

KEY ISSUES, NEEDS, & IDEAS

ZONING DISTRICTS & PLANNED DEVELOPMENTS

The topics below related to Zoning Districts & Planned Development represent key themes identified through the public engagement process and technical analysis thus far. These themes will be translated into more detailed issues, needs, and ideas for the Unified Development Code Update.

ACTIVITY: Place a sticker by the topics/themes you agree or disagree with:

-  **Strongly Agree:** Use GREEN sticker
-  **Somewhat Agree:** Use YELLOW sticker
-  **Disagree:** Use RED sticker

To leave a comment: Use a sticky note to add your comment and stick it near the topic it addresses. You can also fill out a comment form and leave it on the table.

VIRTUAL PARTICIPANTS:

Please email your comments to zoningcode@harriscountyga.gov

TYPES OF SUBDIVISIONS

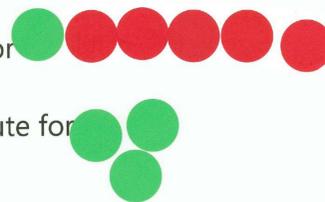
Rural Design: Conservation Subdivisions

- Lot sizes within a conservation subdivision may be reduced in exchange for preservation of specified amount of conservation land and open space; "Greenbelt" or similar natural, wooded buffer surrounds the subdivision.
- Clustering development and preserving space can maintain the same net density in a development (as a large lot subdivision) while requiring less infrastructure



Major vs. Minor Subdivisions

- Consider increasing number of lots in a development that qualifies as a minor subdivision
- Ensure codes do not allow multiple connected minor subdivisions to substitute for a major subdivision



PLANNED DEVELOPMENTS

Planned Residential Development (PRD) Zoning District

- Evaluate minimum lot sizes, design standards, and other development standards

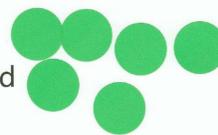


- Enhance design standards for all planned developments that typically have higher densities (curb and gutter road design, sidewalks, amenities, landscaping, architectural design standards,, etc.)



Senior Housing / Assisted Living Developments:

- Consider accommodating a planned development that allows smaller lot sizes and certain amenities for senior housing developments, including age-restricted communities; lower maintenance lots are appropriate for aging population.



- Review development standards for all types of planned developments currently addressed in land development codes

