

## Low Density Residential (R-1)

### **Development Strategy**

Focus should be on reinforcing stability by encouraging more homeownership and maintenance or upgrade of existing properties. Vacant properties offer opportunity for infill development of new, architecturally compatible housing. Strong pedestrian and bicycle connections should be provided to enable residents to walk/bike to work, shopping, or other destinations in the area.

### **Quality Community Objectives:**

- Housing Options
- Efficient Land Use
- Sense of Place

### **Implementation Measures:**

- **Sidewalk and Pedestrian Network Design** - An effective sidewalk and pedestrian network creates healthy neighborhoods and commercial areas.
- **Infill Development Program** - A comprehensive strategy for encouraging infill development in particular areas of the community, while also regulating this development to assure the quality of life in affected neighborhoods.
- **Pocket Parks** - Small open spaces throughout a community that may be publicly owned or owned and managed by nearby residents and property owners. They provide free, open access to greenspace in urban areas and contribute to protection of wildlife and landscape. They may feature the work of local artists, provide small-scale play equipment or simply provide a welcome resting place for pedestrians.
- **Georgia Historic Resource Survey** - Collection and recording of information about extant historic buildings, including architectural descriptions, age, history, setting and location in the community.
- **Historic Preservation (DCA Model Code 5-4)** - DCA Model Code module for protecting places, districts, sites, buildings and structures having historic or cultural or aesthetic value.

## **Industrial Activity Center Character Area**

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



### **Description**

Area used in manufacturing, wholesale trade, distribution activities, assembly, and processing activities. Uses may or may not generate excessive noise, particulate matter, vibration, smoke, dust, gas, fumes, odors, radiation, or other nuisance characteristics.

### **Predominant Land Uses**

Industrial and commercial uses including light and heavy manufacturing and warehousing.

### **Permitted Zoning:**

Environmental Resource (E-R)  
Community Commercial (C-C)  
Highway Commercial (C-H)  
Adult Commercial (C-A)

Light Manufacturing (M-1)  
Heavy Manufacturing (M-2)  
High Intensity Industrial (M-3)  
Intensive Services District (I-S)