

City of Valdosta Land Development Regulations

Section 210-3 Urban Commercial Corridor Overlay District

- (A) Purpose. The purposes of the Urban Commercial Corridor Overlay District are to:
- (1) Promote the general health, safety, and welfare of the community.
 - (2) Implement the Greater Lowndes 2030 Comprehensive Plan.
 - (3) Create a 24-hour urban environment where people can live, work, and play.
 - (4) Encourage mixed-use redevelopment and revitalization of important commercial corridors of the City.
 - (5) Encourage the appropriate infill and revitalization of portions of these corridors that are designated as Regional and Community Activity Centers in the Comprehensive Plan in a manner that will protect adjacent neighborhoods.
 - (6) Promote a walkable, transit-oriented, and bicycle-friendly environment.
 - (7) Create an attractive streetscape that is aesthetically appealing and will encourage pedestrian-oriented businesses and activities.
- (B) Design Guidelines. The Urban Commercial Corridor Design Guidelines (Appendix C) are hereby adopted and made part of this Section and shall apply to property in the Urban Commercial Corridor Overlay District. Within the Urban Commercial Corridor Overlay District, building design and construction that is not in substantial conformity with the Urban Commercial Corridor Overlay District Design Guidelines is prohibited. In cases of a conflict between the Design Guidelines and the text of this Section, the text of this Section shall govern.
- (C) Boundaries. This Section applies to land parcels of record within the City of Valdosta designated "Urban Commercial Corridors" on the map, in Appendix C or as otherwise approved by the Mayor and Council as provided in Section 242-4. The Planning Commission may recommend, and the City Council may approve, exemptions from these requirements for parcels or portions of a parcel that would otherwise be included in the Urban Commercial Corridor Overlay District, based on one or more of the following findings:
- (1) The property to be exempted does not have access to the primary street in the Urban Commercial Corridor and will not require access to such street when developed.
 - (2) Due to site topography, development of the property to be exempted will not be visible from the primary street in the corridor
 - (3) Due to the location, size, and shape of the property, development of the parcel under its current zoning and in conformity with the requirements of the Urban Commercial Corridor Overlay District would present a severe and undue hardship.
- (D) Effect of Urban Commercial Corridor Overlay District Provisions.
- (1) Application. This Overlay District is supplemental to the underlying zoning district classifications established in the City of Valdosta LDR governing all properties and permits within this Overlay District. The provisions of this Section shall be overlaid upon and shall be imposed in addition to said underlying zoning regulations and other ordinances of the City of Valdosta. The Director is authorized to draft appropriate forms, procedures, regulations, rules, guidelines and enforcement procedures to administer this Section, subject to the review and approval of the Planning Commission and City Council