

2.02.00 ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS

2.02.01 Generally

The purpose of **Overlay Districts** is to provide a means of modifying the site design requirements that are otherwise applicable to the underlying **zoning district(s)**. Such design requirements are set forth in Chapter 4. When the site design standards for a base **zoning district**, standards for an **overlay district**, or supplemental standards are in conflict, the stricter standard applies.

2.02.02 Corridor Road Overlay District (COR)

The purpose of the Corridor Road **Overlay District (COR)** is to provide for the unique design requirements to ensure the safe flow of traffic and provide for compatible **development** along important major arterial roadways. The **COR district** includes specific design standards for **signs**, access, parking, landscaping, inter-parcel connectivity, and other corridor design standards.

A. The following **COR Overlay districts** are hereby established:

1. Inner Perimeter Road.
2. Bemiss Road, North.
3. Old Clyattville Road, South.
4. Old US 41, North.
5. US 84, West.

2.02.03 Valdosta Regional Airport Overlay District (VLD)

The Valdosta Regional Airport (VLD) **Overlay District** is established to provide for limitations on land uses and obstructions that have a potential negative impact on the airport and its operations. As set forth in the master plan for the airport, the following land uses should be limited in close proximity to the airport and **runway** approach zones in order to ensure compatibility: medical, religious, school, and **residential** establishments. Further, within the **runway** approach zones, the **height** of **structures** should be limited consistent with the Part 77 Plan for the airport.