

SUBURBAN CHARACTER AREA

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

Description

Area where typical types of suburban residential subdivision development have occurred or pressures for such type of development are greatest due to availability of water and/or sewer service. These areas are characterized by low pedestrian orientation, high to moderate building separation, predominately residential uses with scattered commercial or civic uses, and varied, often curvilinear, street patterns.

Predominant Land Uses

Small scale commercial, suburban residential, offices, and services.

Permitted Zoning

Environmental Resource (E-R) Estate Residential (R-E)	Medium Density Residential (R-21) and (R-15) Suburban Density Residential (R-10)
Single-family Residential (R-25, R-15, R-10, R-6)	Single-Family Residential (R-6S) and Multi-Family Residential (R-6)
Multi-family Residential (R-M)	Office Institutional (O-I)
Residential Professional (R-P)	General Commercial (C-G) (When property located along a Collector or Arterial roadway)
Office-Professional (O-P)	Planned Development (P-D)
Neighborhood Commercial (C-N)	Residential Agricultural (R-A)
Community Commercial (C-C)	
Low Density Residential (R-1)	

Development Strategy

Moderate density should be promoted in these areas with a greater focus on Traditional Neighborhood Development (TND) style residential subdivisions; where possible, existing development should be retrofitted to better conform to traditional neighborhood development principles. These principles include creating neighborhood focal points by locating schools, community centers, or well-designed small commercial activity centers at suitable locations within walking distance of residences.

New development should be master-planned with mixed-uses; blending residential development with schools, parks, recreation, retail businesses and services. Strong connectivity and continuity between each master planned development should exist along with internal street connectivity, multiple site access points, and good vehicular and pedestrian/bicycle connections to