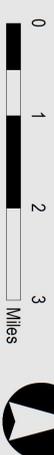
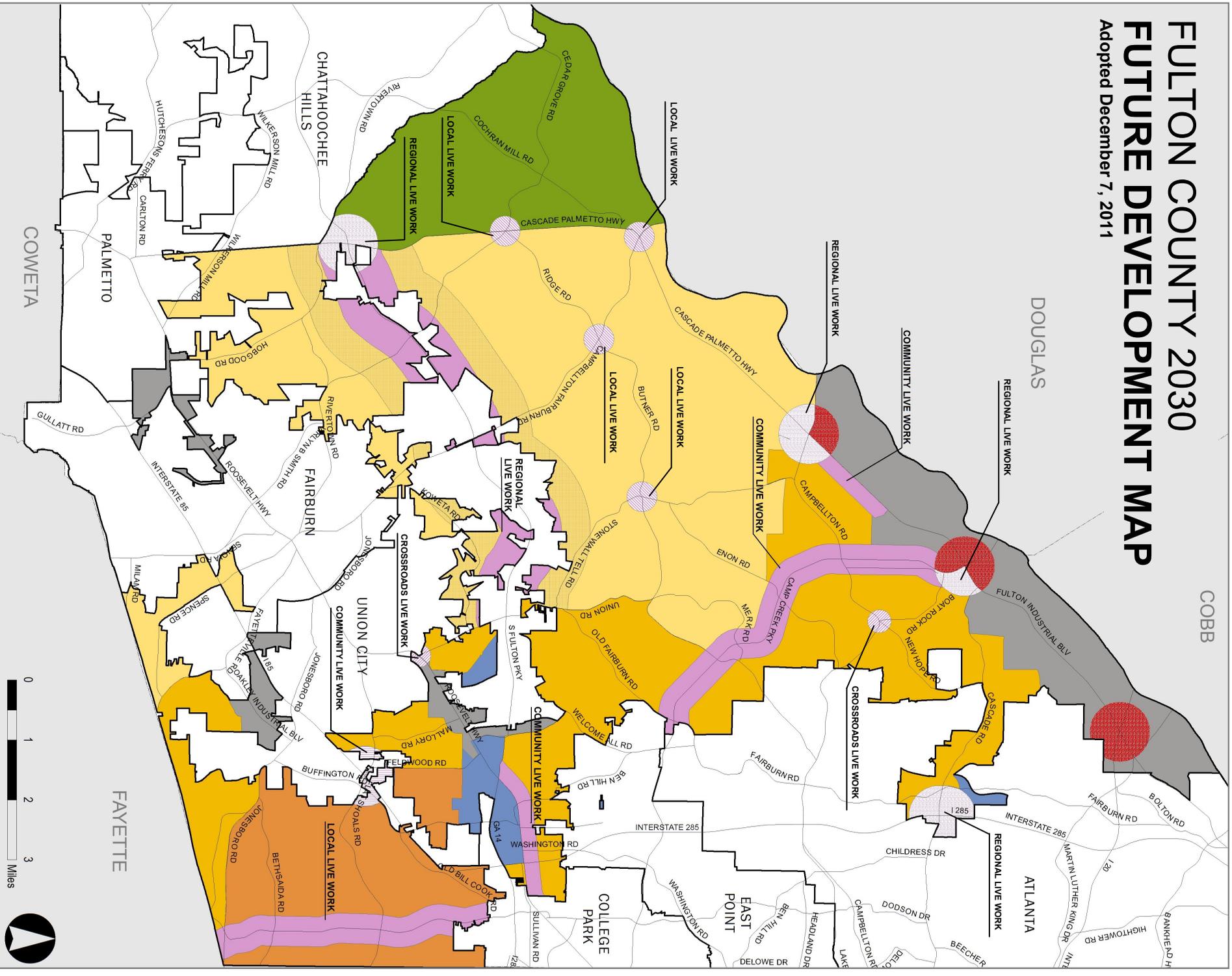


The Character Areas are grouped based on three essential development patterns that when combined define a complete community. They provide a basic framework to describe how certain areas should function and develop. These three Community Areas are as follows:

Character Area	General Characteristics	Development Types	Suggested Compatible Land Use Categories		Suggested Active Compatible Zoning Classifications
NEIGHBORHOOD					
Agricultural	Area with agricultural character and defined by agricultural uses and very low density residential; Public infrastructure is limited as the area is currently lacking sewers; Large active agricultural uses (horse, farm, timber); Single family homes on individual lots not in subdivisions.	<ul style="list-style-type: none"> Agricultural uses such as farms, open pastures, timbering Very low-density single family detached Natural areas including areas preserved by conservation development 	Residential (1 unit or less/ acre) Agricultural, Forestry & Estate Residential	Open Space Public, Semi-Public & Institutional	AG-1, R-1, R-2, CUP, SH
Rural • South Fulton Pkwy Transitional	Area characterized by low density residential, represents a transition between agricultural and suburban character areas; Public infrastructure is available but may not be extended to all properties; Low to medium density residential in subdivisions.	<ul style="list-style-type: none"> Established single family homes on large lots Newer traditional style subdivisions Civic uses such as schools, places of worship, community centers & facilities Natural areas including areas preserved by conservation subdivisions 	Residential (1 unit or less, 1 to 2 units/acre, 1 to 3 units/acre*) Agricultural, Forestry & Estate Residential	Open Space Public, Semi-Public & Institutional	R-2A, CUP, NUP, SH (All Rural) R-3*, R-3A* * (Transitional Zone Only)
Suburban • Suburban I • Suburban II	Area characterized by medium density residential located closest to urbanized areas; Wide diversity of housing types and affordability; Public infrastructure is available.	<ul style="list-style-type: none"> Medium-density single family Civic uses such as schools, place of worship, community centers & facilities Natural areas including areas preserved by conservation subdivisions 	Residential (2 to 3 units/ acre, 3 to 5 units/acre *)	Public, Semi-Public & Institutional Open Space	R-3, R-3A, R-4A, CUP, NUP, SH (Suburban I & II) R-4*, R-5*, R-5A*, TR* * (Suburban II only)
BUSINESS DISTRICT					
Industrial	Area that accommodates intense industrial uses, including manufacturing and warehousing; Highest intensity industrial uses requiring the most stringent regulations and site control; Large buffers and separation of uses to limit the impacts of use.	<ul style="list-style-type: none"> Industrial uses such as wholesale trade distribution centers, manufacturing, etc. Industrial parks Large-scale distribution activities 	Industrial	Open Space Public, Semi-Public & Institutional	M-1, M-1A, M-2
Business Park	Area that accommodates multiple businesses of less intense industrial uses; Less intense industrial, office park and warehousing uses.	<ul style="list-style-type: none"> Industrial parks Industrial uses such as wholesale trade distribution centers, manufacturing, etc. 	Office Business Park	Open Space Public, Semi-Public & Institutional	M-1, M-1A
Industrial Marketplace	Area that provides commercial/retail uses providing services to industrial uses; Commercial/retail services located at major transportation intersections; Residential uses are not appropriate.	<ul style="list-style-type: none"> Shopping centers, convenience retail Industrial uses such as wholesale trade distribution centers, manufacturing, etc. Industrial parks 	Retail Industrial Business Park Commercial & Office	Open Space Industrial Public, Semi-Public & Institutional	M-1, M-1A, M-2, C-1, C-2, O-I
MIXED-USE DISTRICT					
Crossroads	Based on a 1000 foot distance, an area located at historic or emerging intersections providing locally serving retail and services. Residential development is not appropriate.	<ul style="list-style-type: none"> Convenience retail Small scale commercial/service such as banks, drug stores, etc. Small multi-tenant shopping centers Office in existing structure 	Crossroads Live Work	Open Space Public, Semi-Public & Institutional	C-1, C-2, O-I, SH
Local	Based on 1/4 mile distance, an area at an intersection or along a corridor that provides for a balanced mix of uses to create a live work environment. Medium density residential development is appropriate.	<ul style="list-style-type: none"> Small scale commercial/service such as banks, drug stores, etc. Small multi-tenant shopping centers Office in existing structure Single family residential 	Local Live Work	Open Space Public, Semi-Public & Institutional	MIX, C-1, C-2, O-I, SH
Community	Based on a 1/2 mile distance for nodes and 1/4 mile distance for corridors, an area at an intersection or along a corridor that provides for a balanced mix of uses to create a live work environment. Medium to high density residential development is appropriate.	<ul style="list-style-type: none"> Convenience retail Commercial/service such as banks, drug stores, etc. Multi-tenant shopping centers Office Single family duplex, townhomes, etc. 	Community Live Work	Open Space Public, Semi-Public & Institutional	MIX C-1, C-2 O-I, SH
Regional	Based on a 1/2 mile distance for nodes and corridors. An area at an intersection or along a corridor that provides for a balanced mix of uses to create a live work environment. High density residential development is appropriate.	<ul style="list-style-type: none"> Big box retail, major grocery stores, home improvement centers High density residential such as apartments Office Single family duplex, townhomes, apartments, etc. 	Regional Live Work	Open Space Public, Semi-Public & Institutional	MIX, C-1, C-2, O-I, SH

FULTON COUNTY 2030 FUTURE DEVELOPMENT MAP

Adopted December 7, 2011



CHARACTER AREAS

NEIGHBORHOOD DISTRICT

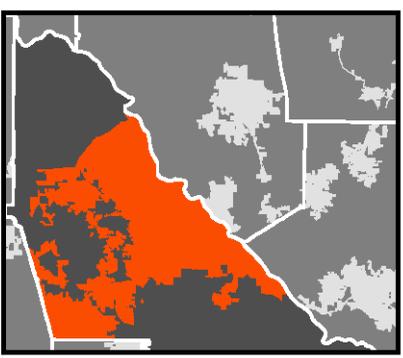
- AGRICULTURAL NEIGHBORHOOD
- RURAL NEIGHBORHOOD
- SOUTH FULTON PARKWAY
- TRANSITIONAL ZONE
- SUBURBAN I NEIGHBORHOOD
- SUBURBAN II NEIGHBORHOOD

BUSINESS DISTRICT

- INDUSTRIAL ZONE
- INDUSTRIAL MARKETPLACE
- BUSINESS PARK

MIXED USE DISTRICT

- CROSSROADS CENTER
- LOCAL CENTER
- COMMUNITY CENTER
- REGIONAL CENTER
- CORRIDOR



LOCATION KEY