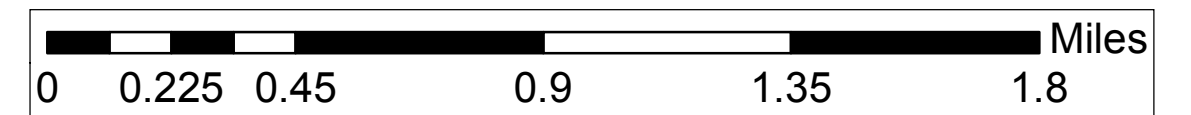


Legend

- Streets
- Lakes & Streams
- State Park
- County Boundary



2024 Land Use Plan

2024 Land Use

FLU_GIS

- Regional Activity Center
- Community Activity Center
- Neighborhood Activity Center
- Mixed-Use Design
- Recreation

To provide for areas that can support a high intensity of development that serves a regional market. Typical land uses in these areas include high-rise office buildings, regional malls, and varying densities of residential development.

To provide for areas that can meet the immediate needs of several neighborhoods or communities. Typical land uses for these areas include low to mid-rise office buildings and department stores.

To provide for areas that serve neighborhood residences and businesses. Typical land uses for these areas include small offices, limited retail, and grocery stores.

To encourage the best possible site plan and building arrangements under a unified plan of development. The Concept benefits from better land utilization, economy in the provision of roads, utilities, and flexibility in design. Approval of an overall concept plan provides an opportunity to assure that the new growth will be in accordance with the character of the neighborhood in which the development is located. The mixed-use design concept is intended to encourage ingenuity and resourcefulness in land planning, to ensure the provision of park and recreation land, and facilities for the use of the occupants of the development. A mixed-use design is required to include at least two types of land use that are otherwise not allowed together or at least two types of residential density, in order to promote unique solutions to growth issues. A mixed-use design concept is intended to be a relatively large-scale project on a site of ten acres or more, except when contained entirely within an historic site or historic district may be located on a site not less than five acres.

To acknowledge the need to preserve open space and land that will encourage the best possible environment for family use of passive and active Recreational opportunities. This designation will also provide opportunities to enjoy and appreciate the performing arts and related activities that help define our quality of life.

- Low-Density Residential
- Medium-Density Residential
- High-Density Residential
- Light Industrial
- Heavy Industrial

To protect and promote a suitable environment for family life, to discourage any other use which would generate other than normal residential area traffic on minor streets, and to protect the orderly future development of land in accordance with the land use plan for the city at a density of not more than two units per acre.

To protect and promote a suitable environment for family life, to discourage any use which would generate other than normal residential area traffic on minor streets, to meet the needs and demands of single-, two-, three-, and four-family residences and to protect the orderly future development of land, all in accordance with the land use plan of the city at a density of not more than four units per acre. A minimum development site size of three acres and a minimum requirement that 50 percent of the units in the development be in single-family detached dwellings is intended to assure compatibility with surrounding residential uses.

To protect and promote a suitable environment for family life and to encourage flexibility in meeting the needs of families, by permitting townhouses and multi-family dwellings in accordance with the land use plan for the city at a density of not more than six units per acre and a development site of at least two acres, and by permitting single-family detached residential dwellings at a density of no more than five units per acre.

To include but not limited to warehouse, distribution, manufacturing, wholesale, transportation, terminals, processing plants, workshops, greenhouses, research, development, markets, auctions and other ancillary uses.

To include but not limited to warehouse, distribution, manufacturing, wholesale, transportation, terminals, processing plants, workshops, greenhouses, research, development, markets, auctions, junkyards, lumberyards, building supplies, and other ancillary uses.

THIS MAP HAS BEEN PRODUCED FROM VARIOUS RELIABLE SOURCES. EVERY EFFORT HAS BEEN MADE TO ENSURE THE ACCURACY OF THIS MAP. HOWEVER, THE CITY OF DOUGLASVILLE ASSUMES NO LIABILITY OR DAMAGES FROM ERRORS OR OMISSIONS, IF ANY. ERRORS OR OMISSIONS ARE DETECTED, PLEASE CONTACT THE FORMER DESIGNER AT THE ADDRESS LISTED BELOW. DOUGLASVILLE, GA. 30135