



DRAFT FUTURE LAND USE/ ZONING COMPATIBILITY

ESTATE RESIDENTIAL

General Character: Large-lot residential; open space; pedestrian connectivity
Compatible Zoning: AG-43, RS-87, RS-30, CIV, REC, CON

SUBURBAN RESIDENTIAL – ESTABLISHED NEIGHBORHOOD

General Character: Single-family residential
Compatible Zoning: AG-43, RS-87, RS-30, RS-18, RS-12, RS-9, PRD, CIV, REC, CON

SUBURBAN RESIDENTIAL – NEIGHBORHOOD NODE

General Character: Small lot single-family residential, townhouses, and neighborhood-serving commercial and mixed-uses
Compatible Zoning: NX, CH, OP, CIV, REC, CON

HIGHWAY 9/ALPHARETTA HIGHWAY CORRIDOR COMMERCIAL

General Character: Shallow setback; mixed-use, neighborhood and low rise non-residential
Compatible Zoning: RS-6, RS-4, RM-2, RM-3, RX, CX, SH, CC, CH, OR, OP, IX, CIV, REC, CON

GA 400/HOLCOMB BRIDGE ROAD NODE

General Character: NW Quadrant – mixed-use, community space, office park; SE Quadrant – mixed-use, multi-use trails
Compatible Zoning: RS-6, RS-4, RM-3, RX, CX, CC, CH, OR, OP, IX, CIV

PARKWAY VILLAGE DISTRICT

General Character: Preserve historic rural character; buildings oriented to the street; natural trees and landscaping features; pedestrian-friendly
Compatible Zoning: RS-9, RS-6, RS-4, R-CC, R-TH, PV, CIV, REC, CON

HOLCOMB BRIDGE ROAD/SR 140

General Character: Quality low scale low-rise mixed-use which includes office, commercial, recreation and housing; streetscape; community gathering space
Compatible Zoning R-TH, RM-2, NX, CX, CC, CH, OR, OP, IX, CIV

INDUSTRIAL/FLEX

General Character: Master planned projects with pedestrian-oriented interiors, pocket parks and/or plazas; expand as employment center
Compatible Zoning: OR, OP, IX, IL, CIV, REC, CON

HISTORIC AREA TOWN CENTER/DOWNTOWN

General Character: Pedestrian-oriented; Promote mixed-use development, redevelopment of aesthetically problematic sites and vacant sites; shallow setbacks;
Compatible Zoning: RM-3, RX, DR, DX, DS, DH, CIV, REC

CONSERVATION/GREENSPACE

General Character: Expand trail systems and parks/greenspace;
Compatible Zoning: REC, CON