



GLPC AGENDA ITEM # 12

NOVEMBER 28, 2022

LDR Text Amendment by the City of Valdosta File #: VA-2022-23

The City of Valdosta is proposing to amend Chapter 222 of the City of Valdosta Land Development Regulations (LDR) as it pertains to general parking regulations in residential districts. These proposed changes are shown in underline/strikeout format and reflect the discussions at the City Council's Strategic Initiatives Summit earlier this year. More specifically, these provisions deal with the differences of off-street parking requirements in single-family and duplex residential developments in general, versus similar requirements for these developments that are located within the designated "Residential Parking Overlay District". It should be noted that none of these provisions are applicable to apartments or non-residential developments, which are subject to commercial-type parking requirements.

Staff Recommendation: Find consistent with the Comprehensive Plan, and recommend approval to the City Council.

City of Valdosta Land Development Regulations

Section 222-11 Parking Vehicles in Residential Districts

- (A) In any residential zoning district, it shall be unlawful for any person to park or stand for any period longer than six (6) hours any vehicle in excess of 14,000 pounds gross vehicle weight as identified, classified or defined by the manufacturer, except while actually engaged in loading or unloading. The following sub-Sections (A) through (D) shall apply to all properties in residential zoning districts which are developed as single-family detached, single-family attached, or duplex residential uses. For purposes of this Section, uncovered parking is defined as parking that is not located within an approved garage or permanent carport structure.
- (A) The off-street uncovered parking of any automobile, sport utility vehicle, passenger truck or van may be in the designated front yard area (between the front wall of the dwelling and the street), provided that no more than 50% of the total front yard square footage area is utilized for said parking and that the total number of vehicles parked in the front yard does not exceed five (5). The uncovered parking of such vehicles may also be in the side or rear yard areas (defined as the area between the walls of the dwelling and the side or rear property lines, and including any area between the side wall of the dwelling and a street right-of-way line), provided that no more than 25% of the cumulative total side and rear yard areas is utilized for said parking.
- (B) The off-street uncovered parking of any vehicle other than a passenger truck, van, sport utility vehicle or automobile shall be within a defined side or rear yard, or on an improved surface in the defined front yard. ~~provided that such improved area does not exceed 25% of the total square footage of the area between the front of the house and the right-of-way~~ No more than 50% of the total front yard square footage area, nor more than 25% of the cumulative side and rear yard area, may be used for uncovered parking of any vehicle type regardless of improved surface or not. ~~except for official government vehicles, moving vans that are actually loading and unloading or franchised or regulated utility vehicles.~~
- (C) The uncovered off-street parking of any trailer shall be within a defined rear yard area, or within a defined side yard that is not adjacent to a street right-of-way. For purposes of this Section, trailers are defined as vehicles with or without motive power, designed for carrying persons or property and for being drawn by motor vehicles and so constructed that no part of its weight rests upon the towing vehicle.
- (D) The uncovered parking of recreational vehicles (including boats on trailers) must be ~~parked in a defined rear yard area, or in a defined side yard area not adjacent to a street right-of-way~~ so such that at least 50% of the recreational vehicle is located behind the front building line of the ~~house dwelling~~.
- (E) No recreational vehicle may be occupied overnight except in an approved RV Park.

Section 222-12 Residential Parking Overlay District

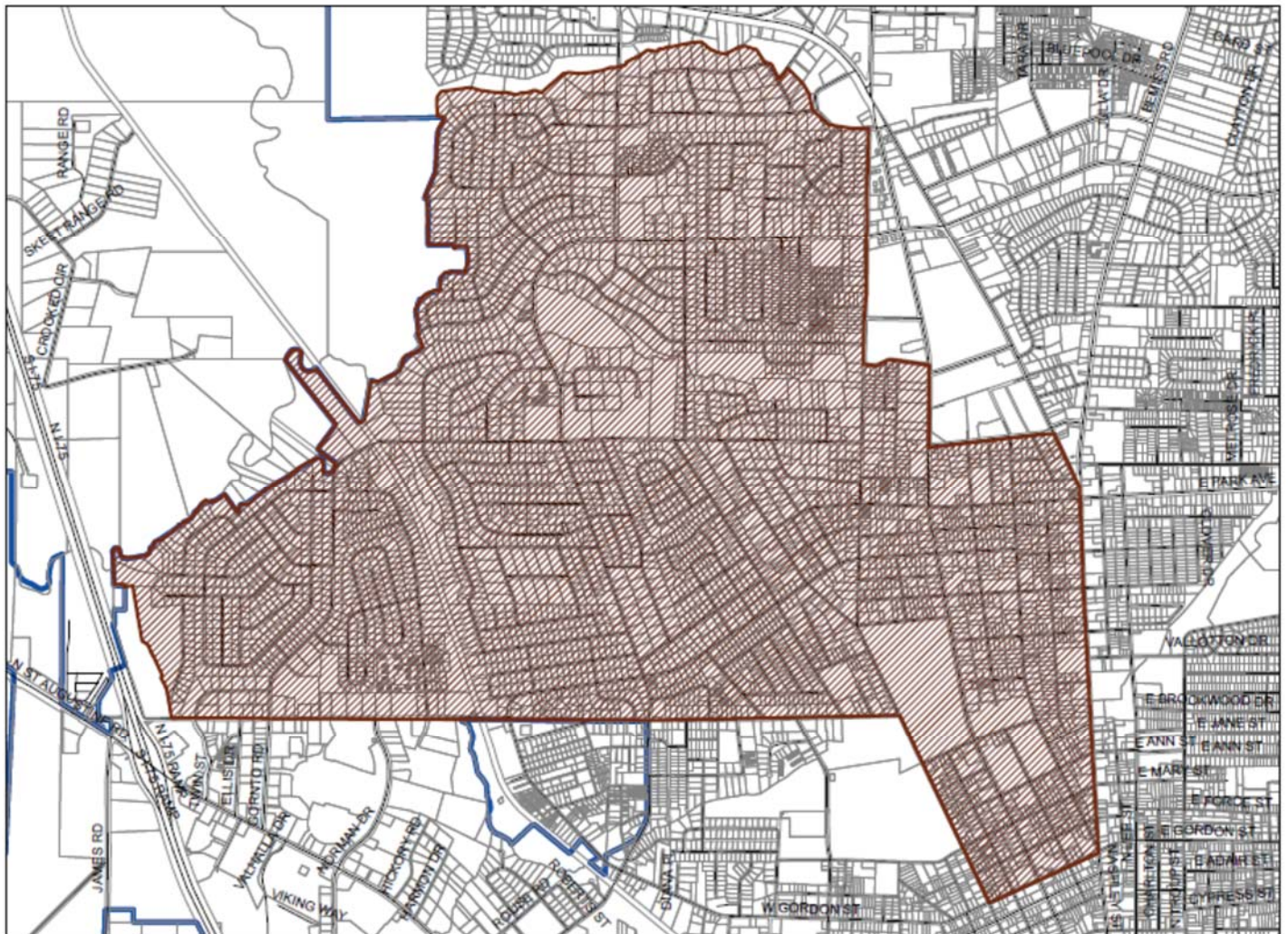
In addition to the provisions contained within Section 222-11 above, properties within the Residential Parking Overlay District as depicted on the ~~most updated version of the Official Zoning Map and available for review in the Planning and Zoning Office,~~ map below, and also developed as single-family detached, single-family attached, or duplex residential uses, shall also comply with the following provisions:

- (A) All vehicles shall be parked on improved surfaces paved with asphalt, concrete, gravel, brick pavers, loose aggregate, or other materials as approved by the City Engineer. Any loose materials shall be contained by a suitable border of landscape timbers, pavers, crossties, etc. The residential character of the neighborhood shall be maintained.

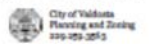
City of Valdosta Land Development Regulations

- (B) For single-family detached and single-family attached properties, a uncovered parking shall be limited to a maximum of five (5) vehicles per lot, ~~limited to passenger trucks, vans, sports utility vehicles or automobiles, may be parked in the front yard per lot~~ when located within the cumulative yard areas between the dwelling unit building and street right-of-way line.
- (C) The total of improved uncovered parking surfaces located in the defined front yard on any lot in a residential district shall not be in excess of 25% of the total square footage of the area between the front of the ~~house~~ dwelling unit and the right-of-way line, unless an Administrative Variance based on a demonstrated hardship is granted, in compliance with Chapter 242.
- (D) For the purpose of this Section ~~222-12~~, only one yard of a corner lot shall be designated as the primary front yard for the calculation of the 25% rule. The total allowable improved area based on the size of the designated front yard may be divided between the primary front yard and the secondary front yard.
- (E) Existing non-improved driveways which extend from an existing driveway apron directly into a carport, garage, or established parking area may remain as is.
- (F) In compliance with Chapter 238 of the LDR, properties within the Historic District shall receive Administrative Approval for a Certificate of Appropriateness prior to constructing the improved area.

City of Valdosta Land Development Regulations



Residential Parking Overlay District



k

City of Valdosta Land Development Regulations

Section 222-11 Parking Vehicles in Residential Districts

In any residential zoning district, it shall be unlawful for any person to park or stand for any period longer than six (6) hours any vehicle in excess of 14,000 pounds gross vehicle weight as identified, classified or defined by the manufacturer, except while actually engaged in loading or unloading. The following sub-Sections (A) through (D) shall apply to all properties in residential zoning districts which are developed as single-family detached, single-family attached, or duplex residential uses. For purposes of this Section, uncovered parking is defined as parking that is not located within an approved garage or permanent carport structure.

- (A) The off-street uncovered parking of any automobile, sport utility vehicle, passenger truck or van may be in the designated front yard area (between the front wall of the dwelling and the street), provided that no more than 50% of the total front yard square footage area is utilized for said parking and that the total number of vehicles parked in the front yard does not exceed five (5). The uncovered parking of such vehicles may also be in the side or rear yard areas (defined as the area between the walls of the dwelling and the side or rear property lines, and including any area between the side wall of the dwelling and a street right-of-way line), provided that no more than 25% of the cumulative total side and rear yard areas is utilized for said parking.
- (B) The off-street uncovered parking of any vehicle other than a passenger truck, van, sport utility vehicle or automobile shall be within a defined side or rear yard, or on an improved surface in the defined front yard. No more than 50% of the total front yard square footage area, nor more than 25% of the cumulative side and rear yard area, may be used for uncovered parking of any vehicle type regardless of improved surface or not.
- (C) The uncovered off-street parking of any trailer shall be within a defined rear yard area, or within a defined side yard that is not adjacent to a street right-of-way. For purposes of this Section, trailers are defined as vehicles with or without motive power, designed for carrying persons or property and for being drawn by motor vehicles and so constructed that no part of its weight rests upon the towing vehicle.
- (D) The uncovered parking of recreational vehicles (including boats on trailers) must be in a defined rear yard area, or in a defined side yard area not adjacent to a street right-of-way such that at least 50% of the recreational vehicle is located behind the front building line of the dwelling.
- (E) No recreational vehicle may be occupied overnight except in an approved RV Park.

Section 222-12 Residential Parking Overlay District

In addition to the provisions contained within Section 222-11 above, properties within the Residential Parking Overlay District as depicted on the map below, and also developed as single-family detached, single-family attached, or duplex residential uses, shall also comply with the following provisions:

- (A) All vehicles shall be parked on improved surfaces paved with asphalt, concrete, gravel, brick pavers, loose aggregate, or other materials as approved by the City Engineer. Any loose materials shall be contained by a suitable border of landscape timbers, pavers, crossties, etc. The residential character of the neighborhood shall be maintained.
- (B) For single-family detached and single-family attached properties, uncovered parking shall be limited to a maximum of five (5) vehicles per lot, when located within the cumulative yard areas between the dwelling unit building and street right-of-way line.

City of Valdosta Land Development Regulations

- (C) The total of improved uncovered parking surfaces located in the defined front yard on any lot in a residential district shall not be in excess of 25% of the total square footage of the area between the front of the dwelling unit and the right-of-way line, unless an Administrative Variance based on a demonstrated hardship is granted, in compliance with Chapter 242.
- (D) For the purpose of this Section, only one yard of a corner lot shall be designated as the primary front yard for the calculation of the 25% rule. The total allowable improved area based on the size of the designated front yard may be divided between the primary front yard and the secondary front yard.
- (E) Existing non-improved driveways which extend from an existing driveway apron directly into a carport, garage, or established parking area may remain as is.
- (F) In compliance with Chapter 238 of the LDR, properties within the Historic District shall receive Administrative Approval for a Certificate of Appropriateness prior to constructing the improved area.