

Future Land Use Definitions Glossary

For additional reading or interest - [Larger Glossary of some General Planning Terms](#)

Accessory Dwelling Unit (ADU)	An independent residential unit that is accessory and subordinate to a primary dwelling. Can be attached or detached from the main house (e.g. backyard cottage or an independent finished basement)
Auto-Oriented	Uses where the design prioritizes automobiles. Example: Drive-thrus, gas stations.
Center/Node	Areas that are the connecting points of a mix of residential, commercial, professional, and institutional uses.
Character	The elements that comprise an area's development pattern including land uses, building height and width, building separation, block layout, street design, architectural styles, and building materials
Core	The heart of a center/node.
Cottage Court/Bungalow Court	A small collection of homes, oriented around a courtyard that serves as a community space.
Density	The amount of people per square acre. It can be used for other metrics such parking spaces or trees, but most commonly refers to residential.
District Level	An aspect of a Center/Node that is not handled by individual properties or businesses. Example: Parking at a district level is done in shared arrangements either through lots, structures or on-street.
Face/Facing	The primary direction of a building.
Floor Area Ratio (F.A.R)	The ratio of a building's total floor area to the size of the parcel.
Future Land Use (FLU)	Policy document primarily in the form of a map that establishes the desired locations of future land uses, open space, conservation, changes or improvements of parcels for the entire county. Typically has a 20-year outlook.
Gentle Density	Incremental, residential changes that allow additional residences in buildings that are sized and shaped to fit into a neighborhood's existing character. Often, they allow for more housing choices and have more attainable options for ownership.
Greenbelt	The rural areas around the edges of the county. Designated Agricultural Residential (AR) in the 2000 county-wide rezone.
Human scale	A qualitative term expressing the intensity of a building that feels comfortable to a pedestrian. Typically seen to be 2.5 stories or less, also in linear form a block that is not a monolithic wall.
Land Use	A classification system for property that is based on the type of activity taking place on each lot, such as commercial, residential, or industrial. Broad use categories often have many specific sub-categories (e.g. commercial-retail, commercial-office, commercial-restaurant, etc.)
Lot	A unit of land with defined property lines. See also Parcel.
Major Corridor	A road that carries a large volume of traffic and are the main thoroughfares throughout the county. Examples: Atlanta Hwy, Lexington Road, Jefferson Road, US Hwy 29.

Mixed-Use	Buildings or areas that have a blend of multiple uses, such as residential and commercial.
Multi-Modal	Having multiple transportation options. Typically, multi-modal transportation serves multiple options along a corridor or at a location.
Municipal	Properties, buildings, and services owned and operated by Athens-Clarke County.
Open Space	A common area permanently set aside for residents of a development and, if so designated, for the use of the community as a whole. They can be programmed or left more natural.
Parking Structure	A multi-story structure made specifically to park vehicles.
Regional	Providing jobs, goods, services or amenities to bring in people from beyond Athens-Clarke County
Rural	Areas of the county with limited density and services. Uses are primarily large lot residential or agricultural.
Secondary Corridor	A road that has a mix of commercial and residential options, but does not carry as much vehicle traffic as compared to Major Corridors. Example: Baxter Street
Semi-public	An area, typically a plaza or open space, that is shared between the public and the private owners of the space. These shared spaces are usually with a business or institution.
Sewer Service Area	The areas within Athens-Clarke County that have access to County-maintained sanitary sewer.
Single Life Cycle	A building purposefully built for a single use, often limited for re-use and designed to be depreciated and abandoned.
Story/Stories	A floor of a building.
Suburban	Lower-density residential areas adjacent to auto-centric commercial development. Setbacks are typically larger, FAR is lower. Blocks may be large with irregular roads and limited connections.
Traditional Neighborhood Development	Following patterns of construction that pre-date the suburban growth period. Often on connected streets with mixed-uses and residential allowances or mixing beyond single-family detached housing.
Urban	Areas that have the highest density in the county with a tight network of streets, typically in a grid pattern. Urban areas typically are areas of commerce, entertainment, shopping, and municipal operations. Example: Downtown Athens
Useful Walk	A manageable distance allowing for safe, comfortable and satisfying conditions to walk to basic needs or amenities.