

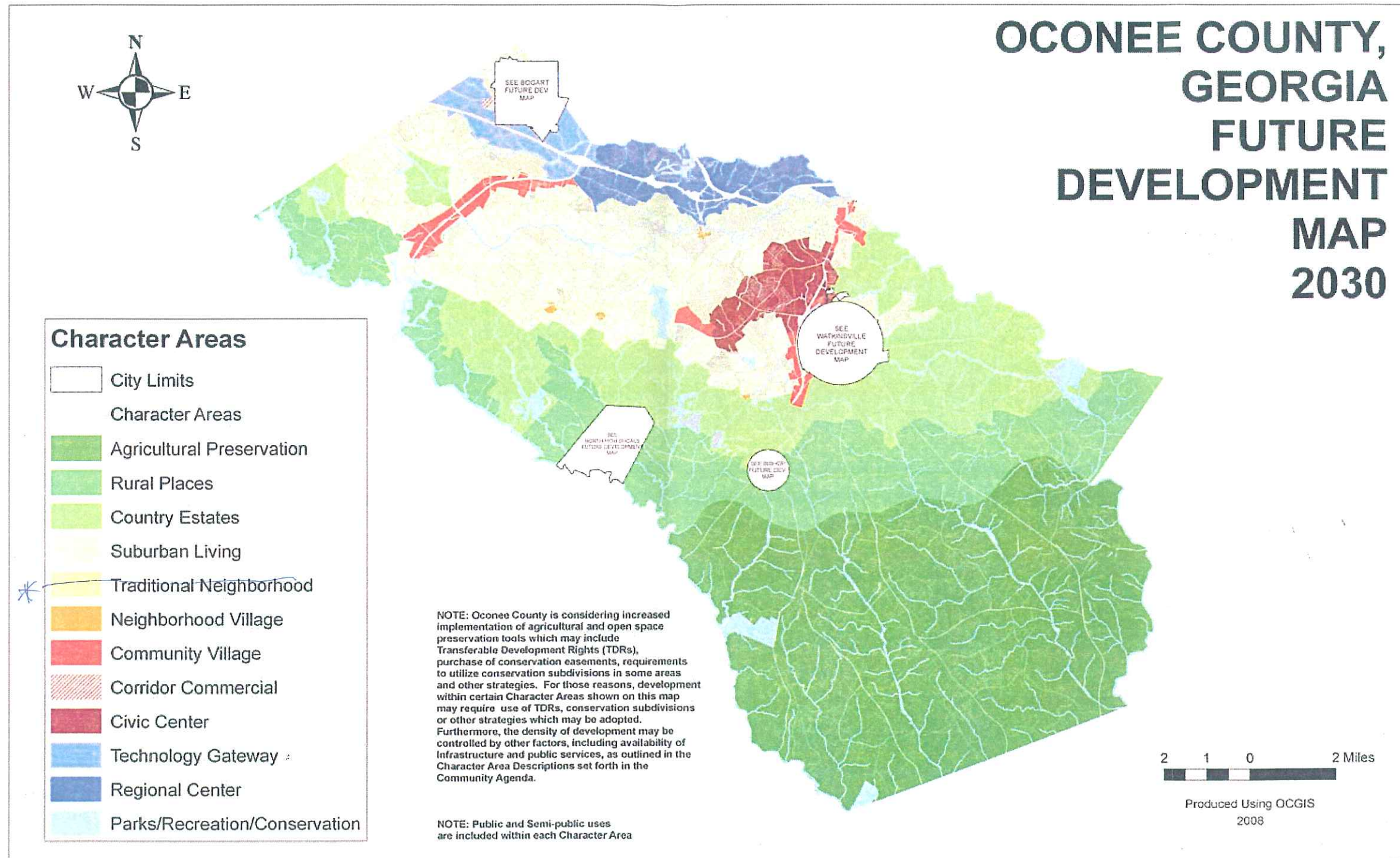
Character Area Summary Table

The following Table presents a summary of the Character Areas as shown on the Future Development Map, including infrastructure requirements and the jurisdictions in which each Character Area is found. Character Areas are more specifically described as to their intent, land uses and suggested development strategies in later sections of this chapter. Those descriptions also indicate the zoning districts that are compatible with each Character Area designation. **Specific requirements and review standards of the applicable zoning regulations of each jurisdiction, and conditions of zoning approval for a specific development project, control in all cases.**

Character Area	Description of Character and Primary Land Uses	Compatible Nonresidential Uses	Community Facilities & Infrastructure	Location
Agricultural Preservation	Active farmland and related agricultural business. Very low density agricultural-residential subdivisions along State Highways.	Country Crossroads "Cottage" industries Semi-public and institutional uses	Typically, lacks public water and sewer. Very low level of services planned due to low-density nature of the area. Rural roads frequently not suitable for development.	Uninc. County
Rural Places	Outlying rural areas with active farming and scattered single-family housing on large lots (5 acres +). Mini-farm estates and low-density agricultural-residential subdivisions.	Country Crossroads Semi-public and institutional uses	Typically, lacks public water and sewer. Very low level of services planned due to low-density nature of the area. Rural roads frequently not suitable for development.	Bishop North High Shoals Uninc. County
Country Estates	Transitional low intensity land use between the Rural Places and Suburban Living Character Areas. Active, commercial agriculture is not typically preexisting in this area, but residually-compatible agriculture, such as horse farms, small timber tracts and hay production are allowed.	Semi-public and institutional uses	Local-serving rural roads, public water may be available, but not sewer	Bishop North High Shoals Uninc. County
Suburban Living	Areas that are experiencing a high volume of residential growth, primarily single-family houses.	Semi-public and institutional uses	Public water available or planned, public sewerage sometimes available or planned; other public facilities serve area	Bishop Bogart Watkinsville (edges) Uninc. County
Traditional Neighborhoods	Older or more established neighborhoods primarily consisting of single-family detached housing, with single-family attached in appropriate locations.	Child Care Centers Semi-public and institutional uses	Public water available, public sewerage available or planned; other public facilities serve area	Bishop Bogart North High Shoals Watkinsville Uninc. County

Character Area	Description of Character and Primary Land Uses	Compatible Nonresidential Uses	Community Facilities & Infrastructure	Location
City Living	An urban area of attached condominiums and apartment homes with nearby parks and playgrounds.	Semi-public and institutional uses	Public water and sewer; other public facilities serve area	Watkinsville
Country Crossroads	This small commercial activity node is envisioned as a restricted commercial node located at commercial "crossroads" locations within the rural areas.	Commercial retail and service businesses of a local-serving or agriculture-support nature: 5,000 sf maximum building size Semi-public and institutional uses	Public water and sewer typically not available Access from collector or arterial roads at intersections	Uninc. County
Neighborhood Village Center	Small-scaled commercial designated to serve nearby neighborhoods with access and size restrictions. May be part of a planned residential development.	Small commercial center with retail and professional and personal services that are primarily oriented to serve residents of nearby neighborhoods: 8,000 sf maximum building size Semi-public and institutional uses	Public water available and sewer available or planned Access from collector or arterial roads or within a planned mixed-use development	Bishop Uninc. County
Community Village Center	Shopping centers and medium-scaled commercial designated to serve a larger portion of the county.	Larger commercial center with retail and professional and personal services that serve residents of a large portion of the county 125,000 sf maximum building size, with no single use larger than 70,000 sf Semi-public and institutional uses	Public water and sewer available Access from collector or arterial roads or within a planned mixed-use development	Uninc. County
Historic Main Street	A pedestrian-oriented area of historic structures with a "small town feel" of small-scale shops and offices.	Small-scale retail and offices in a walkable environment Adaptive reuse of existing and historic structures Semi-public and institutional uses	Full urban services common to the city	Bishop Bogart North High Shoals Watkinsville
Downtown	Traditional downtowns—the civic heart of the city—with a mix of public and private offices, shops, restaurants and entertainment uses.	Private offices, retail shopping goods, business supplies Government offices and public facilities Restaurants and entertainment Semi-public and institutional uses	Full urban services common to the city	Watkinsville
Mixed-Use Office	A live-work environment with a mix of offices, professional services and residential.	Offices and professional services Semi-public and institutional uses	Full urban services common to the city	Watkinsville
Scenic Corridor	A mixed-use corridor along major thoroughfares exhibiting scenic qualities representative of the city's historic and natural character.	Varies by Corridor	Full urban services common to the city	Watkinsville
Corridor Commercial	An area of larger-scale commercial development that is more auto-oriented in nature, requiring increased visibility and road access.	Auto-oriented retail, service and repair Larger-scale commercial uses that serve the driving public Semi-public and institutional uses	Full urban services common to the city	Bogart Watkinsville Uninc. County

Character Area	Description of Character and Primary Land Uses	Compatible Nonresidential Uses	Community Facilities & Infrastructure	Location
Civic Center	A diverse area of major educational and other public and semi-public civic uses, local shopping and services, business offices and residential neighborhoods.	Consumer-based commercial establishments that offer goods and services to the residents of central Oconee Employment-based business offices Civic, institutional and semi-public uses, such as religious organizations, educational and sports/recreation facilities, museums, libraries, senior centers, YMCAs, civic and convention centers	Full urban services	Uninc. County
Technology Gateway	The County's premier employment center focusing on major office, high tech research and light industrial developments, with business and employee supporting commercial and residential components.	High tech, bio-medical and research facilities Light industrial and light manufacturing that will not have an adverse impact on the environmental quality of the area Regional, headquarter and professional offices Office complexes and campuses; Business parks and small office complexes such as "office condominiums" Mixed use projects with a vertical integration, such as ground floor retail with office or lofts above Semi-public and institutional uses	Full urban services	Bogart Uninc. County
Regional Center	Regionally oriented large scale commercial, office, retail, entertainment and recreational, multi-family and single-family residential development.	Regional medical and professional offices Small office complexes such as "office condominiums," financial institutions and other service providers Hotels and meeting facilities Shopping centers with major retail anchors Department stores, large marketers and individual "big box" retail stores Semi-public and institutional uses	Full urban services	Uninc. County
Workplace Center	Major employment centers utilizing a mixture of manufacturing, warehousing, wholesale, and commercial and business parks.	Light industrial, warehousing and light manufacturing. Heavy industrial is restricted to locations where adverse impacts can be adequately mitigated Heavy commercial uses, such as auto repair and service Employment uses such as business parks, distribution/services Wholesaling companies, business parks	Full urban services	Bishop Bogart Watkinsville
Public Institutional	Civic functions such as schools, library, churches and governmental offices.	Other areas owned or operated by city or county government	Full urban services	Watkinsville



* tiny spot next to Watkinsville (Not an issue)