




Official Future Land Use Map of Athens-Clarke County, Georgia



Legend

General Business Zoning Compatible: RM-3, C-O, C-N, C-G, E-C, IN, G, P

These are commercial areas that serve a variety of needs for the residents of the region. It is intended for small- and large-scale retailing and service uses that are auto-oriented, such as Atlanta Highway, Lexington Road and US 29 North. Pedestrian-oriented design is encouraged where these areas are located in neighborhoods, supporting areas that are intended to accommodate walking or cycling of residents. Pedestrian circulation in these centers is a priority. Sidewalks should be provided to surrounding areas. Internal pedestrian walkways should be limited to the property right-of-way to the principal customer entrance of all principal buildings on the site. Walkways shall connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, and plaza space.

Walkways shall feature adjacencies in landscaped areas that contribute to the esthetics or enhancement of community and public spaces. The street level facades of these areas should have a scale and architectural character that is appropriate to the area. Building and street design should be limited to street trees. Small and medium retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Parking lots should not be located at the street front and shared parking should be encouraged.

Downtown Zoning Compatible: RM-3, C-D, IN, G, P

Retail, office and entertainment uses are encouraged, as a high-density multifamily housing. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. As parking is handled on a street level, off-street parking for individual commercial development is not intended.

Retail and office uses should dominate the ground floors of the Main Street Business facades, with residential uses encouraged on second and third stories. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation. Walkability and pedestrian scale are important and the development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.

Main Street Business Zoning Compatible: RM-2, RM-3, C-O, C-N, E-O, IN, G, P

These are commercial areas where development of a storefront commercial type is encouraged. The uses are generally small-scale, but larger scaled uses can be integrated within a Main Street Business classification if the uses are compatible with the surrounding area. Residential uses are not intended in this designation. Residential uses should be located in the upper floors of the Main Street Business facades. Retail and office uses should dominate the ground floors of the Main Street Business facades, with residential uses encouraged on second and third stories. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation.

Walkability and pedestrian scale are important and the development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.

Employment Center Zoning Compatible: E-O, E-I, I, IN, G, P

These are areas of industry, office, research parks, and flex-space mixed uses. Large-scale employment areas, which include large industrial areas, manufacturing, office parks, and research centers, is incompatible with housing. Smaller-scale employment areas are appropriate to be in close proximity to a neighborhood area. Design standards regulating building placement, landscaping, and buffering should apply. Small amounts of retail may be compatible in some areas.

Government Zoning Compatible: IN, G, P

These areas are in use or proposed for use by federal, state, or local government agencies, including the University of Georgia and Clarke County Board of Education. Many of these locations are intended to serve the community, and should encourage walkability, landscaping and neighborhood-oriented transportation alternatives.

Mixed-Density Residential Zoning Compatible: RS-5, RM-1, RM-2, C-O, G, P

These are residential areas where higher density residential development is allowed and intended. Limited nonresidential uses designed at a neighborhood scale may be incorporated into these areas (e.g. churches, schools, daycare facilities, small businesses and offices). Buildings should be oriented towards the street and include streetscape enhancements. Their design should include connections between uses, good pedestrian connections and compatibility with public transit. Auto-oriented uses, such as vehicle repair and maintenance, drive-through restaurants, and vehicle sales, are not included in this designation.

Traditional Neighborhood Zoning Compatible: RS-25, RS-15, RS-8, RS-5, RM-1, C-N, G, P

These are medium density neighborhoods with traditional quality developments. These areas should include well-connected street systems, sidewalks, street trees, and a variety of housing types. Homes are often built close to the street with front porches. Garages are set back further than the homes and porches. Traditional Neighborhood areas support single-family residences, duplexes which resemble large homes, and townhouses. Single-family detached houses are the primary residential use in these areas. Residential uses should be designed to maintain the neighborhood character. Limited commercial and other non-residential uses designed at a neighborhood scale are encouraged, but only in areas close to principal and minor arterial routes that have good access to travel.

Single Family Residential Zoning Compatible: RS-40, RS-25, RS-15, RS-8, G, P

These are residential areas with single-family detached housing. Limited non-residential uses designed at a neighborhood scale may be incorporated in these areas (e.g. churches, schools, personal care homes and daycare facilities).

Rural Zoning Compatible: AR, C-R, G, P

Rural lands are intended to have very low residential density. To maintain open space, clustering of dwellings is encouraged with common open spaces protected by conservation easements. Agricultural uses are encouraged, as well as other compatible uses, such as limited, low-impact commercial uses, equestrian and other animal boarding facilities.

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Produced by the GIS/Graphics Division
Athens-Clarke County Planning Department
June 7, 2018

This is to certify that this is the Official Future Land Use Map of Athens-Clarke County referred to and incorporated in the Zoning Ordinance of Athens-Clarke County, Georgia.

Adopted the 2 day of July, 2018 by the Mayor and Commission of Athens-Clarke County, Georgia

CERTIFIED:
Nancy B. Denson, Mayor
Date: 7-6-2018

ATTESTED:
Jean Spruill, Clerk of Commission
Date: 7-6-2018