



CHAPTER 2

ZONING DISTRICTS AND USES

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List of Tables

Table 2.03.03 Table of **Permitted Uses**.

Table 2.03.04 Table of **Accessory Uses**.

2.0.00 GENERALLY

The use of **buildings, structures**, and land in accordance with the Greater Lowndes ~~Comprehensive plan~~ shall comply with the use requirements for **zoning districts** set forth in Chapter 2. **Buildings, structures**, or land shall be **occupied** or used only in conformity with all of the regulations set forth herein for the **district** in which it is located.

2.1.00 ESTABLISHMENT AND PURPOSE OF ZONING DISTRICTS

2.0.1 Lowndes County Zoning Map

- A. **Zoning districts** for Lowndes County are hereby established as shown on the "Lowndes County Zoning Map."
- B. The Lowndes County Zoning Map shall be identified by the signature of the chair of the **Board of Commissioners**, attested by the County Clerk, and shall include the date of adoption.
- C. The Lowndes County Zoning Map may be amended according to the procedures set forth in Chapter 10 of the ULDC.

2.0.2 Rural Zoning districts

The following rural **zoning districts** are established:

- A. E-A, Estate Agricultural **district** (5 acre). This **district** is intended to provide for agricultural activities, including those related to crops, livestock, and timber, protected from the effects of suburban **residential development**. Single-family homes, and specified **accessory structures** and uses are permissible.
- B. R-A, **residential** Agricultural **district** (2.5 acre). This **district** is intended to preserve the mixed agricultural and **residential** character of land while providing a transition between rural and agricultural land and suburban and urban land.
- C. CON, Conservation **district**. This **district** is intended to provide for the long-term protection and preservation of environmentally sensitive natural resource systems. **Development** within the Conservation **district** is limited to **buildings** that are supportive of and **accessory** to the conservation land **uses**.

2.0.3 Residential Zoning districts

The following **residential zoning districts** are established:

- A. R-1, Low **density residential** (1 acre). This **district** is intended to provide for single-family **residential dwellings** on individual lots at a low **density of development**, consistent with the **Use** of private wells and septic tanks.
- B. R-21, Medium **density residential** (21,780 square feet). This **district** is intended to provide for single-family **residential dwellings** on individual **lots** at a moderate **density of development**, consistent with the **Use** of either [county or private](#)

~~community~~—water systems or county or private ~~community~~—sewerage disposal systems or both. The **use** of **on-site** septic systems may be permissible.

C. R-10, Suburban **density residential** (10,000 square feet). This **district** is intended to provide locations for **single-family dwellings** on small individual **lots**, based on the availability of both community water and community sewerage systems to serve the **development**.

2.0.4 Commercial, Office, and Institutional Zoning Districts

The following commercial, office, and institutional **zoning districts** are established:

A. OI, Office Institutional. This **district** is intended to allow **development** of business and professional activities, medical and dental facilities, and the **development** and maintenance of publicly owned lands and **structures**, parks and recreation areas, public schools, and **buildings** **Used** principally for government functions. Limited retail **uses** normally associated with office or institutional **uses**, **accessory structures**, and essential public services are also permissible.

B. C-C, Crossroads Commercial. This **district** is intended to provide locations for limited retail and service **uses** to satisfy the common and frequent needs of residents of nearby **residential** and agricultural areas. It is further the intent of this **district** to encourage such **uses** to be a part of a crossroads commercial convenience center.

C. C-G, General Commercial. This **district** is intended to provide locations for a wide variety of retail and service **uses** to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this **district** to encourage businesses to be part of planned commercial centers, neighborhood **shopping centers**, or community **shopping centers**.

D. C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

2.0.5 Industrial **and Intensive** Zoning Districts

The following industrial **zoning districts** are established:

A. M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible

- uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B. M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
 - C. M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial **uses** include screening of activities, noise mitigation, and protection from encroachment from incompatible **development**.
 - D. I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental permits.

2.0.6 Moody Activity Zoning District (MAZ)

The Moody Activity **Zoning District** (MAZ) is intended to provide for **uses** and unique design requirements for lands adjacent to and within **Runway protection zones**, airspace zones, and noise zones for Moody Air Force Base. Site design and other standards are necessary to protect Moody's combat ready and navigable airspace and may include, but not be limited to, **height** limitations, smoke limitations, lighting limitations, and other standards necessary to ensure protection of the airspace. Three **districts** are described for the Moody Activity **zoning district**: MAZ I, MAZ II, and MAZ III. MAZ I dominantly includes all of the Moody Air Force Base property, the Clear Zones, and Accident Potential Zone 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.

2.0.7 Planned Development Districts

PD, **Planned Development** and PD-R, Rural **Planned Development**. These **districts** are intended for the **development** of a combination of **residential**, office, and limited commercial **uses**. These **districts** are established to encourage creative and resourceful **Projects** that include compatible, interrelated **Uses** and related public facilities unified by a **development** plan and tailored to either an urban or rural setting.

2.0.8 Intensive Services district

~~IS, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of~~

effluent, ~~landfills~~, energy generation, resource recovery, and similar ~~uses~~ which may require environmental ~~permits~~.

2.2.00 ESTABLISHMENT AND PURPOSE OF OVERLAY DISTRICTS

2.2.1 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.

2.0.9 Corridor Road Overlay district (COR)

- A. 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.

- B. 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.

2.0.10 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.

2.0.11 Twin Lakes Area (TLA) Overlay District

The Twin Lakes Area **Overlay District** (TLA) is intended to promote appropriate **residential development** of those lands abutting or adjacent to Long Pond, Twin Lakes, or Dykes Pond. The TLA **district** includes use and design standards to prevent **development** detrimental to surrounding property and the usefulness of the water bodies.

2.3.00 LAND USES PERMITTED IN EACH ZONING DISTRICT

2.3.1 Generally

Table 2.03.03 describes those uses that are permissible in each base **zoning district**. ~~Buildings, structures, or land shall be occupied or used only in conformity with all of the regulations set forth herein for the district in which they are located. The zoning districts for Lowndes County are shown on the "Greater Lowndes County Zoning Map."~~

2.0.12 How to Read the Table of Uses

- A. Within the following table the letter "P" indicates that the land use is permissible, subject to compliance with the standards of the **zoning district**.
 - D. The letter "S" indicates that the land use is permissible, subject to compliance with the standards of the **zoning district**, and the supplemental standards specified for the use. Supplemental standards for a specific use are contained in Chapter 4 and Chapter 5.
 - E. A blank cell indicates the land use is prohibited.
 - F. Any land use that is not identified in Table 2.03.03 is prohibited unless it is found to be ~~substantially~~ similar by the **County Manager**.
1. A requested use shall be considered ~~substantially~~ similar when the characteristics of the requested use are equivalent in type, intensity, degree, or impact when compared to a use named in Table 2.03.03. Such characteristics include, but are not limited to:
 - a. Typical hours of operation;
 - b. use of outdoor storage;
 - c. Trip generation rates;
 - d. Generation of noise, light pollution, odor, smoke, electromagnetic interference, or vibration; and
 - e. Customary functions of the use.
 2. ~~The administrative interpretation shall be subject to appeal, as set forth in Chapter 10.~~

2.0.13 Table of Land Uses

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

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| | | | | C | Industrial - Intensive Zoning District | Mixed Use Zoning Districts |
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Definition Available in Section 1.09.02

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* ~~Except for any land area within APZ II or a VLD~~ **Runway protection zone.**

~~When located within a Corridor Overlay as set forth in Section 4.02.01.~~

* ~~When the~~ **building** ~~does not exceed 30,000 sqft.~~

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2.0.14 ~~Table of accessory and Temporary Uses~~

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