

## **RURAL RESIDENTIAL CHARACTER AREA**

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

### **Description**

Rural, undeveloped land likely to face development pressures for lower density (one unit per 2.5 acres) residential development. These areas will typically have low pedestrian orientation and access, very large lots, open space, pastoral views, and a high degree of building separation.

### **Predominant Land Uses**

Lower density residential with limited commercial.

### **Permitted Zoning**

|                               |                               |
|-------------------------------|-------------------------------|
| Estate-Agricultural (E-A)     | Residential Agriculture (R-A) |
| Low Density Residential (R-1) | Crossroads-Commercial (C-C)   |

### **Development Strategy**

The rural atmosphere should be maintained while accommodating new residential developments utilizing rural cluster or conservation subdivision design that incorporates significant amounts of open space. Compatible architecture styles should be encouraged to maintain the regional rural character. “Franchise” or “corporate” architecture should be discouraged. Where possible, there should be connections to regional networks of greenspace and trails, available to pedestrians, bicyclists, and equestrians for both tourism and recreational purposes.

### **Quality Community Objectives**

- Resource Management
- Sense of Place
- Housing Options