

City of Valdosta Land Development Regulations

- (2) Relationship to Underlying Zoning District Standards and other provisions of LDR. In any case where the standards and requirements of the Urban Commercial Corridor Overlay District conflict with those of the base zoning district or with other provisions of the Land Development Regulations, the standards and requirements of the Urban Commercial Corridor Overlay District shall govern.
- (3) Exemptions. The following activities are exempt from the development requirements of the Urban Commercial Corridor Overlay District:
 - (a) Completion of work subject to preliminary plats, site development plans, construction plans, building permits, or interior finish permits approved prior to the effective date of this Section.
 - (b) Improvements and additions that are made to a single-family residence previously permitted and built on a lot of record prior to enactment of this Section.
 - (c) Construction of a single-family dwelling on an existing lot of record within a single family residential subdivision with final plat approved prior to enactment of this Section, provided that the new construction shall be of a similar floor area, materials and design as the single-family dwellings on adjacent lots in the same subdivision.
 - (d) Construction, rehabilitation, restoration, repair of a non-residential structure, interior renovations or interior finishes within an existing structure, or addition to an existing non-residential structure that was permitted prior to the enactment of this Section shall not be subject to the provisions of this Urban Commercial Corridor Overlay District, provided that such construction is on a lot of record and does not affect a change to more than 20% of the existing gross floor area of a permitted structure or 2,000 gross square feet, whichever is less.
- (E) Land Development Applications. All land development applications for property subject to this Section shall contain the following additional information:
 - (1) Site plans and landscape plans demonstrating compliance with Title 3 and Section 210-3 (G), (H), and (I) of this LDR and the Urban Commercial Corridor Design Guidelines.
 - (2) Preliminary architectural drawings sufficient to demonstrate compliance with 210-3(J) of this LDR and the Urban Commercial Corridor Overlay District Design Guidelines.
 - (3) Architectural drawings should clearly show the building location and calculate the percentages of all building materials per facade as required in Section 210-3(J)(2)(b) of this LDR.
 - (4) Developments with more than 75,000 gross square feet of non-residential space or more than 200 dwelling units shall submit a traffic study conducted in accordance with the City of Valdosta Traffic Study Standards found in Appendix I.
- (F) Property Use Standards.
 - (1) Authorized Uses. In addition to the uses authorized in the underlying zoning district, the following additional uses shall be authorized for any property zoned for commercial uses, subject to the supplemental use standards of Chapter 218 Article 3:
 - (a) Live-work dwelling units.
 - (b) Loft dwelling units.
 - (c) Mixed-use development.
 - (d) Parking garages, when accessory to a commercial, institutional, mixed-use or multi-family residential development.