

<b>(6) The variance requested is the minimum variance that will make possible the reasonable use of the land, building, or structures.</b>	
<b>Applicant:</b>	Yes.
<b>Staff:</b>	The variances requested is a larger variance.
<b>(7) The requested variance will not be inconsistent with the general spirit and intent of the LDR or the purpose and intent of the Comprehensive Plan.</b>	
<b>Applicant:</b>	The LDR is to help achieve an orderly development of Valdosta. It is not meant to prevent long time businesses that pre-date the LDR from being able to expand. Aligning a new building with an old existin building should be allowed as long as it doesn't damage a neighboring property.
<b>Staff:</b>	The request is consistent with the Comprehensive Plan.

**Relevant Development Standards in the LDR that are “Significant” to the Proposal**

**Section 214-1 Dimensional Standards of Zoning Districts**

TABLE 2: Development Standards for Non-Residential Zoning Districts

Zoning District	Min. Lot Size (square feet)	Max. Dwelling Unit Density per Acre	Max. Building Height (feet)	Min. Lot Width (feet)	Min. Front Setback <sup>1, 6</sup> (feet)	Min. Side Setback <sup>1,2,6</sup> (feet)	Min. Rear Setback <sup>1</sup> (feet)	Max. % Impervious Surface <sup>4</sup>
C-H	4,000	n/a	None <sup>3</sup>	60	25	0 / 15	12	75

Notes for Table 2:

- 1 Minimum required setbacks do not include buffers, if required by Chapter 328.
- 2 Larger side yard dimension is for corner lots (side yard setback from the street).
- 3 The minimum setback for those portions of a building over 35 feet in height shall be increased one foot for every two feet (or part of 2 feet) of building height greater than 35 feet.
- 4 Required open space is not included in maximum impervious surface calculations.
- 5 See Chapter 218 for open space standards.
- 1. Setback is measured from lot line.
- 2. No rear setback is required if the rear lot line abuts an active rail line.
- 3. These setbacks required when adjacent to any zoning district other than M-1 or M-2.

Higher density may be allowed with a Conditional Use Permit.

**Section 222-3 Reduction in Minimum Parking Requirements**

(A) Shared parking may be permitted by the Director if the applicant satisfactorily demonstrates that the actual peak parking requirements of the proposed development or use can be satisfied with a lesser number of