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

These areas are in use or proposed for use by federal, state, or local government agencies, including the University of Georgia and Athens-Clarke County Board of Education. Many of these locations are intended to serve the

enhancement of community and public spaces. A relatively high density is anticipated, with up to .7 FAR and 25 dwelling units per acre.

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

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 to create

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

to a 3-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 neighbor-

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.

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 employ-

Agricultural uses are encouraged. 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.

These are residential uses, 8 dwelling units per acre, which are intended to form a medium density residential neighborhoods. Most units should be designed for individual ownership, in townhouse, duplex, or small-lot, detached,

The development of these areas should encourage walkability, landscaping, and neighborhood oriented transportation alternatives.

These areas are in use or proposed for use by semi-public institutions, including privately owned hospitals and health care facilities, retirement homes, convalescent centers, churches, private schools, and civic organizations.

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