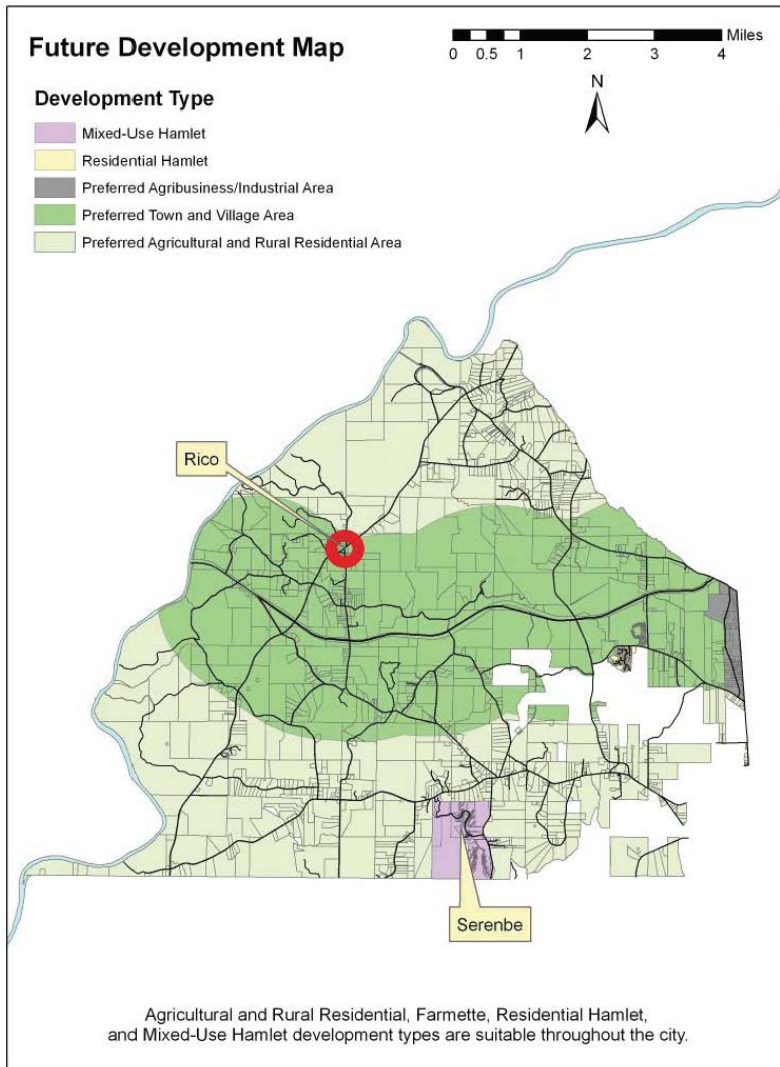


Land Use Map

What would you change about this map?

FUTURE DEVELOPMENT MAP (CHARACTER AREAS MAP)



Know The Development Types

Town

- Minimum Size: 3000 acres
- 60 percent must be preserved as open space; density bonuses area available for additional land preservation
- Mixed use and walkable
- Will offer housing, employment, commercial and civic uses
- Visually buffered from existing roads and neighboring properties except for a small window to South Fulton Parkway
- Development is clustered and permanently delineated from the preserved open space
- Limit block size to promote walkability and route choice
- Provide bonus for providing public infrastructure
- Require some public benefit from preserved open space
- Consider methods to accommodate future growth and connectivity through buffers
- Require dedication of easements for multi-use path right-of-way to improve connectivity throughout the city
- A street plan is required

Village

- Minimum Size: 1000 acres
- 60 percent must be preserved as open space; density bonuses are available for additional land preservation
- Mixed use and walkable
- Will offer housing, employment, commercial, industrial and civic uses
- Visually buffered from existing roads and neighboring properties except for a small window to South Fulton Parkway
- Development is clustered and permanently delineated from the preserved open space
- Limit block size to promote walkability and route choice
- Provide bonus for providing public infrastructure
- Require some public benefit from preserved open space
- Require dedication of easements for multi-use path right-of-way to improve connectivity throughout the city
- Consider methods to accommodate future growth and connectivity through the buffers
- A street plan is required

Mixed Use Hamlet

- Minimum Size: 250 acres
- 70 percent must be preserved as open space; density bonuses are available for additional land preservation
- Mixed use and walkable
- Offers housing, employment, and commercial opportunities
- Visually buffered from existing roads and neighboring properties where possible, otherwise provide easements or right-of-way for future connections
- Development is clustered and permanently delineated from the preserved open space
- Limit block size to encourage connectivity and walkability
- Provide bonus for providing public infrastructure
- Require some public benefits from preserved open space
- Consider methods to accommodate future growth through the buffers
- A street plan is required

Rico Crossroads

- Historic Community
- Maintain Historic Character
- May offer housing, employment, and commercial opportunities
- Rico is the only Crossroads Community under consideration for development
- The Community will develop a Master Plan for Rico

Residential Hamlet

- Minimum Size: 29 acres
- 70 percent must be preserved as open space; density bonuses are available for additional land preservation
- Development is clustered and permanently delineated from the preserved open space
- Pedestrian friendly
- Limited or no commercial uses
- Visually buffered from existing roads and neighboring properties
- Provides both vehicular and pedestrian connections to neighboring properties where possible, otherwise provides easements and right of way for future connections
- Limit block size to encourage connectivity and walkability
- Provide bonus for providing public infrastructure
- Require some public benefits from preserved land
- Consider methods to accommodate future growth through the buffers
- A street plan is required

Farmette

- Very large (20 acre minimum) lots
- Rural character
- Agricultural uses
- Visually buffered from roadways
- One-time minor subdivision of up to three 3-acre lots allowed
- After that, the minimum lot size is 20 acres
- Private, unpaved roads allowed
- Minimize curb cuts
- Density bonuses available for dedicating preserved open space

Agricultural Land/ Rural Residential

- Upholds the historic use of the land
- Maintains rural character
- Owners may sell the development rights and continue to farm the land
- Leverages the local food and farm-to-table trends
- Traditional agriculturally related businesses allowed by right
- Supports agritourism, such as u-pick, horseback riding, wineries, farm tours, etc
- No large scale agribusiness, such as concentrated feeding lots, industrial slaughterhouses, processing plants, feed yards, etc.
- Traditional small farm structures are allowed by right
- Traditional rural business uses of accessory structures are allowed

Agribusiness/ Industrial

- Provide support for the historic agricultural uses of the land
- Maintain rural character
- Leverage the local food/ farm-to-table trends
- Encourage agriculturally related businesses
- Businesses in the district should have a synergistic relationship with the city's targeted agricultural uses to encourage economic development
- Supports economic development opportunities for owners of agricultural lands
- Must be fully buffered from residential uses

Share Thoughts or Feedback