

**Definitions of Comprehensive Plan Future Land Use Map Categories**  
 (as of September 9, 2011)

FUTURE LAND USE CATEGORY	DEFINITION
Downtown	The traditional Central Business District, including retail, office, entertainment, institutional, civic and residential uses that are integrated into the urban fabric.
Downtown Expansion	Areas in close proximity to the Central Business District that are identified for growth of retail, office, entertainment, institutional, civic and residential uses. This area is intended to be compatible and interconnected with the Downtown area and surrounding neighborhoods, while also accommodating new forms of urban development.
Traditional Commercial	Business areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes residential uses that are compatible with the character of adjacent neighborhoods.
Traditional Neighborhood	Residential areas in close proximity to downtown or in outlying historically settled areas having development patterns characteristic of the Planned Town, Streetcar, and Early Automobile eras. This category includes non-residential uses that are compatible with the residential character of neighborhoods.
<u>Office - Transition</u>	<u>Properties originally developed for residential use located in areas where increased automobile traffic, road widening or other factors have diminished residential viability. This category includes non-residential uses that are compatible with residential areas.</u>
<u>Office/Institutional</u>	<u>Areas identified as employment hubs that may consist of office buildings, medical offices, banks, hospitals, and ancillary commercial uses that support the office economy. These areas permit apartments to allow for housing opportunities within close proximity to employment.</u>
Commercial – Neighborhood	Nodal and strip business <del>districts</del> <u>areas</u> that are within predominately residential areas and are developed at a scale and intensity compatible with adjacent residential uses.
Commercial – Suburban	<del>Intermediate scale Business districts</del> <u>areas</u> supporting shopping centers and corridor commercial uses <u>at a scale and intensity capable of serving regional markets.</u>
<del>Commercial – Regional</del>	<del>Large scale business districts supporting malls and other development at a scale and intensity capable of serving regional markets.</del>

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Commercial – Marine	Land dedicated to marina operations including those ancillary uses that are both marine-related and an integral part of the marina complex.
Industry – Light	Areas supporting warehouses, wholesale facilities, <del>lumberyards, and the manufacturing, assembly or production of parts and products, primarily from previously prepared materials</del> <del>dead storage yards</del> , that may require intensive truck traffic and outdoor storage but that do not produce noise, odor, dust or waterborne contaminants above ambient levels.
Industry – Heavy	Areas supporting uses that are involved in the large-scale production of finished or semi-finished products from raw materials and that may produce nose, odor, dust and waterborne contaminants measurably above ambient levels.
<u>Traditional Residential</u>	<u>Residential areas having development patterns characteristic of the Streetcar and Early Automobile eras. However, this category does not include commercial uses.</u>
<u>Residential – Single &amp; Two Family</u>	<u>Areas identified for single-family detached, single-family attached, and two family dwellings at a density not to exceed 12 units per gross acre.</u>
Residential - General	Areas with a wide range of residential uses including multi-family dwellings, attached dwellings, small lot single-family dwellings at densities greater than 10 units per gross acre.
Residential – Single Family	<del>Areas identified for single-family detached and single-family attached dwellings at gross area densities ranging from five to ten units per acre.</del> <u>Areas identified for single-family detached residential dwellings at a density not to exceed eight (8) units per gross acre.</u>
Residential - Suburban Single Family	Areas identified for single-family detached residential dwellings at a density <del>five units per acre and less</del> not to exceed five (5) units per gross acre.
Planned Development	<u>Master planned</u> areas accommodating cluster development, neotraditional development, or mixed residential, commercial, or civic uses <del>under a unified development plan</del> . Such developments are characterized by internal or external linkages among residential, commercial, institutional, or recreational use components. This category includes Amenity Communities, Village Centers, Town Centers and existing residential Planned Unit Developments.

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Planned Campus	Areas designated for research & development, educational, and business campuses, where landscaping, greenspace, open space and open water area exceeds impervious area of structures and parking lots (other research and educational campuses may be classified as <u>Office Civic/Institutional</u> ).
Agriculture/Forestry	Areas principally used for farming, silviculture, dairy or livestock production, <u>and resource extraction. This category also includes single family detached dwellings not to exceed one-half (0.5) unit per gross acre.</u>
Civic/Institutional	<del>Areas of five acres or more identified for Public uses that serve a large area or produce intensive activities or have multiple uses that are not readily assimilated into residential or commercial areas.</del>
Landfill	<del>Areas dedicated to the disposal of solid waste by burying it underground or between layers of dirt. These areas are often suitable for recreational or residential purposes waste management operations have ceased.</del>
Surface Mining	<del>Areas allowing for the extraction of resources from the earth, including mining operations and borrow pits. These areas are often suitable for recreational or residential purposes after mining operations have ceased.</del>
Transportation/ Communication/ Utilities	Areas dedicated principally to railroad facilities, airports, telecommunication towers, sewage and water pump stations and treatment plants, and similar uses that produce intensive or obtrusive activities that are not readily assimilated into other districts.
Parks/Recreation	Land dedicated to open space that is accessible to the public or land that is dedicated to sports, exercise or other types of leisure activities.
Conservation	Land that is publicly or privately held and designated for preservation in a natural state or for use for passive recreation (e.g., fishing, hiking, camping). This category also includes all back barrier islands consisting of less than two acres of contiguous uplands.
Conservation-Residential	This category is for back barrier islands that are in private ownership and have uplands exceeding two acres on a contiguous land mass. Such areas shall observe conservation principles, but may be developed for residential use at low densities.
Marsh	Areas of estuarine influence that are inundated by tidal waters on a daily basis and are characterized by spartina (cord grass) habitat.

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<u>Transitional</u>	<u>Areas having established residential character that due to their location adjacent to shallow frontage lots along arterial streets are confronted with potential commercial intrusion. These properties may be assembled with frontage properties, however they shall only be used to meet the required developments standards such as, but not limited to, parking, greenspace, and buffers. Principle uses are prohibited within these areas.</u>
<del>Open Water</del>	<del>This category includes ocean waters, sounds, open estuaries, rivers, and lakes; including large ponds and lagoons associated with these areas.</del>
<b>LAND USE OVERLAY CATEGORIES</b>	
Arterial Corridor Transition Overlay Area	Areas having established residential character that due to their arterial location are confronted with potential <del>unplanned</del> commercial intrusion. Within this overlay rezoning petitions may proceed <del>without land use policy review provided they are associated with a site plan for coordinated development</del> <u>where the combined lot width of property is equal to or greater than 175 feet along the arterial street.</u>
Air Installation Compatibility Overlay Area	Areas adjacent to airport facilities that are within Clear Zones, Accident Potential Zones, and Noise Zones where day-night averages are greater than 65 decibels, or similar zones of influence. This designation shall be applied to areas with the flexibility to plan future development in a manner that will place compatible uses in appropriate locations and at appropriate densities (see Compatible Use Guidelines in Fort Stewart-Hunter Army Airfield Joint Land Use Study).