

INSTITUTIONAL ACTIVITY CHARACTER AREA

(Lowndes County and the Cities of Dasher, Hahira, Lake Park, Remerton, and Valdosta)

Description

Concentration of public or private large-scale institutional uses such as hospitals, schools, colleges, and universities. These areas may be characterized by high degrees of access by vehicular traffic, large amounts of on-site parking, and low degrees of internal open space, high floor-area-ratios, and large tracts of land, campuses, or unified development.



Predominant Land Uses

Public health facilities and institutions of higher learning.

Permitted Zoning

Environmental Resource (E-R)
Single-family Residential (R-10, R-6)
Office-Professional (O-P)
Office Institutional (O-I)

Multi-family Residential (R-M)
Residential Professional (R-P)
Neighborhood-Commercial (C-N)
Community Commercial (C-C)

Development Strategy

Uses supporting the area's primary institution should be supported and clustered around such institution when feasible. Institutionally compatible architecture should be encouraged over "franchise" or "corporate" architecture. Design should be very pedestrian-oriented, with strong, walkable connections between the institution and supporting uses. Direct connections to nearby networks of greenspace or trails, available to pedestrians and bicyclists should be provided.



Quality Community Objectives

- Local Preparedness