6-A, well/septic	

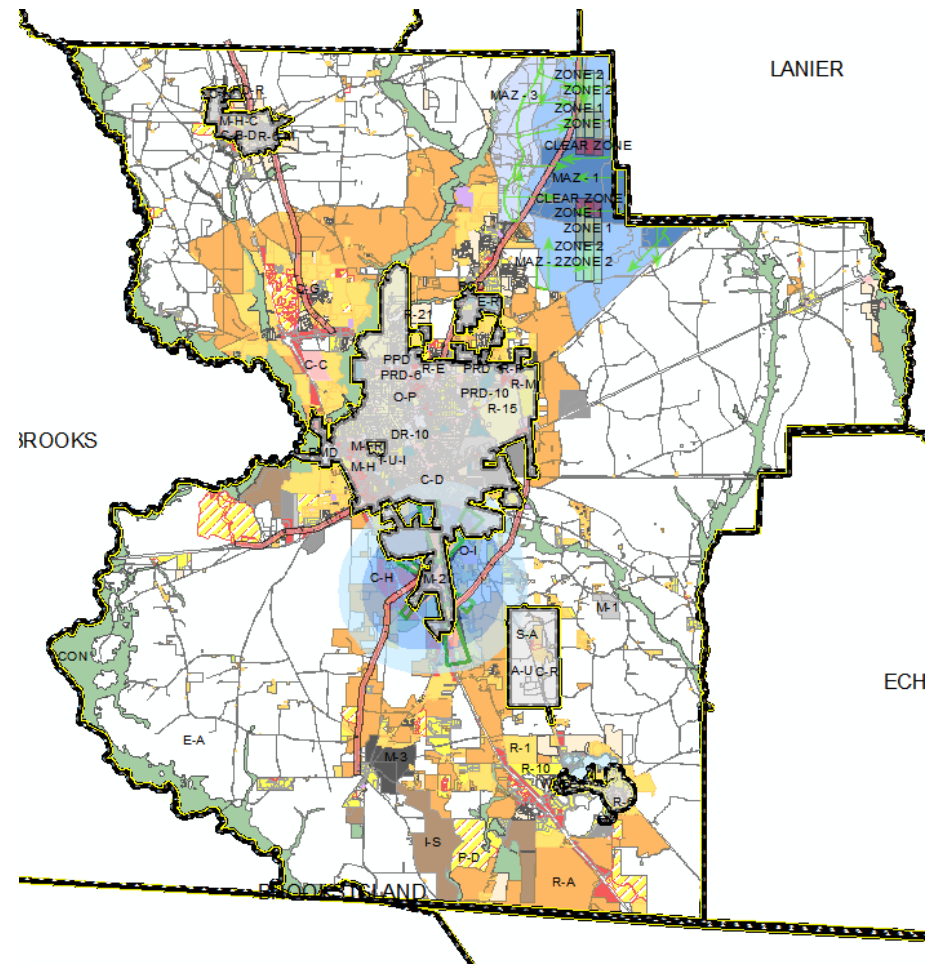
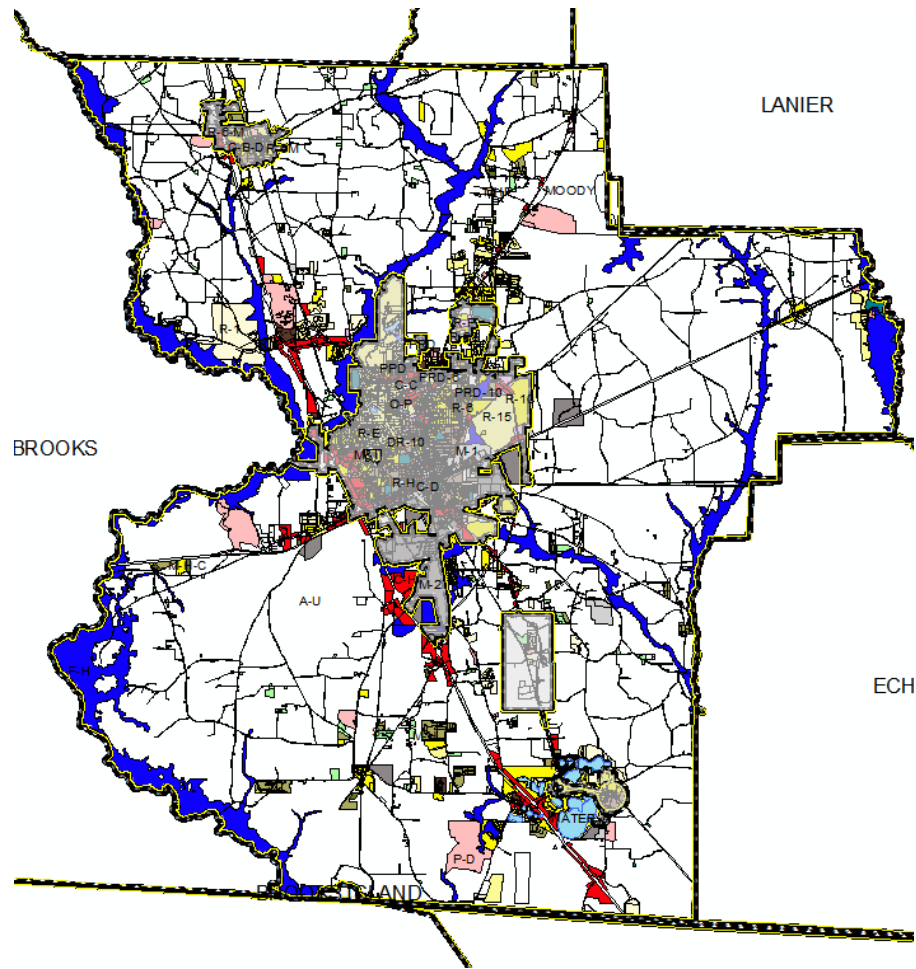
- TRC
- Manufactured Housing
- Telecommunication Towers
- JLUS Implementation
 - Construction Standards - Noise Attenuation,
 - Transportation Analysis
 - Communication Plan
 - Land Use Survey
 - Future Direction
- Text Amendment



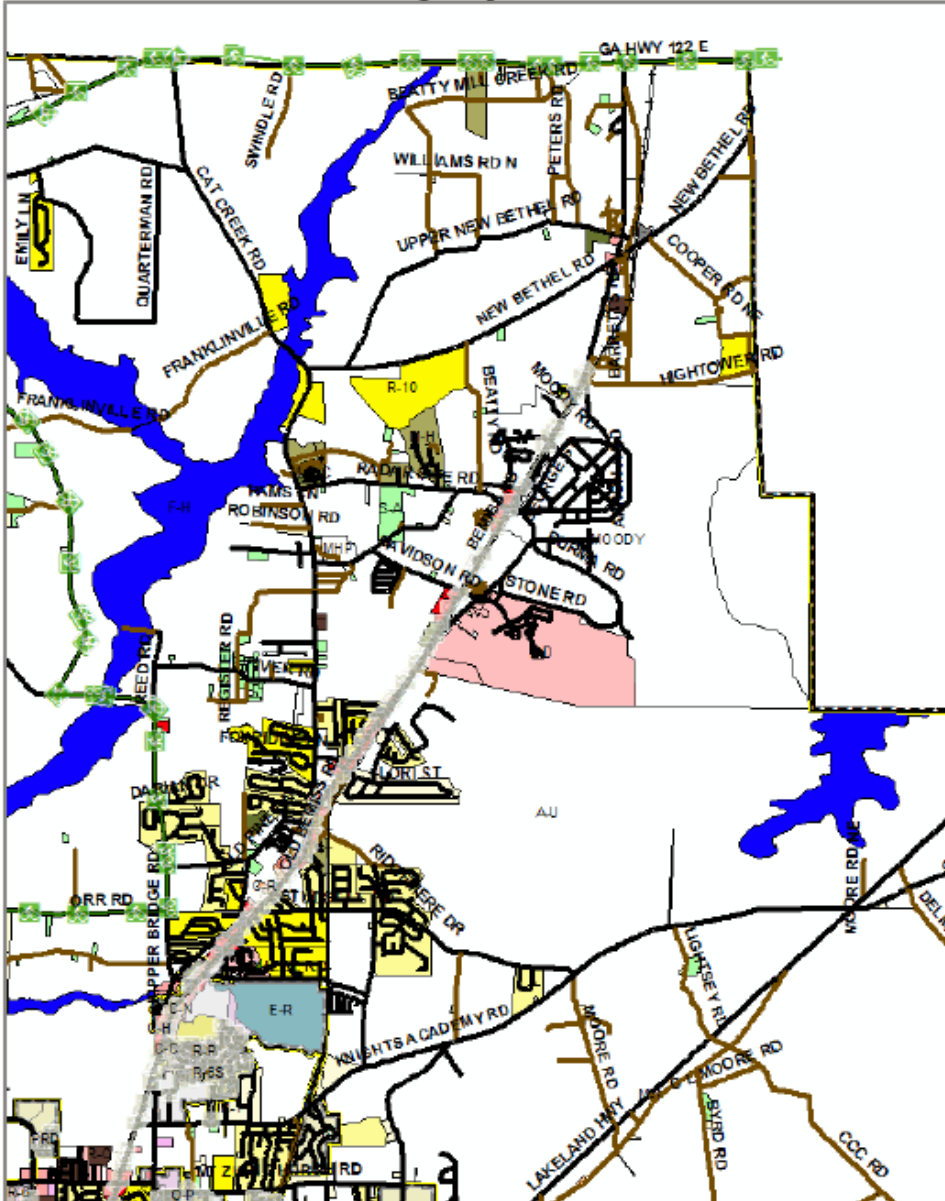
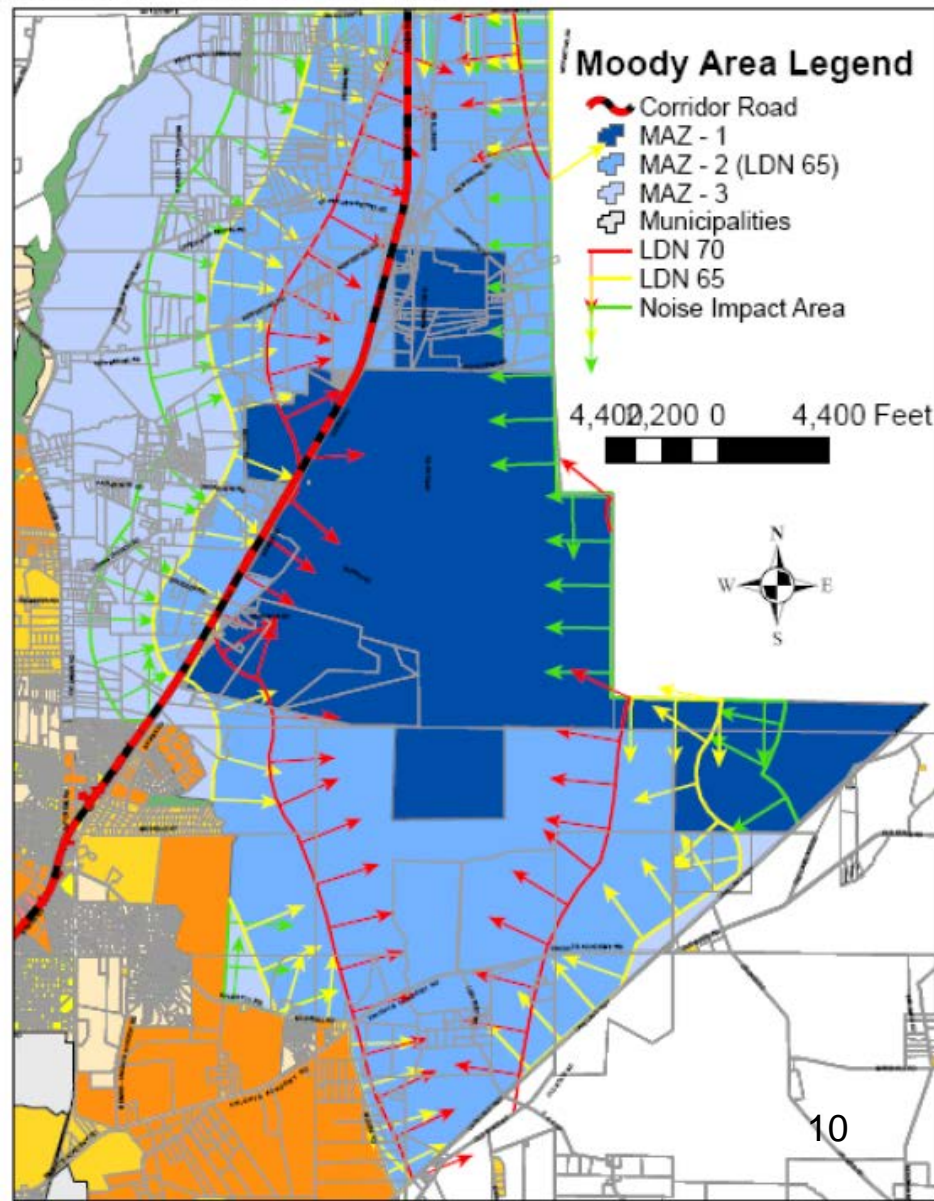
TXT-2015-01 – 2013 Aerial



TXT-2015-01 – Pre-ULDC and Post ULDC Zoning

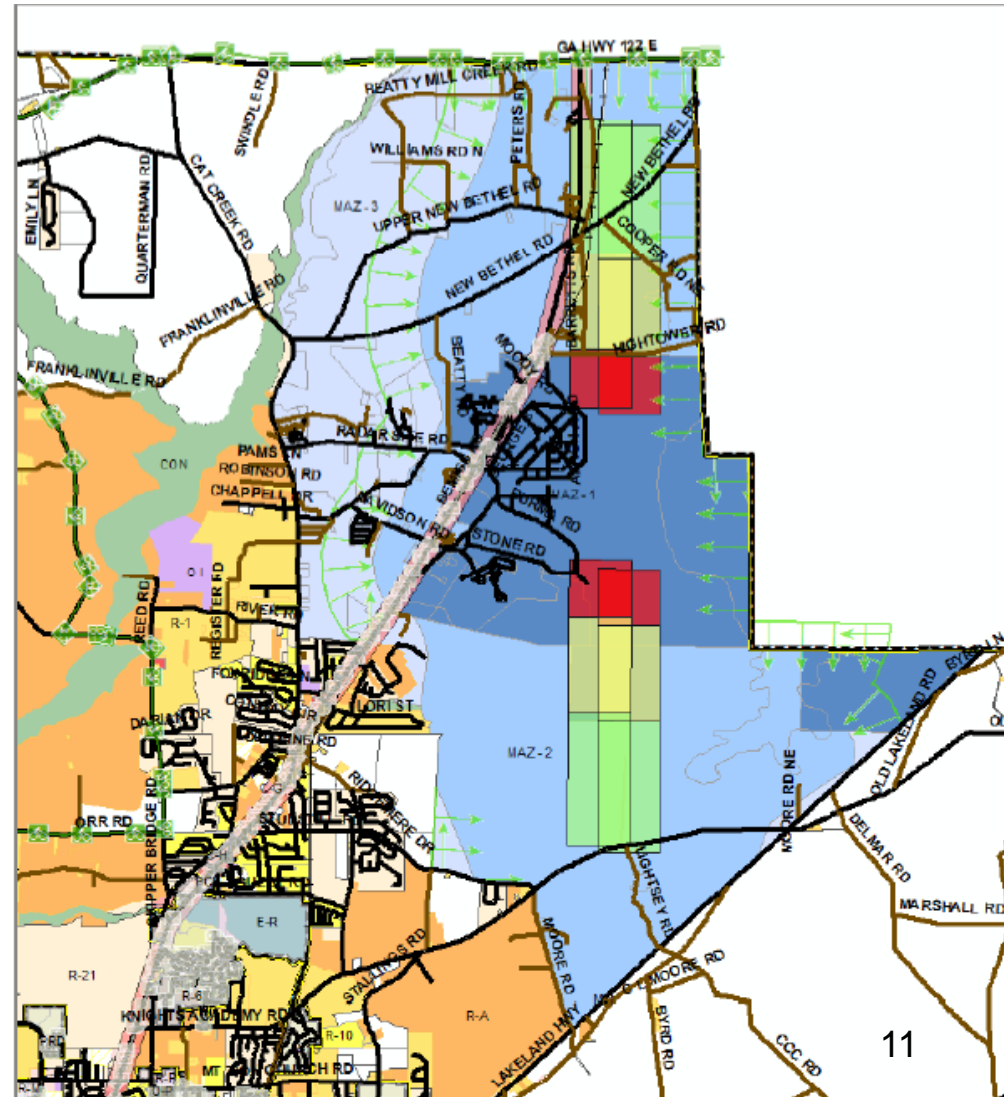
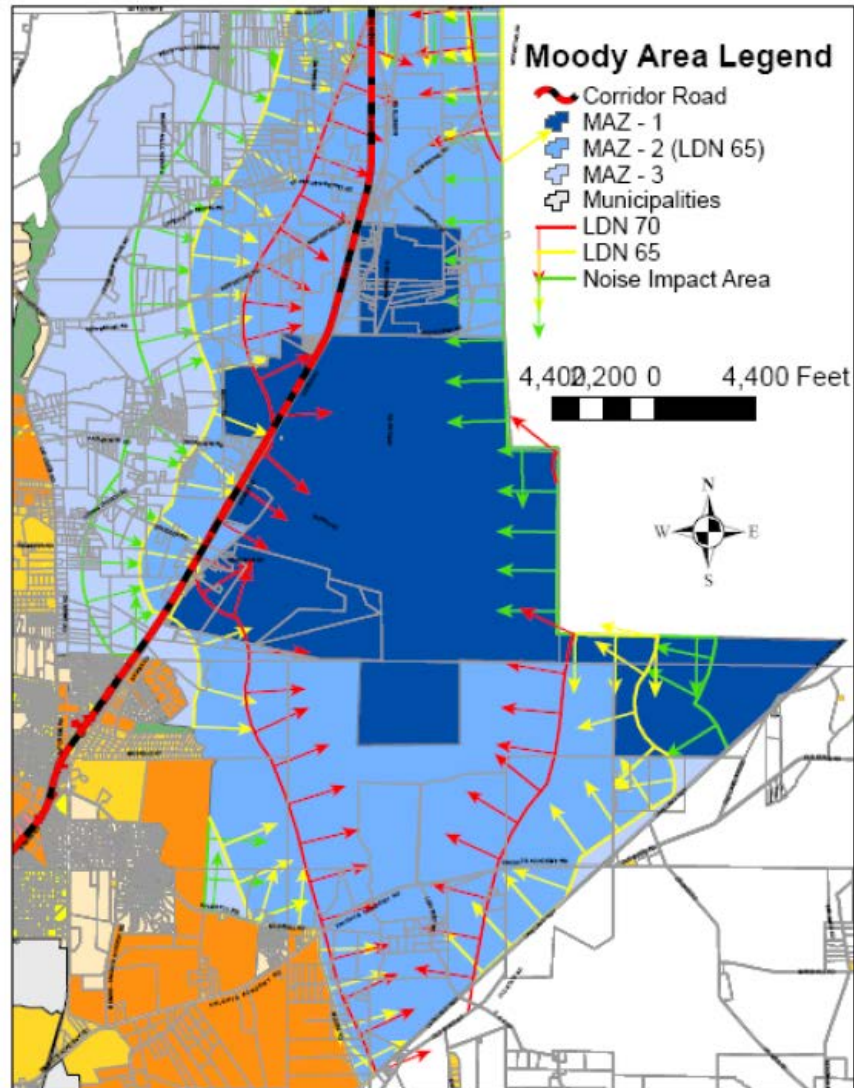


Pre-ULDC or Pre-MAZ Zoning Map with Current Roads

Initial May 9th ULDC Zoning Map

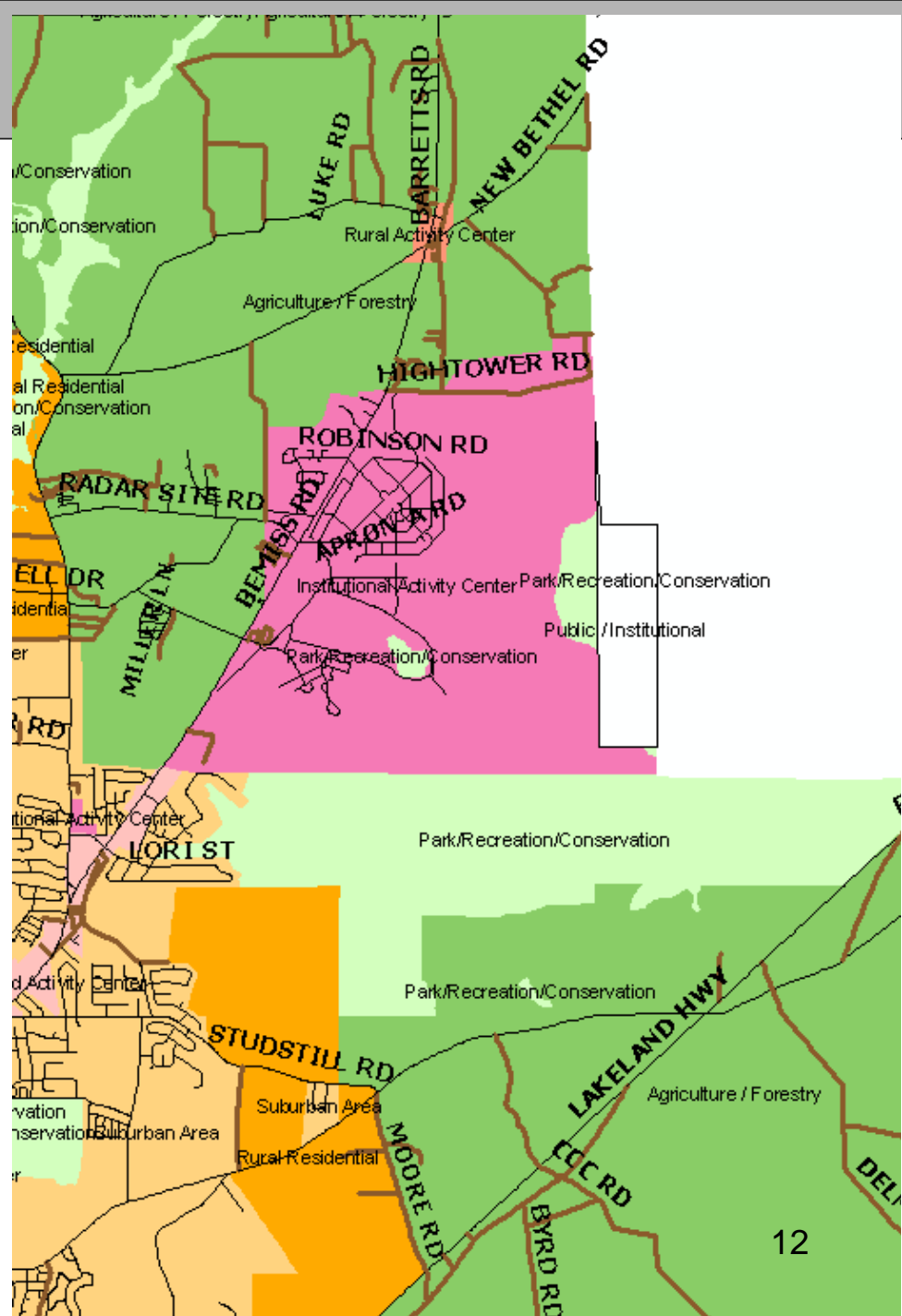
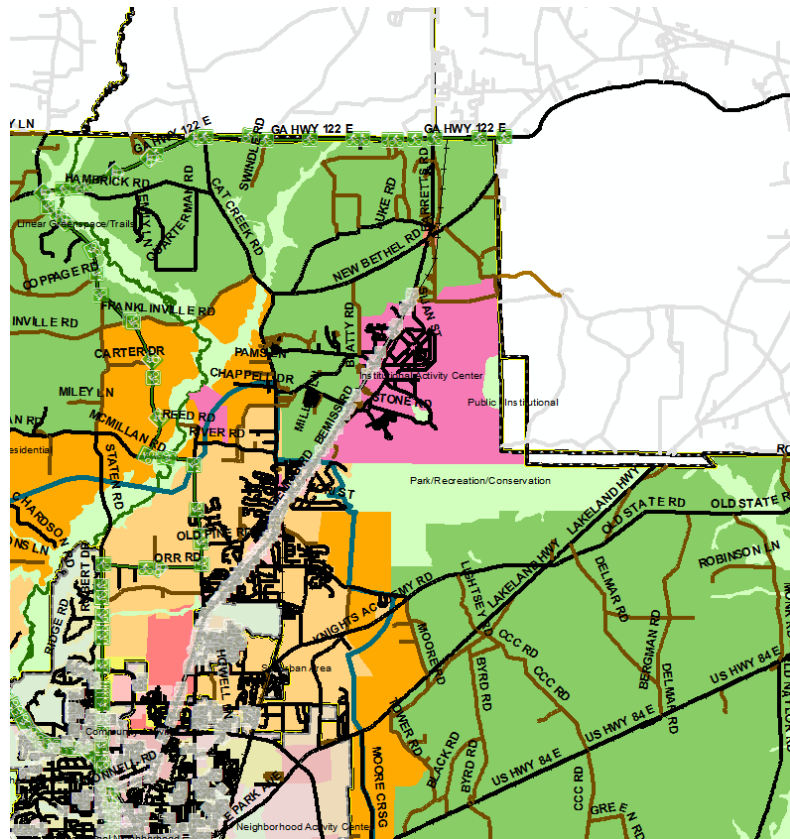
TXT-2015-01 – Initial Map vs. More Current Map

Initial May 9th ULDC Zoning Map



TXT-2015-01

Comprehensive Plan Future Development Map



Why are we here?

- To improve the MAZ Regulations
- 2012 Rezoning Case & Text Amendment
- County Leadership (Direction)(Initial Goal June 2015)
- County Planner (Implementation and Support)
- Response to Development Issues with Private Property Owners
 - Dwellings destroyed by tornadoes, denial of dwellings and accessory dwellings, denial of replacement/improvement of older manufactured housing, noise related complaints, denial of manufactured houses vs. site built houses, and denial of dividing land for families
- Better Balance Private Property Owner Rights vs. Moody AFB Protection

We are not here to . . .

- We are not here to benefit a developer
- We are not here to benefit a small group of developers
- We are not here to benefit a large group of developers
- We are not here to create loopholes for developers
- Primary Target Market: Existing Property Owners, Citizens, and Tenants trying to maintain or improve their existing property

2012 to Now

- Density is the Connection

Event	Proposed Lot Density	End Result
2012 Rezoning	10,000 sq ft	Unsuccessful
2012 Text Amendment	1 acre in MAZ III	Unsuccessful
2015 Text Amendment (Initial Proposal)	1 acre for Family Ties and Agricultural Workers and Additional Accessory Dwelling Allowances	Unsuccessful
2015 Text Amendment (Current Proposal)	Maintain current 2.5 acre density with exceptions for legal non-conforming dwellings and lots	

TXT-2015-01 Timeline

- May GLPC (Tabled – GLPC Concerns)
- June LCBOC (Tabled – GLPC Concerns)
- June GLPC (Tabled – Staff/Moody AFB Communications)
- July GLPC (Tabled – Staff/Moody AFB Communications)
- July LCBOC (Tabled – Staff/Moody AFB Communications)
- October GLPC (Tabled – GLPC/Staff/LCBOC Request)
- October LCBOC (Tabled – GLPC/Staff Request)
- November GLPC (Recommendation Anticipated)
- December LCBOC

Lesson's Learned

- Proposed changes dominantly meet or exceed Federally Recommended Land Use Guidelines
- Based on previous BRAC experience, the criteria a BRAC commission considers is not constrained to federally recommended guidelines i.e. # of dwellings within a certain distance from the base
- New Missions are awarded at the Pentagon level of the Air Force
- Land Use decisions/recommendations are made at the local level of the Air Force
- Land Use decisions are related to the capability of Moody AFB to house different missions

Family Ties / Ag Worker / Accessory Dwelling Discussion

- Dwelling
- Accessory Structures
 - Accessory Building e.g. Storage Shed
 - Freestanding Accessory Dwelling e.g. Guest House
 - Attached Accessory Dwelling e.g. Garage Apartment

Family Ties / Ag Worker / Accessory Dwelling Discussion

Assumptions

1. The lots proposed are ideal for development i.e. lot width, lot size, road frontage, etc.
2. The lots are developed with individual wells and septic tanks i.e. minimum 1 acre density.

Current Zoning	Current Estimated Dwelling Max 2.5 acres	Proposed Estimated Dwelling Max 2.5 acres	Current Estimated Dwelling Max 5 acres	Proposed Estimated Dwelling Max 5 acres	Current Estimated Dwelling Max 10 acres	Proposed Estimated Dwelling Max 10 acres
E-A	2 (Legal Non-Conforming Lots Only)	2 (Legal Non-Conforming Lots Only)	5 (With family or ag exemptions)	5 (With family or ag exemptions)	10 (With family or ag exemptions)	10 (With family or ag exemptions)
R-A	2	2	5 (With family or ag exemptions)	5 (With family or ag exemptions)	10 (With family or ag exemptions)	10 (With family or ag exemptions)
MAZ-II (APZ)	1 (No Manufactured Houses)	1 (Legal Non-Conforming)	2 (No Manufactured Houses & Attached Accessory Dwellings Only)	2 (No Manufactured Houses & Attached Accessory Dwellings Only)	4 (No Manufactured Houses & Attached Accessory Dwellings Only)	4 (No Manufactured Houses & Attached Accessory Dwellings Only)
MAZ-II	1	1 (Legal Non-Conforming)	2 (Attached Accessory Dwellings Only)	2 (Attached Accessory Dwellings Only)	4 (Attached Accessory Dwellings Only)	4 (Attached Accessory Dwellings Only)
MAZ-III	1	1 (Legal Non-Conforming)	2	2	4	4

Recommended Next Steps

- Obtain GLPC Recommendation
 - Approval, Approval with Conditions, Tabling, Denial
- Translate Amendment Cuts into Full Version of ULDC
- Release Full Version Publically
- Proceed to the LCBOC for Consideration

If you only look at one thing . . .

let it be the proposed changes.

The background information is
helpful but at the end of the day
it is about the proposed
changes to the ULDC

Other Various Comments

1. Planning Division Notes from Moody AFB Conversations

- a. After the initial drafts of the text amendments were released in May Moody AFB released their latest Air Installation Compatible Use Zone (AICUZ) Study (July 9th). The AICUZ study should serve as a baseline for the base's current land use impacts, land use concerns, and land use direction. This recent AICUZ document does not only apply to Moody AFB property it also applies to property beyond the base in the surrounding area. For further reference, additional clarification and background on compatible land uses, density, and noise is included within the AICUZ document⁴.
- b. ~~Moody AFB has a long term concern about what happens after the initial families deed property out e.g. after parents give their daughter a piece of property what happens if she sells it to a non family member?~~ This concern was based on the initial drafts of the amendments that proposed to allow for Family Ties land divisions in the MAZ's. Staff's current direction does not allow for Family Ties divisions in the MAZ Zoning Districts.
 - i. One potential solution offered by them that also helps in other areas would be to somehow either provide materials about the potential impacts of the base to the future owner or investigate some sort of required disclosure when property changes ownership.
- c. ~~Within the amendments staff is proposing to remove the noise impact area from the MAZ. They are concerned about the long term impacts of this on Moody AFB.~~ Staff's current direction, based on initial comments and further conversations with Moody AFB has been to pursue an approach that notifies the property owner of the current and historic levels of noise associated with Moody AFB during the permitting process. That notification would also include information about recommended improvements for the property owner to consider if they wanted to reduce the amount of noise inside of their residence/structure. As of late June Moody AFB representatives were verbally on board with this approach.
- d. They would like the MAZ's to generally also account for Moody's ground related missions and not just their air related missions.

2. Planning Division Notes from Citizen Conversations / Organization Positions

- a. Please also see attached initial Chamber of Commerce Board Position
- b. Please also see attached initial South Georgia Military Affairs Council Position
- c. In lieu of the current proposal addressing noise (Section 4.02.04(C)(6)) consider requiring new noise attenuation standards to apply on a case by case basis for all new and/or substantially improved construction.

⁴ The 2015 Moody AFB AICUZ Study can be downloaded at: <http://www.moody.af.mil/environmentalinitiative.asp>



VALDOSTA-LOWNDES COUNTY

CHAMBER of COMMERCE

ADVOCATE | BUILD | CONNECT | PROMOTE

Chamber Board of Directors action:

While the Valdosta-Lowndes Chamber of Commerce is extremely supportive of property rights and wary of intrusion upon those rights, we are also extremely supportive of Moody Air Force Base and its continued and varied missions in our community. Moody, for more than 70 years, has provided our community with wonderful citizens, employment for our region and significant economic benefit. Given these realities, the always precarious nature of possible mission changes for the Base and the importance of protecting the unparalleled zoning and noise protections our community has in place for Moody, the Chamber does not support passage of the ULDC Text Amendment as they change the MAZ Districts and noise provisions. While there may be portions of the proposed Amendment not dealing with the MAZ that the Chamber can support, as proposed, in a single revision, we urge the Greater Lowndes Planning Commission and the Lowndes County Commission to vote against the proposed Amendment.

Approved unanimously by the Board of Directors of the Valdosta-Lowndes County Chamber of Commerce at their regular monthly meeting on June 23, 2015.



The mission of South Georgia Military Affairs Council is to develop a regional approach that will strengthen the relationship between Moody Air Force Base and our regional community, resulting in the continued presence of Moody AFB in our region. Therefore, our sole obligation as SGMAC is to support the best interest of Moody AFB in order to preserve its presence in our community into the future.

Valdosta and Lowndes County have, for many decades, worked to develop a unique and very beneficial relationship with the USAF that has resulted in the continued, vibrant presence of Moody Air Force Base in our community. These efforts include the work of the City and County, Parker and Lucy Green, Moody Support Group, Red Carpet of South Georgia, Valdosta-Lowndes County Chamber of Commerce, Berrien County Chamber of Commerce, Lakeland-Lanier County Chamber of Commerce, Adel-Cook County Chamber of Commerce, South Georgia MOAA and South Georgia Military Affairs Council. As a result, the relationship we have with Moody and the USAF is unmatched anywhere in the country and coveted by other communities.

Nearly ten years ago, Lowndes County, in an insightful and forward thinking move, helped to solidify this relationship between our community and Moody when, in a cooperative effort with the base, they implemented the Moody Activity Zone (MAZ). The entire purpose of this zoning effort was to protect the base from encroachment and put in place procedures to make certain future development occurred with noise issues in mind to protect future missions at the base. At the time, there was not another Air Force base that enjoyed this type proactive measure of protection by a community. This act, although restrictive to property owners in the area, recognized the importance of Moody's place in our community and the significant impact any loss of mission at the base or the base itself would have on our region. The implementation of the MAZ garnered the attention of the USAF all the way up to the highest ranking officers within the Air Force and has been used as a "model" at other bases throughout the country. In addition, SGMAC has pointed to Lowndes County's MAZ to encourage other close neighbors of Moody to adopt anti-encroachment standards within their county as well. On numerous occasions this zoning has been mentioned as a significant positive attribute of Moody Air Force Base in discussions with high level decision makers regarding the base. This action certainly was a huge contributor to developing the relationship we now enjoy.

Our community must absolutely not lose sight of the reason the SGMAC and other groups exist to support and strengthen Moody Air Force Base – its economic impact in our County and Region. Moody makes a direct economic impact on a six county area of \$460,000,000. Of this, the direct economic impact of Moody on Lowndes County is \$441,600,000. The economic activity related to Moody supports 7,344 jobs and approximately 11% of the population of Lowndes County is directly associated with Moody AFB. The children affiliated with Moody who attend school in the region support an estimated \$34,600,000 in gross regional product and 528 education related jobs and represents another \$27,000,000 in labor income impact in addition to the direct economic impact.

It is a clear reality from our and other stakeholder's conversations with the Air Force and our Congressional representatives that there is likely to be a new Base Realignment and Closure Commission (BRAC) process within the next 3-5 years. Every Base in the Country, including Moody, will be reviewed as a part of this process and is at risk of diminished activity or closure. In this process, and before it occurs, Mission is critical to the ongoing presence of Moody in our community. With the budget pressure that the Air Force faces, hard decisions are being forced. One of those decisions involves the retirement of the A-10, one of the primary Missions at Moody. We do not know when this will happen; however, we are being told that the A-10 will eventually go away. When the A-10 is retired, Moody must be ready to receive the mission or missions that the Air Force brings to the table. These could include Missions which require additional land area usage, have additional noise requirements or other impacts benefitted by the current MAZ and Noise Attenuation Standards in place.

Our community, as a cohesive group is working tirelessly to make Moody and our community as attractive as possible to the Air Force for new, long term missions which would ensure the long term viability of Moody Air Force Base. Thus, the effort to weaken the current MAZ and noise protections without any significant request from the community to do so is perplexing and very hard to understand. It does not fit with the stated desire of County leadership to support, defend and enhance the viability of Moody Air Force Base. It also does not support the economic engine which drives a large portion of the economy of our Region and County.

SGMAC action:

Our sole consideration with regard to any change to the current MAZ is the best interest of Moody AFB and its future in our community. This consideration likewise will benefit our community, its citizens and its economy. As the community cooperates to enhance our relationship with Moody and keep our good reputation intact with the Air Force, understanding the immense economic impact of the base and the critical nature and timing of efforts to attract future missions, the South Georgia Military Affairs Council opposes the text amendments as proposed to the MAZ restrictions.

Proposed Amendments
(Shown with Changes Tracked)

TXT-201~~5~~-01 Moody Activity Zoning District (MAZ)
Regulations
Key Proposed Language

1.09.01 Acronyms

MAZ – Moody Activity Zoning District(s)

2.01.06 Moody Activity Zoning District (MAZ)

The Moody Activity **Zoning Districts** (MAZ) ~~are~~ intended to provide for **compatible land uses** and unique design requirements for lands **in the vicinity of**, ~~adjacent to and within~~ **Moody AFB related property, runway, Runway protection zones, and** airspace zones, and noise **area** ~~zones for and Moody AFB~~ Moody Air Force Base. Site design and other standards **within the MAZ** are **intended** ~~necessary~~ to protect **people, property, and** Moody's **AFB operations.** ~~combat ready and navigable airspace and may~~ **Requirements may** include, but **are not** ~~not~~ be limited to, **height limitations, density limitations, smoke limitations, lighting or other visual interference limitations, use limitations, and electronic interference limitations,** and other standards necessary to ensure **the** ~~the~~ protection of the airspace. Three **districts** are described for the Moody Activity **Zoning Districts**: MAZ I, MAZ II, and MAZ III. MAZ I dominantly includes all of the Moody **AFB** ~~Air Force Base~~ property, the Clear Zones, and Accident Potential Zones I. MAZ II dominantly includes Accident Potential Zones II and areas between the outer boundaries of MAZ I and the inner boundaries of MAZ III. **MAZ III** dominantly includes areas between the outer boundary of MAZ II and the outer boundary of the MAZ.

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2.03.03 Table of Land Uses

Zoning Districts:			
P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	MAZ-I (See Also Section 4.02.04)	MAZ-II (See Also Section 4.02.04)	MAZ-III (See Also Section 4.02.04)
Land Uses:			
Residential			
Dwellings			
Single family * (See Also Section 4.01.03 and 9.01.01(C))		S	S
Two family * (See Also Section 4.01.03)			S
Multi family * (See Also Section 4.01.03)			
Manufactured homes * (See Also Section 4.01.03 and 9.01.01(C))		S*	S
Manufactured home Communities * (For an "S" See Also Section 4.03.26)			
Social Services			
Family Personal Care Homes (4-6 residents) * (For an "S" See Also Section 4.03.16)			S

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Commented [JD1]: Even with the proposed family ties or legal nonconforming exemptions new manufactured homes are still not allowed in the APZ e.g. a property owner could move or subdivide property for a family member for a new residence in the APZ but the residence would not be able to be a manufactured home. This regulation is still generating debate.

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*An asterisk indicates that the use is prohibited within ~~the an~~ MAZ Accident Potential Zone (APZ) II **area** (See Also Section 4.02.04), ~~or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).~~

Bold Lettering Indicates
Definition Available in Section 1.09.02

2-1

Cut of September 11th 2012
Cut of Ordinance 06-1382

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	MAZ-I (See Also Section 4.02.04)	MAZ-II (See Also Section 4.02.04)	MAZ-III (See Also Section 4.02.04)
Group Personal Care Homes (7-15 residents)* (For an “S” See Also Section 4.03.16)			S
Hospital, Nursing Homes, and Congregate Personal Care Homes * (For an “S” See Also Section 4.03.13)			
Transitional Care Facility * (For an “S” See Also Section 4.03.27)			
Correctional Facility * (For an “S” See Also Section 4.03.28)			
Agricultural and Farm Operations (For an “S” See Also Section 4.03.02)	S	S	S
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage*. (For an “S” See Also Section 4.03.02)		S*	S
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	PS
Stables and Livestock (For an “S” See Also Section 4.03.02)	S	S	S
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S	S
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)		S	S
Adult Entertainment (See Also Adult Entertainment Ordinance)			
Alcohol Package Store		S	S
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)		S	S
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S	S
Bait and Tackle		S	S
Bed and Breakfast Lodging* (For an “S” See Also Section 4.03.17)		S*	S
Building Materials and Supply (For an “S” See Also Section 4.03.05)	S	S	S
Bulk Storage Yards	S	S	S
Business Services such as Copying, Mailing, or Printing		S	S
Cemeteries (For an “S” See Also Section 4.03.06)		S	S
Club, Lodge , Meeting or Event Facility*			S
Day Care Center (19+ children)* (For an “S” See Also Section 4.03.08)		S*	S
Home Day Care (7-18 children)* (For an “S” See Also Section 4.03.08)		S*	S

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*An asterisk indicates that the use is prohibited within the an MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04), or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).

Bold Lettering Indicates
Definition Available in Section 1.09.02

2-2

Cut of September 11th 2012
Cut of Ordinance 06-1382

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	MAZ-I (See Also Section 4.02.04)	MAZ-II (See Also Section 4.02.04)	MAZ-III (See Also Section 4.02.04)	
Family Day Care (6 or less children) [*] (For an “S” See Also Section 4.03.08)		S*	S	Formatted: Strikethrough
Detail Shop / Car Wash		S	S	
Essential Public Services, such as Transmission Lines and Lift Stations	S	S	S	
Farmers Market and Outdoor Sales [*] (For an “S” See Also Section 4.03.09)			S	Formatted: Strikethrough
Financial Institutions, Banks and Credit Unions [*]		S*	S	Formatted: Strikethrough
Freight and Moving Establishments with total cumulative building sqft. under 30,000 sqft.		S	S	
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.		S	S	
Funeral Home [*]			S	Formatted: Strikethrough
Gasoline Station, with or without a Convenience Store [*]		S	S	Formatted: Strikethrough
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)		S	S	
Government and Civic Buildings , including Library, Museum, and Cultural Facilities [*]			S	Formatted: Strikethrough
Grocery Store [*]		S*	S	Formatted: Strikethrough
Home Sales Lot , Manufactured or Site Built Display		S	S	
Hotels and Motels [*]		S*	S	Formatted: Strikethrough
Ice Vending Machine (For an “S” See Also Section 4.03.25)	S	S	S	
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)		S	S	
Landfill , Sanitary or Inert [*] (For an “S” See Also Section 4.03.18 or 4.03.19)				Formatted: Strikethrough
Laundry, Self-Service [*]		S	S	Formatted: Strikethrough
Lounge, Bar, and Nightclub [*]			S	Formatted: Strikethrough
Light Industry with total cumulative building sqft. under 30,000 sqft.	S	S	S	Formatted: Font: 10.5 pt
Light Industry with total cumulative building sqft. over 30,000 sqft.	S	S	S	Formatted: Font: 10.5 pt, Strikethrough
Heavy Industry				Formatted: Font: 10.5 pt
[*] An asterisk indicates that the use is prohibited within the an MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04), or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).				Formatted: Font: 10.5 pt, Strikethrough

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	MAZ-I (See Also Section 4.02.04)	MAZ-II (See Also Section 4.02.04)	MAZ-III (See Also Section 4.02.04)	
Industrial uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials* (For an “S” See Also Section 4.03.20)				Formatted: Strikethrough
Medical and Dental Clinics, Laboratories*			S	Formatted: Strikethrough
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)		S	S	
Parking lots and Parking Garages		S	S	
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up*		S	S	Formatted: Strikethrough
Professional Offices*		S*	S	Formatted: Strikethrough
Radio, TV and Telecommunication Towers* (For an “S” See Also Section 5.05.00)				Formatted: Strikethrough
Amusement Parks and Drive-In Theaters* (For an “S” See Also Section 4.03.22)				Formatted: Strikethrough
Nature Facilities, Picnic Areas, Parks, and Trails*	S	S	S	Formatted: Strikethrough
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks*			S	Formatted: Strikethrough
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves* (For an “S” See Also Section 4.03.23)			S	Formatted: Strikethrough
Recreational vehicle Park and Campground* (For an “S” See Also Section 4.03.14)			S	Formatted: Strikethrough
Religious uses and Facilities* (For an “S” See Also Section 4.03.15)			S	Formatted: Strikethrough
Research and Experimental Laboratories		S*	S	Formatted: Strikethrough
Restaurant*		S*	S	Formatted: Strikethrough
Retail Stores*		S*	S	Formatted: Strikethrough
Business, Commercial Schools*				Formatted: Strikethrough
Private K-12 Schools* (For an “S” See Also Section 4.03.24)				Formatted: Strikethrough
Private Colleges* and Universities (For an “S” See Also Section 4.03.07)				Formatted: Font: 10.5 pt
Trade, Industrial Schools*			S	Formatted: Font: 10.5 pt, Strikethrough
Studios, such as Music, Dancing, Art, or Photography Schools*			S	Formatted: Font: 10.5 pt, Strikethrough
*An asterisk indicates that the use is prohibited within the an MAZ Accident Potential Zone (APZ) II area (See Also Section 4.02.04), or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).				Formatted: Font: 10.5 pt

Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	MAZ-I (See Also Section 4.02.04)	MAZ-II (See Also Section 4.02.04)	MAZ-III (See Also Section 4.02.04)
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.		S*	S
Terminals for Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.			
Theaters, Movie or Performing Arts (Indoor Only)*			S
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing	S	S	S
Truck Stops*		S	S
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)		S	S
Warehouse, Not Including Mini-Storage with total cumulative building sqft. under 30,000 sqft.	S	S	S
Warehouse, Not Including Mini-Storage with total cumulative building sqft. over 30,000 sqft.		S	S
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.		S	S
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.		S	S

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*An asterisk indicates that the use is prohibited within ~~the an~~ MAZ Accident Potential Zone (APZ) II ~~area~~ (See Also Section 4.02.04), ~~or a Valdosta Regional Airport Overlay District (VLD) Runway Protection Zone (See Also Section 4.02.03).~~

**Bold Lettering Indicates
Definition Available in Section 1.09.02**

2-5

**Cut of September 11th 2012
Cut of Ordinance 06-1382**

GENERALLY

4.00.01 Purpose

The purpose of this chapter is to provide design standards applicable to all **development** activity within the County. This chapter also provides design standards applicable in specific situations, such as **development** within **Overlay Districts** or **development** of specific **uses** that require additional standards to address potential impacts.

4.01.00 SITE DESIGN STANDARDS FOR BASE ZONING DISTRICTS

4.01.01 Design Standards for Lots

G. Standards for lot area, width, and **impervious surface** coverage are set forth in Table 4.01.01(G).

Table 4.01.01(G). Standards for Lot Area, Width, and Impervious surface.¹

Zoning District	Minimum Lot Area ¹ (sq. ft.)		Minimum Lot width ¹ (feet)		Maximum Impervious surface Ratio (Percent) ²
	With Individual Well Water	With Central Water System	With Individual Well Water	With Central Water System	
E-A	217,800	217,800	210	200	15
R-A	108,900	108,900	150	100	20
CON	43,560	43,560	N/A	N/A	15
R-1	43,560	43,560	120	100	30
R-21 ²	43,560	21,780	120	100	40
R-10 ³	43,560	10,000	120	80	50
OI	43,560	10,000	120	100	75
C-C	43,560	10,000	120	80	75
C-G	43,560	10,000	120	80	75
C-H	43,560	10,000	120	100	85
M-1	43,560	30,000	120	100	85
M-2	43,560	43,560	150	150	85
M-3	43,560	43,560	150	150	85
MAZ Residential	108,900	108,900	120	100	30
MAZ Non-Residential	43,560	10,000	120	80	85
IS	As established in the environmental Permit .				

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¹Installation of septic systems are subject to the approval of the Board of Health. See Section 6.02.00

²**Development** within the R-21 **zoning district** may be permitted with septic tanks, subject to the approval of the **Board of Health**.

³**Development** within the R-10 **zoning district** at the 10,000 sqft **lot** size shall require both a central water supply system and community sanitary sewer system. **Development** shall be **permitted** on individual wells or on individual septic tanks, subject to the approval of the **Board of Health**.

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4.01.02 Dimensional Standards for Building Height and Location

E. **Building** setback and **height** standards are provided in Table 4.01.02(E).

Table 4.01.02(E). Standards for Building Locations and Heights.

Zoning district	Minimum Setbacks from Centerline of Street ¹			Minimum Setbacks from Property lines		Maximum Building Height (ft.)
	Front ² (feet)			Side (ft.)	Rear (ft.)	
	Arterial	Collector	Residential			
E-A	80	70	60	20	50	35
R-A	80	70	60	20	40	35
CON	100	80	65	20	40	35
R-1	80	70	60	20	40	35
R-21	80	70	60	10	30	35
R-10	80	70	60	10	30	35
OI	80	70	60	15	30	45
C-C	80	70	N/A	20	12	45
C-G	80	70	N/A	20	12	45
C-H	100	80	N/A	20	20	60
M-1	100	80	N/A	20	12	60
M-2	150	120	N/A	40	50	100
M-3	150	120	N/A	40	50	100
IS	150	120	N/A	40	50	100
MAZ Residential	80	70	60	10	30	35
MAZ Non-Residential	80	70	60	15	12	45

¹For **Street** classifications, see *Lowndes County Thoroughfare Plan*.

²Plus ½ any amount which the **Right-of-way** width exceeds 60 feet for **Residential Streets**, 80 feet for **Collector streets**, and 100 feet for arterial **Streets**.

F. **The height** limitations of this section shall not apply to church spires, belfries, cupolas, domes, ornamental towers not intended for human occupancy, monuments, water towers, observation towers, transmission towers, chimney, smoke stack, conveyor, flag pole, radio or television towers, masts or aerials, parapet wall not extending more than four (4) feet above the roofline of the **building**, and necessary mechanical appurtenances.

Commented [JD1]: This additional section from Chapter 4 was added to the 01.10.13 Key Existing Regulations to help with the discussion on the height requirements.

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4.01.03 Design Standards for Single-Family dwellings

Table 4.01.03(B^F) Additional Design Standards.

Design Standard	Zoning districts	
	E-A, R-A, <u>Residential/Mixed Use</u> PD-R, <u>MAZ II</u> , & MAZ III	<u>Residential/Mixed Use</u> P-D, R-1, R-21, & R-10, & <u>MAZ II</u>
Minimum Building Width* (feet) *As measured from the front wall of the dwelling to the back wall of the dwelling .	13.5	21
Minimum Roof Pitch	3:12	3:12
Minimum Front and Rear Roof Overhang* (inches) *As measured from the wall of the dwelling to the outermost edge of the starter trim, drip rail, shingles, or the guttering system.	0	5
Exterior Siding Material	All are permissible.	Wood, masonry, concrete, stucco, masonite, vinyl lap, or other materials of like appearance. The siding shall not be made of metal or any similar shiny or reflective material.
Skirting Material	Brick, concrete, wood, rock, vinyl or other materials specifically manufactured for the purpose of skirting.	Brick, concrete, wood, rock, or other materials specifically manufactured for the purpose of skirting. Vinyl skirting is not allowed.

4.02.00 SITE DESIGN STANDARDS FOR SPECIAL AND OVERLAY DISTRICTS

Overlay Districts are a special purpose zoning classification used to supplement, but not change the regulations of the current **zoning districts**, called the "underlying **District**," in order to protect and promote public/private investment. More stringent

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controls generally apply within the **Overlay District** than would normally be required in the underlying **districts**.

1.4.02.03 Site Design Standards for the Valdosta Regional Airport Overlay District (VLD)

B. The following generalized land **uses** are prohibited within **runway protection zones**:

A-1. Any natural growth, tree, or man-made **structure** that exceeds thirty (30) feet in **height**.

2. Residential development, e~~Combustible material storage, or any other use leading to public assembly as marked with an asterisk "*" within Table 2.03.03.~~

2. Combustible Material Storage, Single-family dwellings, Two-family dwellings, Multi-family dwellings, Manufactured homes, Manufactured home Communities, Family Personal Care Homes (4-6 residents), Group Personal Care Homes (7-15 residents), Hospital, Nursing Homes, Congregate Personal Care Homes, Transitional Care Facility, Correctional Facility, Agricultural Processing, Agricultural Sales (wholesale and retail), Agricultural Outdoor Storage, Bed and Breakfast Lodging, Club, Lodge, Meeting or Event Facility, Day Care Center (19+ children), Home Day Care (7-18 children), Family Day Care (6 or less children), Farmers Market and Outdoor Sales, Financial Institutions, Banks and Credit Unions, Funeral Home, Gasoline Station (With or without a Convenience Store), Government and Civic Buildings (Including Library, Museum, and Cultural Facilities), Grocery Store, Hotels and Motels, Landfill (Sanitary or Inert), Laundry (Self-Service), Lounge, Bar, Nightclub, Industrial Uses with Nuisance Features (Such as Odor, Noise, Vibration, or Hazardous Materials), Medical and Dental Clinics, Medical and Dental Laboratories, Personal Services (Barber, Beauty, Shoe Repair, and Dry Cleaning Pick-Up), Professional Offices, Radio Towers, TV Towers, Telecommunication Towers, Amusement Parks, Drive-In Theaters, Nature Facilities, Picnic Areas, Parks, Trails, Indoor Recreation (Such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks), Outdoor Recreation (Such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves), Recreational Vehicle Parks, Campgrounds, Religious Uses and Facilities, Restaurants, Retail Stores, Business Schools, Commercial Schools, Private K-12 Schools, Private Colleges, Universities, Trade Schools, Industrial Schools, Studios (Such as Music, Dancing, Art, or Photography Schools), Theaters (Movie or Performing Arts (Indoor Only)), and Truck Stops.

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4.02.04 Site Design Standards for the Moody Activity Zoning districts -(MAZ)

B.A. The purpose of the Moody Activity Zoning districts (MAZ I, MAZ II, and MAZ III) is to:

1. Ensure safety to people and property within the MAZ;
2. Prohibit the establishment of incompatible **structures** within the designated MAZ I, II and III **zoning districts**;
3. Protect the airspace, Military Operating Area, approach zones, **departure zones**, inner horizontal zones, conical zones, outer horizontal zones, and transitional zones from the establishment of **structures** or placement of objects that interfere with the safe operation of aircraft;
4. Limit land **uses** within the MAZ to those **uses** that are compatible with **Moody AFB** ~~the Moody Air Force Base~~;
5. Protect people and property from the potential adverse effects of aircraft noise; and aircraft crashes and
6. Ensure the continued presence of **Moody AFB** ~~the Moody Air Force Base~~ in Lowndes County.

C.B. Location of **districts** within the MAZ:

- ~~4~~**1.** MAZ I: Dominantly includes all Moody AFB owned property, plus **the** Clear Zones and **the** Accident Potential Zones (APZs) **I areas**.
- ~~7~~**2.** MAZ II: Dominantly includes APZs **II areas** and areas between the outer boundaries of MAZ I and the inner boundaries of MAZ III.
- ~~8~~**3.** MAZ III: Dominantly includes areas between the outer boundary of MAZ II and the outer boundary of the MAZ.

D.C. **Development** standards within the MAZ **Zoning districts**

1. Within the MAZ, ~~in addition to those uses prohibited in Chapter 2,~~ the following **uses** are **further regulated** ~~prohibited~~:
 - ~~a. Multi-Family Residential Development; and~~
 - ~~b. a. Within the MAZ APZ II areas the following land uses are prohibited: Manufactured homes, Agricultural Processing, Agricultural Sales (wholesale and retail), Agricultural Outdoor Storage, Day Care Center (19+ children), Home Day Care (7-18 children), Family Day Care (6 or less children), Financial Institutions, Banks and Credit Unions, Grocery Store, Hotels and Motels, Professional Offices, Research and Experimental Laboratories, Restaurants, Retail Stores, and Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.~~
 - ~~e. b. Dwellings as allowed in the Table of Land Uses (2.03.03) and Accessory Dwellings as allowed in Section 5.02.02 Single-Family Residential with a Density of more than one (1) dwelling unit per two and one-half (2.5) acres, are prohibited except if they meet Section 4.02.04(C)(1)(c). Two-Family dwellings shall be counted as two dwellings.~~

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~~d. c. Dwellings as allowed in the Table of Land Uses (2.03.03) and Accessory Dwellings as allowed in Section 5.02.02 are allowed at a greater density than specified in Section 4.02.04(C)(1)(b) provided that the dwellings are for a grandparent, parent, stepparent, adopted parent, spouse, sibling, child, stepchild, adopted child, or grandchild of an owner(s) of the parent parcel or are constructed on a legal non-conforming lot of record. Greater density in this section shall be defined as no more than one (1) dwelling per one (1) acre with a maximum five (5) dwellings per legal non-conforming lot. Two-Family dwellings shall be counted as two dwellings.~~

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2. Buildings, structures, and objects that are not governed by 5.05.00 with a height of ninety (90) feet or more are prohibited, except where the Moody Air Force Base Installation Commander or designated representative specifically certifies that the proposed height is not a hazard to aircraft take-offs, landings, or flight operations.

Commented [JD2]: Need to verify with Moody AFB. Currently proposed regulations in Section 4.01.02(E), 4.01.02(F), 5.05.03(A) and 5.05.03(C) reference height restrictions.

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3. All lights used in conjunction with streets, parking, signs, and uses of land shall be arranged and operated in such a manner that they do not interfere with pilot vision during take-off, landing, or flight operations.

4. No uses or operations of any type shall produce smoke, glare, birds or other visual interference that will present a hazard to aircraft during take-off, landing, or flight operations.

5. No uses or operations of any type shall produce electronic interference with navigation signals or radio communication between aircraft, the airport, or the air traffic controller.

6. A noise impact area is established and the following standards apply to development within the noise impact area:

a. Subdivision plats, variances, zoning approvals, commercial building permits, and temporary use permits within the noise impact area shall be accompanied by a noise impact statement.

6.

b. The noise impact statement shall include references to the current and historic noise levels associated with Moody AFB's missions and recommended noise attenuation measures to consider.

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a. All work and operations shall be conducted within buildings or enclosed structures.

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b. All new development, redevelopment, and building alterations or additions permitted within the noise impact area shall be required to meet the noise attenuation requirements of AICUZ Report.

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c. Applications for the approval of development within the noise impact area shall include certification from a qualified acoustical expert

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~~that the proposed construction complies with the standards of AICUZ Report~~

E.D. All of the following applications, requests, or permits within the MAZ applications for rezoning and development approval, including site plans, building permits, subdivision plats, sign permits, temporary use permits, and other permits and plans shall be subject to review by the Moody Air Force Base Installation Commander or designated representative: ULDC applications considered by the Board of Commissioners, ULDC applications considered by the ZBOA, subdivision plats and applications, telecommunication tower permits, and temporary use permits. Such review shall be limited to issues of compatibility with Moody Air Force Base and issues affecting the safety of **persons** and property related to aircraft take-offs, landings, and flight operations.

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4.03.00 SUPPLEMENTAL STANDARDS FOR SPECIFIC USES

4.03.01 Animal Care Facilities (Animal Hospitals, Veterinary Clinics, Animal Shelters, and Kennels)

F.E. ~~Animal hospitals, veterinary clinics, and animal shelters are permissible in the C-H, M-1, and M-2 zoning districts, subject to the site design standards for the district, and in the E-A and C-G zoning district subject to the site design standards for the district and specific site design standards in this section.~~

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D.H. Keeping animals shall be considered a kennel when there are six (6) or more domestic pets, not including fish, reptiles, and birds. Pigs and emus shall be considered livestock and are not domestic pets.

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1.4. ~~A kennel without an outdoor run is permissible in the following zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section: E-A, R-A, OI, C-C, MAZ II, and MAZ III.~~

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2.5. ~~A kennel with an outdoor run is permissible in the following zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section: E-A, R-A, C-G, C-H, M-1, MAZ II, and MAZ III.~~

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4.03.02 Agricultural Uses, Including Agricultural and Farm Operations; Agricultural Processing, Sales, and Outdoor Storage; Stables and Livestock Facilities

A. ~~Agricultural and farm operations are permissible in E-A, M-1, M-2, M-3, and IS, subject to the standards of the zoning district.~~

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B. ~~Agricultural processing, sales, and outdoor storage are permissible in E-A, M-1, M-2, and M-3 zoning districts subject to the standards of the zoning district.~~

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~~C. Agricultural processing, sales, and outdoor storage are permissible in R-A and MAZ III, subject to the standards of the zoning district and the supplemental standards set forth in this section.~~

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~~D. Stables, and livestock facilities, including overnight boarding, riding academies, and farm buildings, are permissible in the E-A, M-1, M-2, and M-3 zoning districts, subject to the standards for the district.~~

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~~E. Agricultural and farm operations, stables, and livestock facilities, including overnight boarding, are permissible in the R-A, MAZ I, MAZ II, and MAZ III zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.~~

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~~Table 4.03.02(F). Standards for Agricultural and Farm Operations, Stables, and Livestock (Including Overnight Boarding), and Riding Academies,~~

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4.03.03 Commercial Greenhouses and/or Plant Nurseries

~~A. Greenhouses and/or plant nurseries are permissible in the E-A, M-1, M-2, M-3m and MAZ III zoning districts, subject to the site design standards of the district. Commercial greenhouses and plant nurseries are permissible in the R-A, C-C, C-G, C-H, and MAZ II zoning districts, subject to the standards of the district and the supplemental standards set forth in this section.~~

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Commented [JD3]: This is classified as an S in Chapter 2 however it clearly says here that supplemental standards do not apply to it in MAZ III. Removing this paragraph would further restrict the use in MAZ III by requiring the supplemental standards to apply to it.

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4.03.04 Vehicle Sales Establishments (Cars, Trucks, Boats, and RVs, New or Used)

~~A. Vehicle sales establishments for new or used vehicles are permissible in the M-1 zoning district, subject to the standards for the zoning district. Vehicle sales establishments are permissible in the C-G and C-H zoning districts, subject to the standards of the district and the supplemental standards set forth in this section.~~

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4.03.05 Building Materials and Supply

~~A. Building materials and supply establishments are permissible in the M-2 zoning district, subject to the standards of the zoning district. Building materials and supply establishments are permissible in the C-G, C-H, and M-1 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.~~

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4.03.06 Cemeteries

~~A. Cemeteries are permissible in the E-A, R-A, R-1, OI, C-C, C-G, C-H, M-1, and M-2 zoning districts, subject to the site design standards of the district and the specific supplemental standards in this section. Cemeteries for interment of human remains shall comply with State law and the provisions of Section 4.03.06. Cemeteries for interment of pet remains shall comply with the provisions of Section 4.03.06.~~

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4.03.07 Private Colleges and Universities

- A. ~~Private colleges and universities are permissible in the R-1, R-21, OI, C-C, C-G, and C-H zoning districts, subject to the standards of the zoning district. Private colleges and universities are permissible in the E-A, R-A, and R-10 zoning district, subject to the standards of the district and the supplemental standards set forth in this section.~~

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4.03.08 Day Care Facilities (Adult or Child Day Care)

- A. The requirements of this section apply to child day care centers, group day care homes, nursery schools, preschools, **family** day care homes, adult day care facilities, and adult day care centers.

- ~~B. Day care facilities are permissible in the following zoning districts, subject to the site design standards of the district:~~

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- ~~A.1. Day care centers with nineteen (19) or more children are permissible in the C-G and C-H zoning districts;~~

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- ~~9.2. Day care homes for at least seven (7) and not more than eighteen (18) children are permissible in the C-G and C-H zoning districts; and~~

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- ~~10.3. Day care family facilities are permissible in the E-A, R-A, R-1, R-21, R-10, and OI zoning districts.~~

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- ~~C. Day care facilities are permissible in the following zoning districts, subject to the site design standards of the district and the supplemental standards set forth in this section:~~

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- ~~1.1. Day care centers with nineteen (19) or more children are permissible in the C-C zoning district;~~

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- ~~2.2. Day care homes for at least seven (7) and not more than eighteen (18) children are permissible in the E-A, R-A, R-1, R-10, and OI zoning districts;~~

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- ~~3.3. Day care homes for at least seven (7) and not more than twelve (12) children are permissible in the R-21 zoning district, and;~~

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- ~~4.4. Day care family facilities are permissible in the C-C, C-G, and C-H zoning districts.~~

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4.03.09 Outside Sales Facilities, Including Farmers Markets

- A. ~~An outside sales facility is permissible in the E-A and M-2 zoning districts, subject to the site design standards of the district. Outside sales facilities, including farmers markets, are permissible in the C-H and M-1 zoning district, subject to the standards of the district and the supplemental standards of this section.~~

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4.03.10 Golf Courses

- A. ~~Golf courses are permissible in CON and OI zoning districts, subject to the standards of the district and the supplemental standards in this section.~~

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4.03.11 Vehicle Repair Shops

- A. ~~Vehicle repair shops (automobile, truck, and other motor vehicle repair)~~ are permissible in the M-1 and M-2 ~~zoning district~~, subject to the standards of the ~~district~~. ~~Vehicle repair shops are permissible in the C-H zoning district, subject to the standards of the zoning district and the supplemental standards set forth in this section.~~

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4.03.12 Junk Yards or Salvage Yards

- A. ~~Salvage yards and junk yards~~ are permissible in the MAZ II, MAZ III, M-2, and M-3 ~~zoning districts~~, subject to the standards of the ~~district~~ and the supplemental standards in this section.

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4.03.13 Hospitals, Nursing Homes, and Congregate Personal Care Homes

- A. ~~Hospitals, nursing homes, and congregate personal care homes~~ are permissible in the C-G, C-H, and M-1 ~~zoning districts~~, subject to the site design standards of the ~~district~~. ~~Hospitals and nursing homes are permissible in the OI and MAZ III zoning districts subject to the standards of the district and the supplemental standards set forth in this section.~~

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4.03.14 Recreational Vehicle Parks and Campgrounds

- A. ~~Recreational vehicle (RV) parks and campgrounds~~ are permissible in the E-A, CON, and C-H ~~zoning districts~~, subject to the site design standards of the ~~zoning district~~ and the supplemental standards of this section.

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4.03.15 Religious Facilities

- A. ~~Religious facilities, including churches and other places of worship, together with specified accessory uses and structures, are permissible in the following zoning districts, subject to the standards of the district and the supplemental standards set forth in this section: E-A, R-A, R-1, R-21, R-10, OI, C-C, C-G, C-H, M-1, MAZ III, Residential/Mixed Use PD or PD-R, and Non-Residential PD or PD-R.~~

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4.03.16 Group Personal Care and Family Personal Care Homes

- A. ~~Group personal care homes, as defined in State law, are permissible in the following zoning districts, subject to the standards of the district and the supplemental standards set forth in this section: E-A, R-A, R-1, C-C, and MAZ III.~~
- B. ~~Family personal care homes, as defined in State law, are permissible in the following zoning districts, subject to the standards of the district and the supplemental standards set forth in this section: E-A, R-A, R-1, R-21, R-10, OI, C-C, C-G, and C-H.~~

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4.03.17 Bed and Breakfast Lodging

- A. ~~Bed and breakfast lodging is permissible in the following Zoning districts, subject to the standards applicable to the Zoning district and the supplemental standards set forth in this section: E-A, R-A, R-1, OI, C-C, and C-G.~~

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4.03.18 Sanitary Landfills

- A. Sanitary **landfills**, together with necessary **buildings** and machinery for **landfill** operations, are allowable ~~in the M-3, MAZ III, and IS zoning districts,~~ subject to the standards of the **zoning district** and the supplemental standards of this section.

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4.03.19 Inert Landfills

- A. Inert **landfills**, together with necessary **buildings** and machinery for **landfill** operations, are allowable ~~in the M-3, MAZ III, and IS zoning districts,~~ subject to the standards of the **zoning district** and the supplemental standards of this section.

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4.03.20 Industrial Uses with Nuisance Features

- A. Industrial **uses** associated with nuisance features, such as odor, noise, vibration, or the **use** or storage of hazardous materials are permissible ~~in the M-2, M-3, and IS zoning districts,~~ subject to the standards of the **district** and the standards set forth in this section.

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4.03.21 Mini-storage or Self-service Storage Facilities

- A. ~~Self-service storage facilities, also called mini-storage or self-storage, are permissible in the C-G, C-H, and M-1 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.~~

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4.03.22 Amusement Parks and Drive-in Theaters

- A. ~~Amusement parks and drive-in theaters are permissible in the C-H and M-1 zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section.~~

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4.03.23 Outdoor Recreation

- A. ~~Outdoor recreation is permissible in the C-H zoning district, subject to the standards of the zoning district. Outdoor recreation is permissible in the E-A, R-A, CON, and M-1 zoning districts, subject to the standards of the district and the supplemental standards set forth in this section.~~

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4.03.24 Private Elementary, Junior High (Middle), or Senior High Schools

- A. ~~Private elementary, junior high (middle), or senior high schools are permissible in the OI zoning district, subject to the standards of the district. Private elementary, junior high (middle), or senior high schools are permissible in the following zoning districts, subject to the standards~~

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of the ~~district~~ and the supplemental standards set forth in this section: E-A, R-A, R-1, R-21, and R-10.

4.03.25 Ice Vending Machines

- A. ~~Ice vending machines are permissible in the following zoning districts, subject to the standards of the zoning district and the supplemental standards set forth in this section: C-C, C-G, and C-H.~~

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4.03.26 Manufactured Home Communities

4.03.27 Transitional Care Facility

- A. ~~Transitional care facilities are permissible in the C-H, M-1, and M-2 zoning district subject to the site design standards for the district and the specific site design standards in this section.~~

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4.03.28 Correctional Facilities

- A. ~~Correctional Facilities are permissible in the M-1, M-2 and M-3 zoning district subject to the site design standards for the district and the specific site design standards in this section.~~

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4.04.04 Specific Provisions for Family Ties Land Division

B. Applicability

The provisions of this section apply to land divisions in the E-A or R-A zoning districts.

C. Exemptions from Requirements

1. Lots created as a result of the **Family Ties Land Division** are exempt from the **subdivision** standards set forth in Section 4.04.00, the water/sewer connection requirements in Chapter 4 and 6, and the platting requirements set forth in Chapter 10, provided that the lots are conveyed to a grandparent, parent, stepparent, adopted parent, spouse, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parcel to be divided (parent parcel). These exemptions do not exclude any state requirements for **development**.
2. Applications to create lots under the **Family Ties Land Division** process shall be processed by the TRC as set forth in Chapter 10.

D. Design Standards for Lots to be Conveyed

1. All lots created under the **Family Ties Land Division** process shall comply with all **design** standards for the **Zoning district** in which the lots are located, except as specifically provided in this section.
2. The minimum lot area is one (1) acre.
3. All lots created under the **Family Ties Land Division** process shall meet one (1) of the following requirements for access:
 - a. Have sixty (60) feet of **frontage** on a paved public right-of-way and meet the lot width requirements set forth in Table 4.01.01(G); or

Commented [JD4]: Additional sections from Chapter 4 were added to the 01.10.13 Key Existing Regulations based on consistency with Family Ties allowances elsewhere in the proposed amendments.

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- #### 4.07.06 Buffer Requirements

Table 4.07.06(C). Buffer Area Standards.

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50% and the **buffer** landscaping requirement to be decreased by 25%. For example, with the installation of an 8' fence a 30' **buffer** area with 4 shade trees and 25 shrubs per 100 linear feet can be reduced to 15 feet with 3 shade trees and 19 shrubs per 100 linear feet.

5.02.02 Accessory Dwellings (Guest Houses, Caretaker Houses)

B. Accessory dwellings are permissible within the principal dwelling or as a freestanding dwelling in the following zoning districts: E-A, R-A, R-1, ~~and R-21, MAZ III, and P-D, and PD-R.~~ Accessory dwellings are permissible within the following zoning districts as freestanding dwelling units: CON, M-1, and M-2. Accessory dwellings within the principle structure are permissible within the following zoning district: MAZ II.

C. Accessory dwellings contained within a principal dwelling shall comply with the following standards:

3. There shall be no more than one (1) accessory dwelling in a principal dwelling unit;
4. The accessory dwelling shall not exceed twenty-five (25) percent of the habitable floor area of the principal dwelling;
5. One (1) additional off-street parking space shall be provided to serve the accessory dwelling; and

~~B-6.~~ The accessory dwelling shall comply with all building and health code standards.

~~B-7.~~ Accessory dwelling units within the MAZ II zoning district must also satisfy the dwelling and location requirements in the 2.03.03 Table of Land Uses e.g. APZ II requirements and the location and density requirements in Section 4.02.04(C)(1) e.g. APZ II and density requirements.;

D. Freestanding accessory dwellings shall comply with the following standards:

~~1.~~ Except as provided below, ~~there shall be no more than one (1) accessory dwelling unit per lot in the following zoning districts: E-A, R-A, R-1, R-21, MAZ II, MAZ III, PD, PD-R, CON, M-1, and M-2. on any residentially zoned property.~~

~~1-2.~~ Accessory dwelling units within the MAZ II and MAZ III zoning districts must also satisfy the dwelling and location requirements in the 2.03.03 Table of Land Uses e.g. APZ II requirements and the location and density requirements in Section 4.02.04(C)(1) e.g. APZ II and density requirements.;

~~2.~~ ~~3.~~ There shall be ~~and~~ no more than five (5) accessory dwelling units per lot on any E-A or R-A, MAZ II, or MAZ III agriculturally zoned property provided the accessory dwellings are occupied by a grandparent, parent, stepparent, adopted parent, spouse, sibling, child, stepchild, adopted child, or grandchild of the owner(s) of the parent parcel or the occupants are full-time employees of the property owner and are responsible for the agricultural production of the property.;

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- ~~3.4.~~ The **accessory dwelling unit** may be located in a second **floor** over a detached garage or may be a separate **structure**;
- ~~4.5.~~ The **accessory dwelling** shall be located only within the side or **rear yard**;
- ~~5.6.~~ The **lot** shall comply with the minimum **lot** area standards set forth in Table 4.01.01(~~GF~~) and, for those properties zoned MAZ II and MAZ III, Section 4.02.04(C)(1) e.g. APZ II and density requirements;
- ~~6.7.~~ One (1) additional off-street parking space shall be provided to serve the accessory dwelling unit; and
- ~~7.8.~~ The **accessory dwelling** shall not exceed the standards set forth in Table 5.02.01(D)(9) pertaining to total **floor area**.
- ~~8.~~

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5.02.08 Animal Foster Homes

Animal Foster Homes are permissible as Accessory Uses in the E-A, R-A, MAZ II, and MAZ III zoning districts subject to the following supplemental standards. Animal Foster Homes are allowed as Accessory Uses in the R-1, R-21, R-10, PD, and PD-R zoning districts, subject to approval by the Board of Commissioners (See Also Section 10.01.05(E)) and the following supplemental standards.

5.03.02 Special Events and Seasonal Sales

D. **Special events** and seasonal sales shall be limited to the following **zoning districts**: E-A, OI, C-C, C-G, C-H, M-1, M-2, **Residential/Mixed Use PD** or **PD-R**, and **Non-residential PD** or **PD-R**.

Commented [JD2]: Additional sections from Chapter 5 were added to the 01.10.13 Key Existing Regulations based on comments from staff.

5.03.03 Mobile Food Services

A. Applicability

Mobile food services are permissible on vacant **lots** or on **lots** containing a business in the OI, C-C, C-G, C-H, MAZ II, MAZ III, M-1, and M-2 **zoning districts** in accordance with the standards of this section.

5.04.07 Tables of Sign Standards for Permanent On-Site Signs

E. Permissible Permanent On-Site Signs

(See Figure 5.3 for an illustration of **sign** types.)

- ~~3.8.~~ The number and types of permanent **On-site signs** shall comply with the standards in Table 5.04.07(E)(3).

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Table 5.04.07(E)(3). Number and Types of Permanent On-site signs

Sign Type:	Freestanding	Canopy	Wall	Awning	Projecting
Zoning District:					

R-10, R-21, R-1, Residential or Mixed Use P- D or PD-R, Residential MAZ II or MAZ III	1*	0	0		
E-A, R-A, Non- Residential P-D or PD-R P-D , MAZ II Non- Residential- MAZ II or MAZ III	1*	1 per Canopy side	1 per Building		
OI, C-C, C-G, C-H, M-1, M-2, M-3, I-S	1 per street Frontage	1 per Canopy side	1 wall face per Building	1	1

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* Two (2) **signs** per entrance to the **residential Development** are **permitted**.

5.05.03 Applicability

A. Except as set forth in Section 5.05.03(C), the requirements of Section 5.05.00 shall govern the location of all telecommunications towers and/or antennas that exceed a ~~height of twenty-five (25)~~ ~~forty-five (45)~~ feet within the MAZ or VLD **Overlay district**, or exceed a **height** of fifty (50) feet elsewhere in unincorporated Lowndes County.

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C. For locations outside the ~~Airport height Restriction Area~~ ~~MAZ or VLD Overlay district~~, the provisions of Section 5.05.00 shall not govern any tower or the installation of any antenna, that is seventy-five (75) feet or less in **height** and is owned and operated by a federally-licensed amateur radio station **operator** from the **operator's** residence, or is used exclusively as a receive-only antenna. For locations outside the MAZ or VLD **overlay district**, Section 5.05.00 shall not govern any device designed for over-the-air reception-only of television broadcast signals, multi-channel multi-point distribution service or direct broadcast satellite service whose tower and/or antenna is seventy-five (75) feet or less in **height**.

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5.05.04 Procedures

All wireless communication facilities shall be permissible when designed and located in compliance with the standards set forth in Section ~~4.5.05.00~~.

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C. An application for any tower or tower **structure** within the MAZ or VLD **overlay district** or any tower or tower **structure** that the **County Manager** determines as likely to interfere with the use of the aircraft traffic

operations around the Valdosta Regional Airport and/or Moody AFB, shall be submitted to the Valdosta Lowndes County Regional Airport Authority and/or Moody AFB for ~~review~~ a letter of clearance. A letter of clearance Recommendation from the Valdosta Regional Airport Authority and/or the Moody AFB shall adhere to the following:

1. Be completed within twenty-one ~~fourteen~~ (21~~14~~) days from notification by the County Manager.
2. Be considered by the County Manager in the determination of approval for the tower or tower **structure**.
3. Include one of the following recommendations:
 - a. No objection. The proposed construction/alteration does not exceed obstruction standards and marking/lighting is not required.
 - b. Conditional Determination. The proposed construction/alteration would be acceptable contingent upon implementing mitigating measures e.g. marking, lighting, etc.
 - c. Objectionable. The proposed construction/alteration is determined to be a hazard and is thus objectionable. The reasons for this determination would be outlined to the applicant/agent and the County Manager.

- ~~1. be considered in the determination of approval for the tower or tower **structure**.~~

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8.02.00 TECHNICAL REVIEW COMMITTEE

8.02.02 Membership

- A. The TRC shall consist of the following ~~seven (7)~~ members or their designee, designated by the **County Manager**, who shall also designate the chairperson of the TRC:
1. County Zoning Administrator;
 2. County Engineer;
 3. County **Director** of Utilities;
 4. County Planner;
 5. County Fire Chief;
 6. County **Director** of Inspections;
 7. ~~Executive~~ **Director** of the Lowndes County **Board of Health**; and
 8. For applications within the MAZ, ~~Zoning Districts~~, a representative of the Moody Air Force Base.
 9. For applications involving regulations affecting animals, a representative of Lowndes County Animal Services.
- B. In addition, the **County Manager**, or his designee, shall serve the TRC as a non-voting, ex-officio member.

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9.00.00 **GENERALLY**

The purpose of this chapter is to provide mechanisms for obtaining relief from the provisions of this ULDC. There are several ways that potential relief from hardship is addressed. Section 9.01.00 addresses relief through requirements regarding nonconforming **development**. Section 9.02.00 addresses relief through the grant of a **variance** in a particular situation due to the characteristics of the land to be developed based on the required site design standards. Section 9.03.00 addresses relief through the grant of an **administrative waiver** in specific situations. Section 9.04.00 addresses relief through recognition of vested rights regarding **use** and/or design.

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9.01.00 NONCONFORMING LOTS, STRUCTURES, AND USES

9.01.01 Generally

- ~~B.A.~~ Within the zoning and **overlay districts** established by this ULDC there may exist **lots**, **structures**, or **uses** of land which were lawfully established before this ULDC was adopted but which do not comply with the requirements set forth in this ULDC.
- ~~C.B.~~ Except as defined within 9.01.01(C), it ~~It~~ is the intent of Section 9.01.00 to allow these nonconformities to continue until they are removed or discontinued. It is further the intent of this section that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding **structures** or **uses** prohibited elsewhere in the same **district**.

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C. Sections 9.01.01, 9.01.02, 9.01.03, 9.01.04, and 9.01.05 shall not apply to the replacement, repair, or expansion of a lawfully established single-family dwelling or **manufactured home**. The replacement, repair, or expansion of a lawfully established single-family dwelling or **manufactured home** is allowed provided that the minimum requirements of the **district** for **front, side, and rear yard** setbacks, ~~and~~ **height** shall be complied with. When the single-family **dwelling or manufactured home** is within the MAZ II zoning district the dwelling standards in Section 4.01.03 shall also be complied with. ~~and, in~~ In the case where the dwelling or home is to be replaced, the replacement must be completed within one (1) year from the previous dwelling's or home's removal or within one (1) year from the date it is **substantially damaged** whichever occurs first.

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What about if a home starts as a site built and then wants to be replaced with a manufactured home?

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C.D. Nonconforming **uses** are declared to be incompatible with **permitted uses** in the **district** where the nonconforming **use** is located.

D.E. Nothing in Section 9.01.01 shall be construed to prevent the ordinary and routine maintenance and repair of nonconforming **structures** or **structures** which contain nonconforming **uses** provided that:

1. Repairs do not exceed ten (10) percent of the current fair market value of the nonconforming portion of the **structure** during any period of twelve (12) consecutive months; and
2. The cubic content of the **structure** is not increased.

E.F. A **structure** damaged or destroyed by any means to an extent of more than fifty (50) percent of its fair market value at time of destruction shall be reconstructed only in conformity with the provisions of this ULDC.

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F.G. Fair market value, where required, shall be determined by reference to current statutory provisions pertaining to the valuation of real property for ad valorem tax purposes.

G.H. A **structure** that is damaged to an extent less than fifty (50) percent of the fair market value may be restored and occupied as before the damage, provided the following standards are met:

1. Restoration shall be commenced within six (6) calendar months from the date damages were incurred.
2. If **reconstruction** is not commenced within six (6) months, the **reconstruction** and **use** of the land or **structure** shall thereafter conform to the provisions of this ULDC.

H.I. A nonconforming **structure** or a **structure** containing a nonconforming **use** that is declared by the **County Manager** to be physically unsafe or unlawful due to lack of repairs and maintenance shall not thereafter be restored, repaired, or rebuilt except in conformity with the regulations of the zoning **district** in which it is located.

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9.01.02 Nonconforming Lots of Record

A. Any **lot of record** for which a plat or legal description has been recorded in the Office of Clerk of Superior Court of Lowndes County at the time of

adoption of this ULDC and which fails to comply with the dimensional requirements for the **district** in which it is located may, if vacant, be used for any of the **uses permitted** within the **district** by this ULDC, provided that:

1. The minimum requirements of the **district** for **front, side, and rear yard** setbacks, open space, **and height, and floor area** shall be complied with.
2. The lot may be **used** for **duplexes** or **multi-family dwellings** when allowed within the **district**, only if the lot meets the minimum lot area requirements for those **uses** in the **district**.

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B. Permitted Modification of Setback Requirements

When a **building** is proposed on a lot and when on either or both lots which adjoin such lot at the **street right-of-way** line there exists a **principal building** which does not conform to the setback requirements of this ULDC, the required setback for such **building** shall be as follows:

1. Where only one (1) said adjoining lot contains a **principal building** with a nonconforming setback, the setback shall be the computed average of the normal setback requirement and the nonconforming setback, or
2. Where both adjoining lots contain a **principal building** each with a nonconforming setback, the minimum setback shall be the computed average of the two (2) nonconforming setbacks.

C. Planned development (P-D or PD-R) lots of Record Initiated and Created by Lowndes County

When any **subdivision** or **development** is proposed within a section of P-D or PD-R zoning that was created by Lowndes County the minimum lot size, minimum lot **width**, maximum **impervious surface** ratio, setbacks, and maximum **building height** shall be determined by a comparable zoning **district** within Table 4.01.01(**G-F**). Changes in **use** within a section of P-D or PD-R zoning created from consolidation shall be governed by Section 9.01.04(F).

9.01.03 Nonconforming Structures

A lawfully established **structure** that becomes nonconforming at the time of adoption of this ULDC may continue subject to the following requirements:

- A. Any existing **use** of a nonconforming **structure** may be changed to another **use** upon the finding by the ZBA that the proposed **use**:
 1. Is similar in its operation and effect on surrounding properties;
 2. Will not generate more automobile or truck traffic, create more noise, vibration, smoke, dust or fumes, is not a more intensive **use** of **structures** than the existing **use**, and is not in any way a greater nuisance to the adjoining properties than the existing; and
 3. Will not have a negative impact on the public health, safety, and welfare.
- B. The nonconforming **structure** shall not be enlarged.

- C. The **structure** or portion thereof may be altered to decrease its degree of **Nonconformity**.
- D. If a nonconforming **structure** is moved for any reason for any distance, it shall be brought into conformance with the site design standards of the zoning **district** to which it is moved.
- E. When any **use** of a nonconforming **structure** is discontinued for a continuous period in excess of twelve (12) months, any future **use** of the **structure** is permissible only when the **structure** has been brought into compliance with the provisions of this ULDC.

9.01.04 Nonconforming Uses

A lawfully established **use** that becomes nonconforming at the time of adoption of this ULDC may continue subject to the following requirements:

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- A. A **structure** containing a nonconforming **use** shall not be enlarged, extended, constructed, reconstructed, moved, or structurally altered except to change the **use** to a **use** permitted in the zoning **district** in which it is located.
- B. A nonconforming **use** of a **structure** shall not be extended to occupy any land outside the existing **structure** devoted to the **use**. Any nonconforming **use** of a **structure** may be extended throughout any parts of a **building** which were manifestly arranged or designed for such **use** at the time of adoption or amendment of this ULDC.
- C. A nonconforming **use** of a **structure** or open land which is superseded by a permitted **use** shall not thereafter be resumed.
- D. A nonconforming **use** of a **structure** or open land or both in any combination that is discontinued or abandoned for twelve (12) consecutive months (except when government action impedes access to the premises) shall not be resumed. The **structure** or open land shall not thereafter be used except in conformity with the regulations of the zoning **district** in which it is located.
- E. A nonconforming **use** of open land shall meet the following standards:
 1. There shall be no expansion of the quantity of land devoted to the nonconforming **use**;
 2. There shall be no expansion of the activity on the land to occupy a greater amount of land within the nonconforming parcel; and
 3. No **structure** shall be established, installed, erected, or constructed so long as the nonconforming **use** exists.

F. Use Changes Within Planned development (P-D or PD-R) Zoning Initiated and Created-by Lowndes County

When a change in **use** is proposed within a section of P-D or PD-R zoning that was created by Lowndes County the change in **use** may require a rezoning and/or preparation of an approved **site plan** if the **use** slated for change is from single-family residential to multi-family residential or from any type of residential to commercial or mixed-use.

9.01.05 Termination of Detrimental Nonconforming Structures and Uses

- A. There are found to be certain **uses** of land, natural growth, trees and **structures** as listed in Sections 9.01.05(B) which have an adverse effect on the carrying out of the Greater Lowndes **Comprehensive plan**. Such **uses** shall be discontinued after the time periods set out in Sections 9.01.05(B) below, irrespective of the requirements for nonconforming **uses** set forth in Sections 9.01.01 through 9.01.04 above.
- B. The following **uses** shall be removed or made conforming within the specified amortization period. Said amortization period shall commence upon the effective date of this ULDC.

~~4.1.~~ Fences, walls, and vegetation which constitute a hazard by virtue of impairing sight distances at a curve or intersection shall be made conforming within ninety (90) days.

~~5.2.~~ Nonconforming open storage operations include activities such as truck parking, automobile wrecking, salvage material storage, and similar **uses**. Such nonconforming operations shall be made conforming with the site design requirements for fencing, screening, or **buffering**, as set forth in Chapter 4 within two (2) years following adoption of this ULDC.

~~6.3.~~ Improper disposal or treatment of any substance to include, but not limited to, inert waste or "solid waste" as defined in the definitions of **inert waste landfill** or **landfill** in Section 1.09.02 of any kind is prohibited and shall be made conforming within (30) days beginning July 8th 2008.

~~7.4.~~ Natural growth, trees, or structures that, by virtue of their height, encroach into the Valdosta Regional Airport Overlay District (Section 4.02.03) or the Clear Zones and Accident Potential Zones (APZs) of the Moody Activity Zoning Districts (MAZ) (Section 4.02.04) shall be made conforming within ninety (90) days beginning March 10th 2009.

9.01.06 Regulation of Nonconforming Signs

A. Nonconforming Signs

1. The following provisions shall apply to **signs** which were conforming ~~immediately~~ prior to the adoption of this ULDC, but which became nonconforming at the time of adoption of this ULDC.
2. Nonconforming **signs** may stay in place until one (1) of the following conditions occurs:
 - a. The **sign** deteriorates or is damaged to the extent that it becomes a hazard; or
 - b. The **sign** has been damaged to such an extent that structural repairs are required to restore the **sign**. A structural repair is

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any repair necessary only to maintain the stability and safety of the **sign**.

3. Nonconforming **signs** shall be allowed to continue, except as provided in Section 5.04.00, and as follows:

- a. A nonconforming **sign** shall not be replaced by another nonconforming **sign** except that the substitution or interchange of poster panels, painted boards, or demountable materials on nonconforming **signs** shall be permitted.
- b. Minor repairs and maintenance of nonconforming **signs** such as repainting, electrical repairs, neon tubing repairs shall be permitted. However, no structural repairs or changes in the size or shape of a **sign** shall be permitted except to make the **sign** comply with the requirements of this ULDC.
- c. New **on-site signs** related to legally established nonconforming **uses** may be erected provided they comply with the **sign** regulations applicable to the **use** in the most restrictive **district** in which the **use** is permitted.

4. A nonconforming **sign** damaged by fire or other causes to the extent of more than fifty (50) percent of its fair market value shall not be repaired or rebuilt except in compliance with the standards for the type and location of **sign**.

5. A nonconforming **sign** damaged by fire or other causes to the extent of more than fifty (50) percent of its fair market value which is not repaired or rebuilt in compliance with this section shall be removed from the lot, along with all associated debris, and disposed of appropriately.

B. Nonconforming **signs** along interstate highways shall be governed by State law.