

Future Development Map's Implementation Strategies

Introduction

In designing the new land use map, a new set of land use categories was developed. Many of the new categories are mixed use, intending that an integration of residential and commercial uses will occur. The following is a list of the new categories and a brief description of the uses anticipated in each:

Community Center Mixed Use

This is applied to areas that are in community centers on the Growth Concept map. These are the main shopping areas for the community, and should include the highest residential densities outside of the Downtown. The designation encourages a broad variety of uses, including retail, services, and housing. It is the intention that this district is primarily commercial, and that housing is supplementary to the main commercial uses of the site. Housing should not occur on the ground floor adjacent to the main street frontage, and generally in the district no less than 30% of the building area should be devoted to residential use. These areas will serve a variety of needs for the residents of an area up to a three-mile radius, and therefore will include larger scale uses. A broad variety of appropriate housing types should be encouraged. However, these large developments are intended to be the focus of their respective neighborhoods, and their design should include connections between each development that are conducive to both pedestrian and transit use. Retail and office uses should dominate the ground floors of the primary street facades, with residential uses permitted in second and third stories. The street level facade of these areas should have a scale and architectural elements that relate to pedestrians. Pedestrian circulation in these centers is a primary concern and should encourage connectivity within and to surrounding areas. Traffic calming methods shall be incorporated into design (i.e. on-street parking, medians, landscaping, and framing the street with buildings or create more of a pedestrian friendly design.) Small and medium scale retail stores should frame the streets with large-scale retailers located behind with focus given to pedestrian circulation rather than automobiles. Continuous internal pedestrian walkways, no less than 5 feet in width, should be provided from the public sidewalk or right-of-way to the principal customer entrance of all principal buildings on the site. Walkways should connect focal points of pedestrian activity such as, but not limited to, transit stops, street crossings, building, store entry points, plaza space and shall feature adjoining landscaped areas. These areas should contribute to the establishment or enhancement of community and public spaces. A relatively high density is anticipated, with up to .7 FAR and 25 dwelling units per acre.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses, Employment Options, Environmental Protection, Regional Cooperation, Transportation Alternatives, Regional Solutions, Housing Opportunities, and Sense of Place.

Implementation Measures:

- Zoning to permit highest residential densities outside of downtown.
- Zoning to permit highest density single-family residential as well as multifamily residential.
- Zoning to permit Commercial General, Commercial Neighborhood, Commercial Office, Employment Office, and Institutional uses.
- Mix of uses encouraged by shared parking allowances, minimum FAR requirements, and other zoning mechanisms.
- Design shall be conducive to both pedestrians and transit use.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Corridor Business

This designation is intended for areas that have primarily business uses along corridors, but outside of centers. Corridor Business encourages small- and large-scale retailing, services, and housing. It is intended for areas that have shallow lot depth and are mostly devoted to commercial uses, or areas that are auto-oriented, such as the Atlanta Highway. It is not as pedestrian-friendly as Main Street Business, but still is reasonably accessible by foot, bike or transit. Pedestrian oriented design is particularly appropriate when these streets contain neighborhood shopping areas or multi-family housing adjacent to neighborhoods. Buildings should be oriented to the street, corridors should be lined with street-trees. Parking lots should not be located at the street front and shared parking should be encouraged.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses, Employment Options, Environmental Protection, Regional Cooperation, Transportation Alternatives, Regional Solutions, Housing Opportunities, and Sense of Place.

Implementation Measures:

- Zoning to permit highest multifamily residential densities.
- Zoning to permit Commercial General, Commercial Neighborhood, Commercial Office, Employment Office, and Institutional uses.

- Mix of uses encouraged by shared parking allowances, minimum FAR requirements, and other zoning mechanisms.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus, but also permits regional-scaled auto-oriented uses.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Corridor Residential

These areas have residential uses located along a corridor. Densities of up to ten dwelling units per acre are intended, and design guidelines should require buildings to be oriented towards the street and include streetscape enhancements. Low intensity commercial uses such as offices or bed-and-breakfasts are also possible.

Quality Community Objectives: Regional Identity, Growth Preparedness, Environmental Protection, Regional Cooperation, Transportation Alternatives, Regional Solutions, Housing Opportunities, Traditional Neighborhood, Infill Development and Sense of Place.

Implementation Measures:

- Zoning to permit highest density single-family residential as well as multifamily residential densities.
- Commercial Office zoning to permit neighborhood-scaled retail and office.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Downtown

This is the area that contains Athens downtown. Retail, office and entertainment uses are encouraged, as is high-density housing up to 120 dwelling units per acre. Auto-oriented uses are not included in this designation. As parking is handled on a district level; off-street parking for individual development is not intended. Parking structures with commercial uses on the street-level frontage are encouraged rather than surface parking lots. This area should have strict design requirements to protect historic integrity and to insure that new buildings develop in a form and architectural style compatible with existing downtown character and with sufficient density.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses, Employment Options, Heritage Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives, Housing Opportunities, Infill Development and Sense of Place.

Implementation Measures:

- Zoning to permit highest density of multifamily residential on second-story and above.
- Zoning to permit Commercial Downtown and Institutional uses.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.
- This area will continue to have strict design requirements to protect historic integrity and to insure that new buildings develop in a form and architectural style compatible with existing downtown character and with sufficient density.
- Environmental areas ordinance applied during permit review to identify and protect significant natural resources.

Employment

These are areas of industry, office, research parks, and flex-space mixed uses. Two types of employment areas are distinguished in the land-use classifications for the specific properties. The first type is large-scale employment areas, which include large industrial areas, manufacturing, office parks, and research centers. Housing is incompatible with these areas. As these areas are generally not visible from the main corridors of the community, design standards should only be employed within areas that are visible from main corridors, and for buffering adjacent residential areas.

The second type of employment area is smaller in scale and is appropriate to be in close proximity to a neighborhood area. Design standards regulating building placement, landscaping, and buffering should apply. Housing and small amounts of retail may be compatible in some areas.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses, Employment Options, Environmental Protection, Regional Cooperation, Transportation Alternatives, Housing Opportunities, and Sense of Place.

Implementation Measures:

- Zoning to permit Employment, Industrial, Institutional, and limited mixed-use, live-work housing uses.
- Design Standards for new development and redevelopment applied during permit review.

- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Government

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 pedestrian community, and should encourage walkability, landscaping and neighborhood orientated transportation alternatives.

Quality Community Objectives: Regional Identity, Growth Preparedness, Education Opportunities, Heritage Preservation, Open Space Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives, Regional Solutions and Sense of Place.

Implementation Measures:

- Zoning to permit local, regional and state Government, Institutional and Parks uses.
- Design Standards for new development and redevelopment applied during permit review.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Community Institutional

These areas are in use or proposed for use by semi-public institutions, including privately owned hospitals and health care facilities, retirement homes and convalescent centers, churches, private schools, and civic organizations. The development of these areas should encourage walkability, landscaping and neighborhood orientated transportation alternatives.

Quality Community Objectives: Regional Identity, Growth Preparedness, Education Opportunities, Heritage Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives and Sense of Place.

Implementation Measures:

- Zoning to permit local, regional and state Government, Institutional and Parks uses.
- Design Standards for new development and redevelopment applied during permit review.

- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Main Street Business

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 small-scale storefront is developed along the street facade, with the larger-scaled use located behind. Larger scale uses should only be developed in instances where they are compatible with the adjacent uses. 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 are not included in this designation. Some freestanding housing may also be accommodated on the edges of the main street area. Walkability and pedestrian scale are important and development should be oriented to the street with sidewalks, street trees, and pedestrian access provided.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses Employment Options, Heritage Preservation, Environmental Protection, Transportation Alternatives, Regional Solutions, Housing Opportunities, Infill Development and Sense of Place

Implementation Measures:

- Zoning to permit higher density of multifamily residential densities.
- Commercial Office, Commercial Neighborhood and Employment Office zoning to permit neighborhood-scaled retail and office. Auto-oriented uses such as drive-through businesses restricted.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources

Neighborhood Mixed Use

This is the designation for lands within the Neighborhood and Community Centers designated on the Growth Concept Map. It anticipates a broad variety of uses, including retail, services, and housing. These areas will serve a variety of needs for the residents of an area up to a one-mile radius. The uses will typically be neighborhood-scale retail, along with small businesses and offices. The uses are intended to be the focus of their respective neighborhoods, and their design should include connections between uses, good pedestrian connections, and compatibility with public transit.

Auto-oriented uses are not included in this designation. A density of up to .5 FAR for commercial uses and 15 dwelling units per acre is appropriate. Design standards are encouraged.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses, Environmental Protection, Transportation Alternatives, Regional Solutions, Housing Opportunities, Traditional Neighborhood, Infill Development and Sense of Place.

Implementation Measures:

- Zoning to permit highest density single-family residential as well as multifamily residential densities.
- Commercial Office and Commercial Neighborhood zoning to permit neighborhood-scaled retail and office. Auto-oriented uses such as drive-through businesses restricted.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Residential Mixed Use

These are residential uses, eight dwelling units per acre, which are intended to form medium density residential neighborhoods. Most units should be designed for individual ownership, in townhouse, duplex, or small-lot, detached single-family housing types. Design standards are mandatory. Low intensity commercial uses such as offices or home work offices are compatible, but auto-oriented uses are not included in this designation.

Quality Community Objectives: Regional Identity, Growth Preparedness, Employment Options, Environmental Protection, Transportation Alternatives, Regional Solutions, Housing Opportunities, Traditional Neighborhood, Infill Development and Sense of Place.

Implementation Measures:

- Zoning to permit high density single-family residential as well as multifamily residential densities.
- Commercial Office and Commercial Neighborhood zoning to permit neighborhood-scaled retail and office.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.

- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Rural

Rural lands are intended to have very low densities, averaging one dwelling unit for each ten acres. To maintain open space, clustering of units is encouraged. Common open spaces shall be 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, and hunting clubs.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses, Heritage Preservation, Open Space Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives, Housing Opportunities and Sense of Place.

Implementation Measures:

- Zoning to permit lowest density single-family residential and agricultural uses.
- Commercial Rural zoning to permit low-intensity commercial uses.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.
- Conservation subdivision ordinance to allow density bonuses in exchange for clustered housing, environmentally sensitive design, and donation of conservation easements on open spaces.

Rural Residential

Rural Residential is similar to Rural with densities averaging 1 dwelling per 5 acres. As with Rural, clustering of units should be encouraged. Common open spaces shall be protected by conservation easements. Agricultural uses are encouraged.

Quality Community Objectives: Regional Identity, Growth Preparedness, Open Space Preservation, Environmental Protection, Transportation Alternatives, Housing Opportunities and Sense of Place.

Implementation Measures:

- Zoning to permit lowest density single-family residential and agricultural uses.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

- Conservation subdivision ordinance to allow density bonuses in exchange for clustered housing, environmentally sensitive design, and donation of conservation easements on open spaces.

Single Family Residential

These are residential areas, with lot sizes that range from 8,000 square feet to 25,000 square feet. Typical construction includes single-family detached housing, with potential for accessory units for owner-occupied 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).

Quality Community Objectives: Regional Identity, Growth Preparedness, Open Space Preservation, Environmental Protection, Transportation Alternatives, Housing Opportunities and Sense of Place.

Implementation Measures:

- Zoning to permit lower density single-family residential.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

Traditional Neighborhood

These are neighborhoods that should be developed or continue to be developed with traditional qualities. Average density usually does not exceed six dwelling units per acre. These areas should include well-connected street system, narrower streets, sidewalks, street trees, parks, and a variety of housing types. Homes are often built close to the street with many having porches. Garages are set back farther than the homes and porches. Traditional Neighborhood areas support residences on lots as small as 4,000 square feet, duplexes which resemble large homes, and townhouses, as well as accessory units. Strict design standards should be implemented to ensure appropriateness of design and to protect neighborhood character. Apartments and condominiums designed solely for rental purposes are not compatible with these areas. Higher densities, limited commercial and other non-residential uses designed at a neighborhood scale are encouraged but only in areas close to corridors and centers that have good access to transit. Higher densities and higher FAR are intended for the Traditional Athens areas of the county, while lower densities and lower FAR are intended in the neighborhoods close in the Greater Athens and Rural areas.

Quality Community Objectives: Regional Identity, Growth Preparedness, Appropriate Businesses, Employment Options, Heritage Preservation, Environmental Protection, Transportation Alternatives, Housing Opportunities, Traditional Neighborhood, Infill Development and Sense of Place.

Implementation Measures:

- Zoning to permit high density single-family residential as well as the lowest density multifamily residential.
- Commercial Neighborhood zoning to permit neighborhood-scaled retail and office.
- Design Standards for new development and redevelopment applied during permit review to achieve pedestrian scale and focus.
- Tree management and environmental areas ordinances applied during permit review to identify and protect significant natural resources.

University District

This is a special designation, signifying the University of Georgia Campus and adjacent private property that is primarily housing and services for the University community. It is governed by an agreement jointly adopted by the University and the community coordinating development of these areas. In general, this agreement should delineate the areas of expansion of the university, and areas where development of the university requires additional coordination or special treatment in sensitive areas. In addition, infrastructure demands of the university plan should be coordinated with the Athens Unified Government to insure efficient delivery of services.

Quality Community Objectives: Regional Identity, Growth Preparedness, Educational Opportunities, Heritage Preservation, Environmental Protection, Regional Cooperation, Transportation Alternatives, Housing Opportunities, Infill Development and Sense of Place.

Implementation Measures:

- Zoning to permit Government, Institutional and Parks uses for state, and regional educational institutions and their accessory recreation, housing, and business functions.
- Environmental areas ordinances voluntarily applied to identify and protect significant natural resources.