

Historic Preservation Requirements

in the

Revised Minimum Standards and Procedures for Local
Comprehensive Planning

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Adopted Revised Minimum Planning Standards and Procedures

The Department has released a set of revised standards that have been adopted by the DCA Board to go into effect on January 1, 2004.

A complete copy of the Revised Minimum Standards and Procedures for Local Comprehensive Planning is available in PDF Format at the following link: **[Revised Minimum Standards and Procedures for Local Comprehensive Planning](#)**

A complete written copy of the new rules can also be obtained by contacting DCA's Office of Coordinated Planning at (404) 679-5279.

Related files are available at the following links:

[Map of County Planning Levels](#)

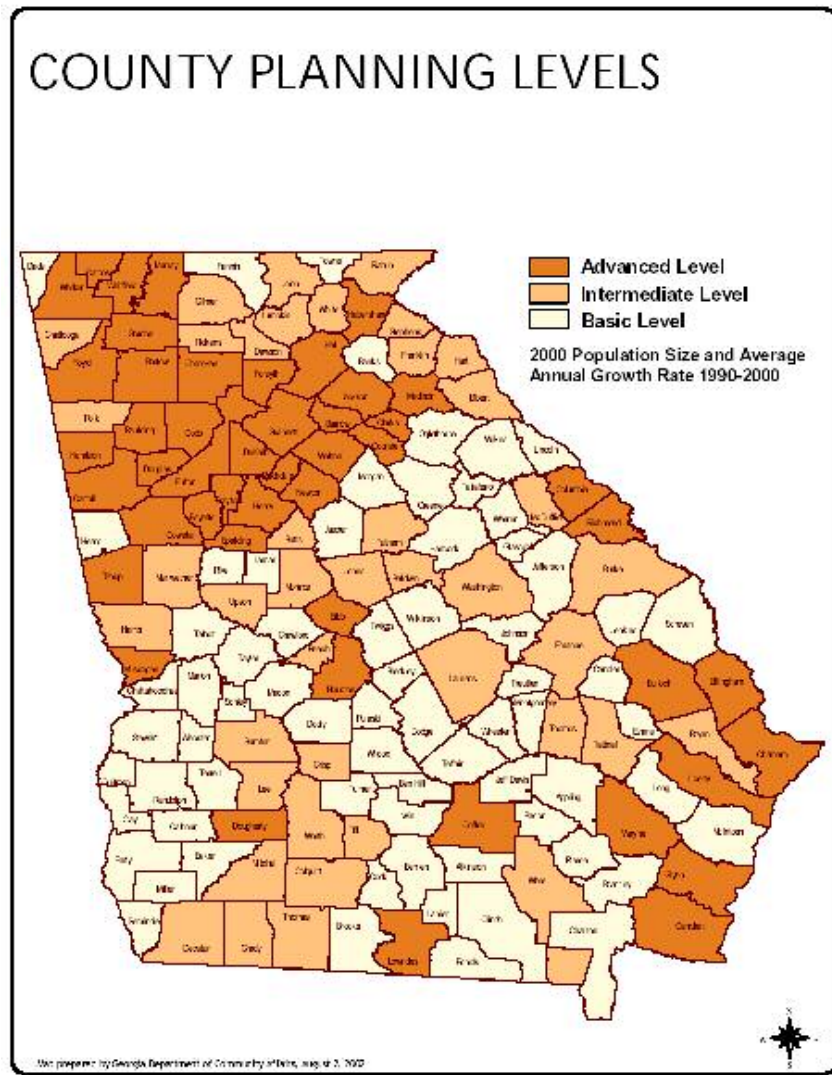
[List of Government \(Municipality\) Planning Level Designations](#)

[List of Government \(County\) Planning Level Designations](#)



Please contact **[Winnis Preece](#)** at (404) 679-5279 for more information.

Planning Levels, Map



Planning Levels, List for Cities

Georgia Department of Community Affairs List of Local Government (Municipality) Planning Level Designations

Municipality	Planning Level
Abbeville	Basic
Acworth	Advanced
Adairsville	Advanced
Adel	Basic

Municipality	Planning Level
Bainbridge	Intermediate
Baldwin	Basic
Ball Ground	Advanced
Barnesville	Basic

Municipality	Planning Level
Brunswick	Advanced
Buchanan	Advanced
Buckhead	Basic
Buena Vista	Basic

Municipality	Planning Level
Clermont	Advanced
Cleveland	Intermediate
Climax	Intermediate
Cobbtown	Intermediate

Planning Levels, List for Counties

Georgia Department of Community Affairs List of Local Government (County) Planning Level Designations

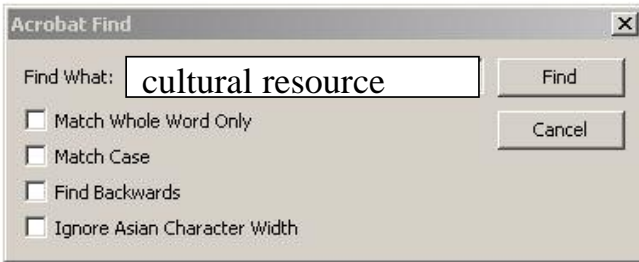
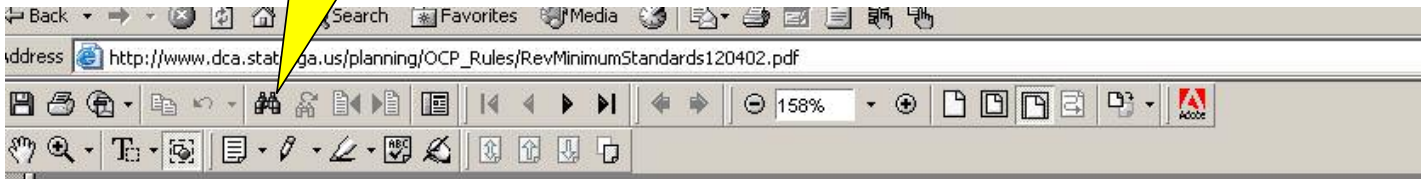
County	Planning Level
Appling	Basic
Atkinson	Basic
Bacon	Basic
Baker	Basic
Baldwin	Intermediate
Banks	Basic

County	Planning Level
Early	Basic
Echols	Basic
Effingham	Advanced
Elbert	Intermediate
Emanuel	Intermediate
Evans	Basic

County	Planning Level
McDuffie	Intermediate
McIntosh	Basic
Meriwether	Intermediate
Miller	Basic
Mitchell	Intermediate
Monroe	Intermediate

County	Planning Level
Upson	Intermediate
Walker	Advanced
Walton	Advanced
Ware	Intermediate
Warren	Basic
Washington	Intermediate

Find



Rules of
Department of Community Affairs
Chapter 110-12-1

Minimum Standards and Procedures for Local Comprehensive Planning

(Effective Date: January 1, 2004)

TABLE OF CONTENTS

[110-12-1-.01 Purpose.](#)

[110-12-1-.02 Definitions.](#)

[110-12-1-.03 Duties and Responsibilities.](#)

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[110-12-1-.05 Additional Planning Elements.](#)

[110-12-1-.06 Minimum Procedural Standards.](#)

Regionally Important Resources, Page 6

(tt) 'Regionally Important Resources' means a natural or historic resource that has boundaries extending beyond a single local government's jurisdiction or has value to a broader public constituency and which is vulnerable to the actions and activities of man. Procedures and guidelines to govern regionally important resources are as established by the Department pursuant to O.C.G.A. 50-8-7.1(b)(3).

Community, Regional, and State Planning Goals and Objectives, Page 14

(b) **Natural and Historic Resources Goal:** To conserve and protect the environmental, natural and historic resources of Georgia's communities, regions and the state.

Land Use Goal, Page 15

(e) **Land Use Goal:** To ensure that land resources are allocated for uses that will accommodate and enhance the state's economic development, natural and historic resources, community facilities, and housing and to protect and improve the quality of life of Georgia's residents.

1. **Traditional Neighborhood Objective:** Traditional neighborhood development patterns should be encouraged, including use of more human scale development, mixing of uses within easy walking distance of one another, and facilitating pedestrian activity.

2. **Infill Development Objective:** Communities should maximize the use of existing infrastructure and minimize the conversion of undeveloped land at the urban periphery by encouraging development or redevelopment of sites closer to the downtown or traditional urban core of the community.

3. **Sense of Place Objective:** Traditional downtown areas should be maintained as the focal point of the community or, for newer areas where this is not possible, the development of activity centers that serve as community focal points should be encouraged. These community focal points should be attractive, mixed-use, pedestrian-friendly places where people choose to gather for shopping, dining, socializing, and entertainment.

Cultural Resources- a Minimum Planning Element, Page 5

(mm) 'Planning Elements' means the minimum elements of a comprehensive plan that must be addressed by a local government in the preparation of such plan. The minimum elements shall include population, economic development, natural and cultural resources, community facilities, transportation, housing, land use and intergovernmental coordination.

Cultural Resources- a Basic Planning Level requirement for all local governments, Page 16

1. **Basic Planning Level Requirements.** This step must include an inventory of the existing conditions of the community's housing, community facilities and services, transportation, natural and cultural resources, land use and intergovernmental coordination with other governments and entities. Items or conditions that must be inventoried and data or information that must be included are listed in each element.

Cultural Resources- a Basic Planning Level requirement for all local governments, Page 16

1. **Basic Planning Level Requirements.** This step must include an inventory of the existing conditions of the community's housing, community facilities and services, transportation, natural and cultural resources, land use and intergovernmental coordination with other governments and entities. Items or conditions that must be inventoried and data or information that must be included are listed in each element.

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(v) Identification of opportunities and problems relating to natural and cultural resources and consideration of the manner in which resources should be developed, conserved or protected; and

Cultural Resources- Consider Relationships Between Planning Elements, Page 16

(e) **Application of Planning Process to Individual Plan Elements.** While the three-step process must be used in relation to each of the topical planning elements described at paragraph 110-12-1-.04 (13)4., it is not intended that elements be prepared in isolation from each other. During needs assessment and goal-setting stages of the planning process (Steps 2 and 3), development of the economic development, housing, community services, natural and cultural resources, land use, intergovernmental and transportation elements must be coordinated to ensure their consistency.

Economic element most overlooked association in regional plans.

Additional Requirements for Intermediate and Advanced Planning Levels, Page 16

2. **Additional Requirements for Intermediate and Advanced Planning Levels.** Where the Department provides relevant maps, the inventory of existing conditions must be shown on a map or map series as necessary to facilitate internal coordination of goals, policies and strategies for the various elements or to facilitate coordination with future land use planning.

This includes Cultural Resources.

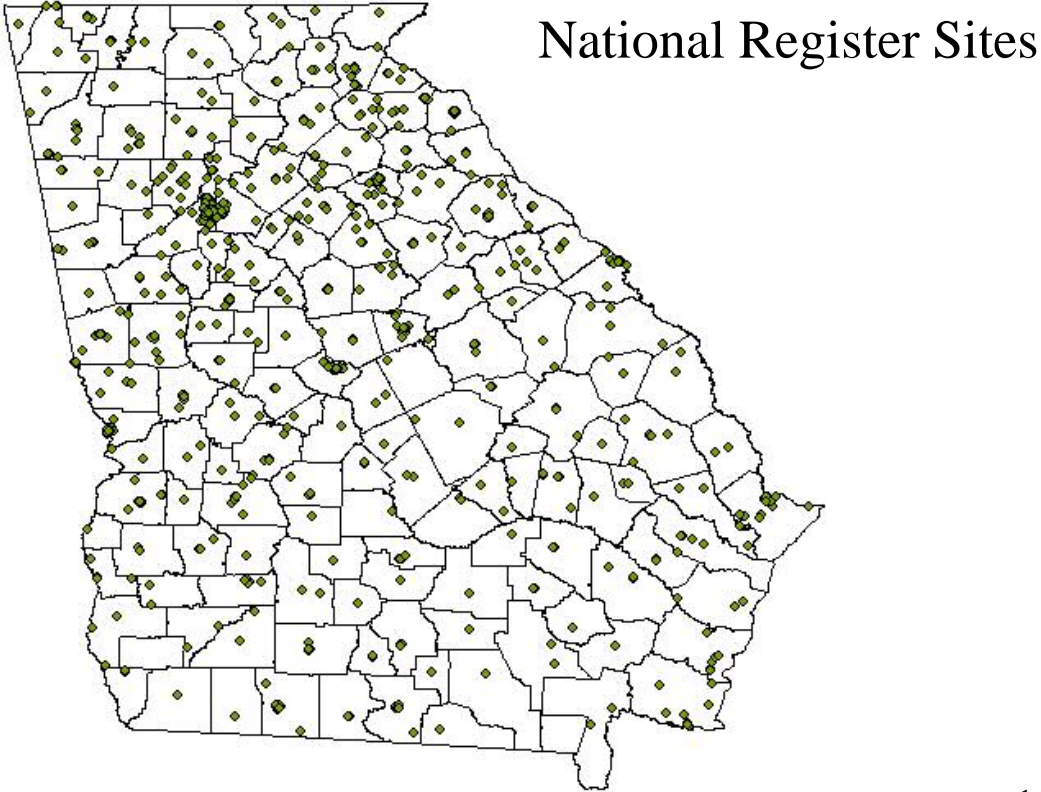
General Mapping Requirements, Page 20

(8) Mapping Requirements for Plan Elements.

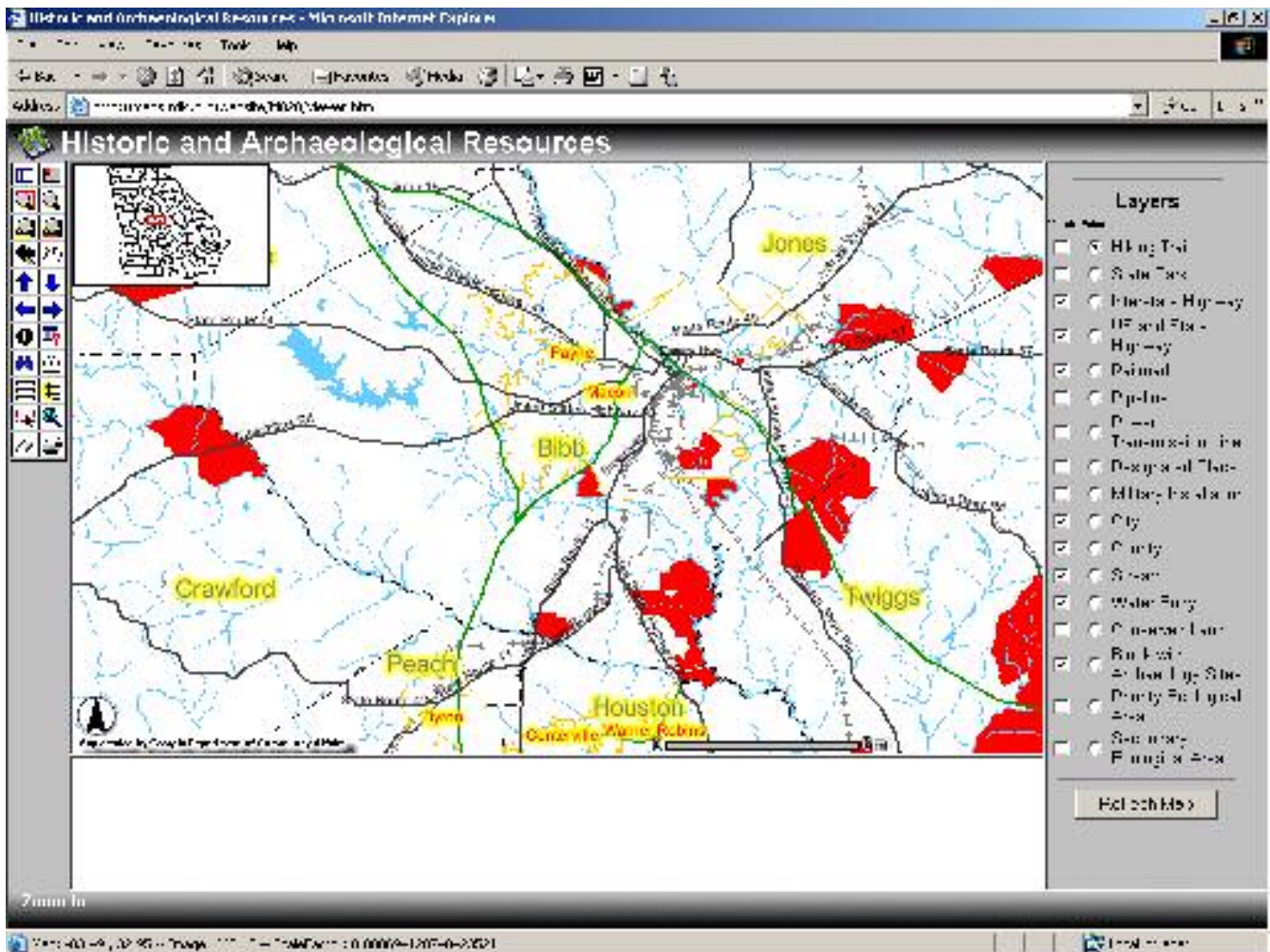
(a) **Basic Planning Level Requirements.** At a minimum, the plan must contain an Existing Land Use Map and a Future Land Use Map. Additional mapping provisions are set forth within the requirements for the various plan elements, below. In addition, it is strongly recommended that each element contain a map or map series depicting current and future conditions and reflecting plan goals, policies and strategies, where necessary to coordinate land use planning with projected growth trends, provision of community facilities and services and housing, and protection of natural and cultural resources.

(b) **Additional Requirements for Intermediate and Advanced Planning Levels.** It is required that each element contain a map or map series depicting current and future conditions and reflecting plan goals, policies and strategies, where necessary to coordinate land use planning with projected growth trends, provision of community facilities and services and housing, and protection of natural and cultural resources.

General Mapping Requirements- Maps provided by DCA



General Mapping Requirements- Maps provided by DCA



Census Blocks with Archaeological Sites

Map Specifications, Page 20

(9) Map Specifications.

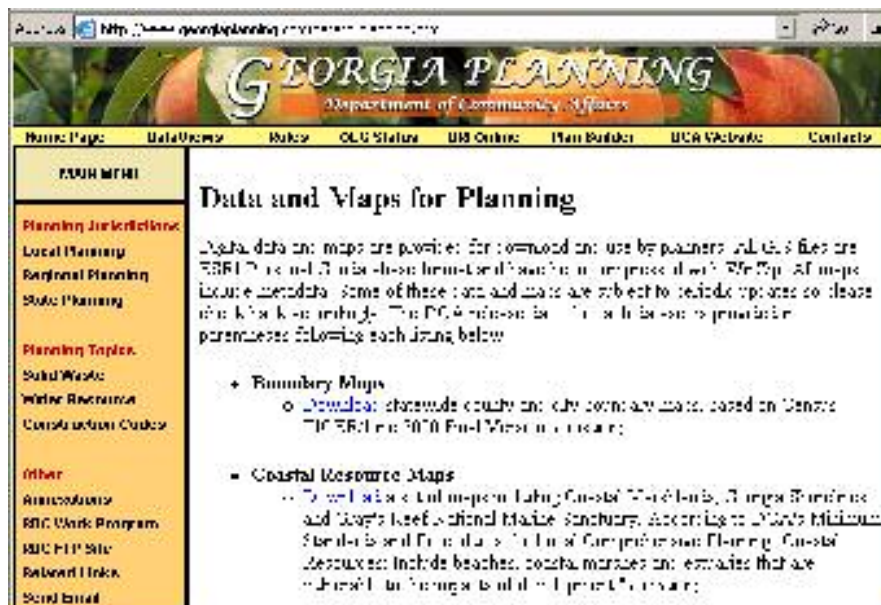
(a) **Maps Provided by the Department.** The Department provides mapping resources to all local governments through the PlanBuilder internet-based program, and through other means, including digital boundary maps and base or reference maps that may be used as the basis for all required comprehensive plan maps. In addition, the Department provides relevant statewide maps showing natural or cultural resources, recreational facilities, other community facilities and services, or land uses (planned or existing), as they become available in suitable form to the Department.

(b) Maps Submitted to the Department.

1. **Base Map.** Base or reference maps used by the local government to compile and submit maps to the Department must equal or exceed the scale, accuracy and precision of any maps provided by the Department for the same purpose. Maps submitted to the Department must use the Georgia Coordinate System of 1985 as defined in the Official Code of Georgia 44-4-20 through 44-4-31, or use Latitude and Longitude coordinates on the North American Datum of 1983.

Boundaries Requirement, Page 20

2. **Boundaries.** All administrative or political boundaries on maps submitted to the Department must be the latest available boundaries from the US Bureau of the Census as provided on the most recent published census block map for the jurisdiction, or as shown and reported by the local government on the most recent official US Bureau of the Census Boundary and Annexation Survey (BAS) map.



The screenshot shows a web browser window with the URL <http://www.georgiaplanning.com/commdev/commdev.asp>. The page header features the logo for "GEORGIA PLANNING" with the tagline "Department of Community Affairs". Below the header is a navigation menu with links: Home Page, Data Viewer, Maps, OIG Status, GIS Online, Plan Builder, BCR Website, and Contacts.

The main content area is titled "Data and Maps for Planning". It contains a paragraph of text and two bulleted sections:

Data, data and maps are provided for download and use by planners. All data files are ESRI Shapefile and GIS data files. Some data and maps are subject to periodic updates so please check back on a regular basis. The following information is provided in parentheses following each item below:

- **Boundary Maps**
 - Download statewide county and city town area maps based on Census TIGER files 2000 Post-Enumeration
- **Coastal Resource Maps**
 - Download and inspect taking Coastal Conditions, Georgia Standards and State's Reef and other Marine structures. According to State Minimum Standards and Criteria for Coastal Comprehensive Planning. Coastal Resources include beaches, coastal marshes and estuaries that are subject to the Georgia Coastal Protection Program.

A sidebar on the left contains a "MENU" section with the following links: Planning Jurisdiction, Local Planning, Regional Planning, State Planning, Planning Topics (Solid Waste, Water Resources, Coastal Area Codes), and Other (Announcements, BIC Work Program, BIC PIP Site, Related Links, Send Email).

Minimum Planning Elements, Page 21

(12) **Minimum Planning Elements.** Pursuant to O.C.G.A. 50-8-7.1(b)(1), the Department is authorized to establish minimum planning elements to be addressed by local governments in the coordinated and comprehensive planning process. The following topical planning elements have been established and shall be included in all local comprehensive plans, regardless of Planning Level Designation: population, economic development, natural and cultural resources, community facilities and services, housing, land use and intergovernmental coordination. In addition, the comprehensive plans of local governments designated within the Intermediate and Advanced levels shall also include a Transportation Element. Nothing in these rules, however, shall be construed to prohibit a community from preparing and submitting a comprehensive plan that exceeds the minimum planning standards or that includes other elements in addition to those prescribed by the Department. The minimum plan requirements for each planning element are specified below:

Minimum Planning Elements- Population, Page 21

(a) **Population Element.**

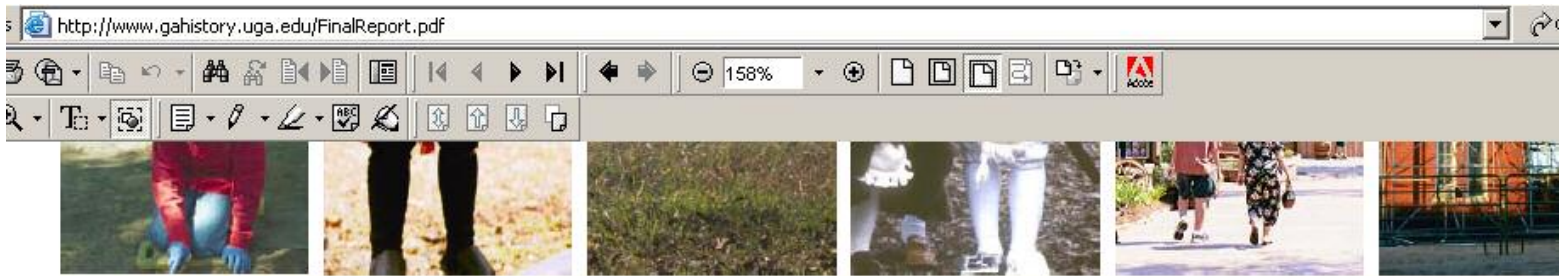
1. **Purpose.** The Population Element provides local governments the opportunity to inventory and assess trends in population growth or decline and in the demographic characteristics of the population. This information, merged with information in the natural and cultural resources element that identifies constraints and/or opportunities affecting future development, forms a foundation for the economic development, community facilities and services, transportation, housing and land use elements of the plan. This information will assist local governments in determining community service and infrastructure needs, employment opportunities and housing needed to support the existing and future population. In addition, this element may be used as a basis for determining desired growth rate, population densities and development patterns that are consistent with the goals and policies established in the other plan elements.

Assessment of Current and Future Needs- with respect to Economic Development, Page 25

The local government must also consider the impact of proposed plans or projects contemplated in the Economic Development Element upon the community resources identified for protection in other elements of the plan, including natural and cultural resources.

Should assess cultural resources as the economic resources for heritage tourism.

Assessment of Current and Future Needs- with respect to Economic Development



Final Report and Recommendations of the Governor's Commission on Georgia History and Historical Tourism

February 2003



Historic Preservation Information- New Georgia Encyclopedia

The screenshot shows a Microsoft Internet Explorer browser window displaying the New Georgia Encyclopedia website. The address bar shows the URL: http://www.georgiaplanning.com/history/NGE_Page.htm. The website header includes the title "THE NEW GEORGIA ENCYCLOPEDIA" and a navigation menu with links for HOME, INDEX, QUICK FACTS, DESTINATIONS, GALLERY, FEATURES, ABOUT NGE, and CONTACT. The main content area is titled "FEATURES" and contains a welcome message, a search bar, and several article links. A sidebar on the left lists various categories like "The Arts", "Business & Industry", etc. The status bar at the bottom shows "Done" and "Local intranet".

6_0_features_v1 - Microsoft Internet Explorer

File Edit View Favorites Tools Help

Back Forward Stop Search Favorites Media

Address http://www.georgiaplanning.com/history/NGE_Page.htm Go Links >>

THE NEW GEORGIA ENCYCLOPEDIA

HOME INDEX QUICK FACTS DESTINATIONS GALLERY FEATURES ABOUT NGE CONTACT

FEATURES

NGE>> Features

The Arts
Business & Industry
Cities & Counties
Education
Folklife
Government & Politics
History & Archaeology
Land & Resources
Literature
Media
Religion
Science & Medicine
Sports & Recreation
Transportation


SEARCH

[advanced search](#) 99

Welcome to NGE Features, where you will find currently featured articles on changing topics of interest. We encourage you to check back again soon to explore yet another part of Georgia's history, life, and culture.

Historic Preservation in Georgia

From the squares of Savannah to the streets of Atlanta, our lives are reflected in the places we have lived, worked, and played. What we create and what we chose to preserve tell our collective story as eloquently as words. In the years since World War II, the people of Georgia have done much to preserve and protect the natural and man-made environments that are a fundamental part of the lives of all Georgians. Many of Georgia's programs, innovative projects, and leaders have been nationally recognized. The basis of Georgia's success has been its achievement in developing and carrying forward the premise of the National Historic Preservation Act that the nation's history should be preserved as a "living part of our community life and development."



[Opera Houses in Georgia](#) [Preserving Neighborhoods and Georgia was no exception to the Downtowns](#)

PREVIOUS FEATURES

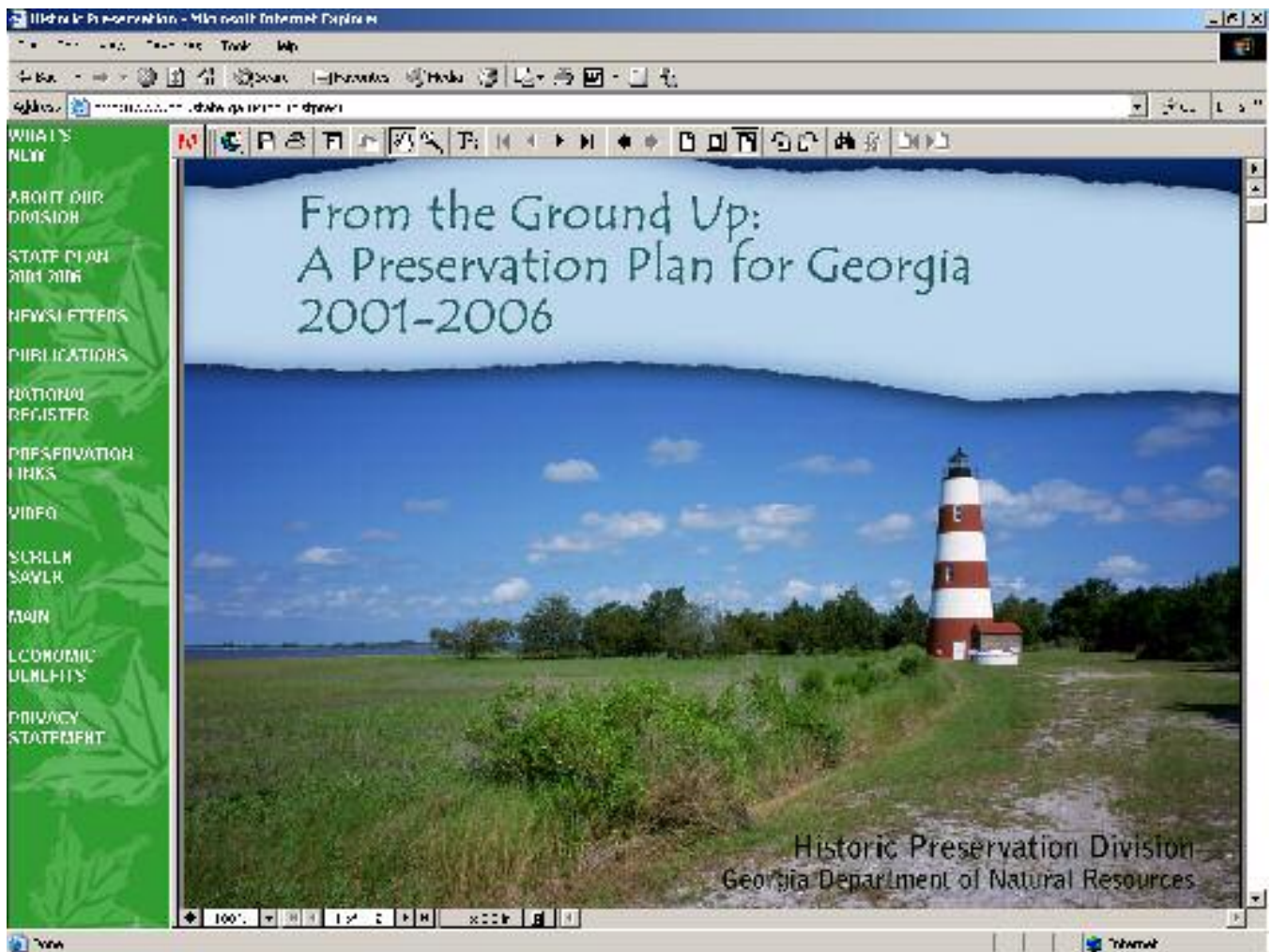
[The Georgia Experience in Motion Pictures](#)
From "Gone with the Wind" to "Deliverance," Georgia has played...

[Multicultural Georgia](#)
Georgia is home to a diverse blend of cultures from around the world...

[Georgia Folk Festivals](#)
From the Georgia Mountain Fair to Mule Day, almost every week...

Done Local intranet

Historic Preservation Information- HPD Preservation Plan



Detailed Element Description, Page 25

It follows the same required 3-step planning process.

(d) **Natural and Cultural Resources Element.**

1. **Purpose.** The Natural and Cultural Resources Element provides local governments the opportunity to inventory their natural, environmentally sensitive, historic, archeological and cultural resources; to assess current and future needs for protection or management of these resources; and to develop goals, policies and strategies for their appropriate use, preservation and protection.

Step 1: Inventory of Cultural Resources in Natural Resource Areas, Page 29

(I) **Natural Resources.** Where applicable to the community, the natural resources and environmentally sensitive areas listed below must be inventoried:

A. **Public Water Supply Sources.** Include groundwater aquifers, rivers, reservoirs, or any other source of public water supply;

B. **Water Supply Watersheds.** Include water supply watersheds, or any portions thereof, as defined and provided for in the Rules for Environmental Planning Criteria;

C. **Groundwater Recharge Areas.** Include groundwater recharge areas, as defined and provided for in the Rules for Environmental Planning Criteria;

D. **Wetlands.** Include wetlands as defined and provided for in the Rules for Environmental Planning Criteria;

E. **Protected Mountains.** Include protected mountains as defined and provided for in the Rules for Environmental Planning Criteria;

F. **Protected Rivers.** Include protected rivers and river corridors as defined and provided for in the Rules for Environmental Planning Criteria;

G. **Coastal Resources.** Include beaches, barrier islands and back barrier islands, coastal marshes and estuaries;

H. **Flood Plains.** Include areas within the community that are subject to flooding, based on the 100-year, or base, flood;

Step 1: Inventory of Cultural Resources in Natural Resource Areas, continued on Page 30

- I. **Soil Types.** Include soil types in terms of their suitability for development;
- J. **Steep Slopes.** Include areas, other than protected mountains, where the slope of the land is steep enough to warrant special management practices;
- K. **Prime Agricultural and Forest Land.** Include areas valued for agricultural or forestry production that may warrant special management practices;
- L. **Plant and Animal Habitats.** Include areas that support rare or endangered plants and/or animals;
- M. **Major Park, Recreation and Conservation Areas.** Include major federal, state and regional parks, recreation areas and conservation areas (e.g., wildlife management areas, nature preserves, national forests, etc.); and
- N. **Scenic Views and Sites.** Include significant visual landmarks and vistas that may warrant special management practices.

Step 1: Cultural Resource Inventory, Page 30

(II) **Cultural Resources.** Where applicable to the community, the following historic, archeological and culturally significant resources must be inventoried:

A. **Residential Resources.** Residential districts, neighborhoods, multifamily dwellings, individual homes, gardens, including examples of locally significant or distinctive building traditions and styles;

B. **Commercial Resources.** Commercial districts (e.g., crossroads, downtowns, etc.), marketplaces, and individual buildings (e.g., general stores, offices, etc.);

C. **Industrial Resources.** Mills, factories, industrial complexes, mines, etc., as well as locally significant industries and traditional occupations and skills;

D. **Institutional Resources.** Institutional districts and individual buildings (e.g., schools, military complexes, churches, etc.);

E. **Transportation Resources.** Roadways, bridges, pedestrian ways, footpaths and trails, railroad tracks, structures and buildings, trolleys, streetcars lines and cars or equipment, canals, waterways and landing areas, airports and airfields, community or regional gateways;

F. **Rural Resources.** Landscapes, farm complexes, crossroads communities, barns, plantations, etc., as well as locally significant agricultural practices and traditions; and

G. **Other Historic, Archaeological and Cultural Resources.** Community landmarks (natural or man-made), battlegrounds, tabby ruins, gardens, parks, views, cemeteries, burial grounds, festival locations and gathering places, etc.) The inventory must include generalized locations of any archaeological sites identified as significant by the Georgia Department of Natural Resources; any historic or culturally significant districts, sites or individual structures identified on formal surveys that may have been conducted for the community; and all existing sites listed on the National Register of Historic Places, as well as any sites and districts or other resources that are either nominated for listing, or likely to qualify for that designation.

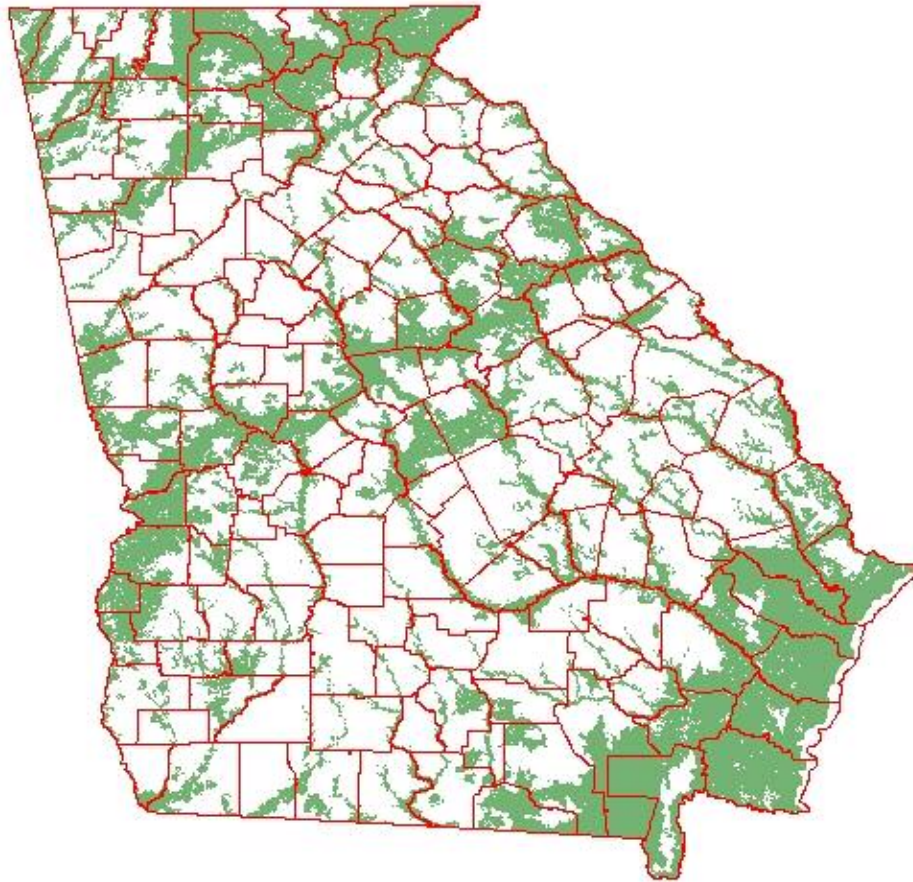
Step 2: Assess Needs, Page 30

(ii) **Assessment of Current and Future Needs.** Once the inventory of existing conditions is complete, an assessment must be conducted to determine the adequacy of existing policies or programs to wisely and responsibly utilize, develop, manage or preserve valuable resources for the maximum long-range benefits to the community. The assessment must consider and evaluate:

(I) The potential vulnerability of the community's natural and cultural resources to land development and other human activities, based on population and economic development projections and needs and goals identified in other plan elements; and

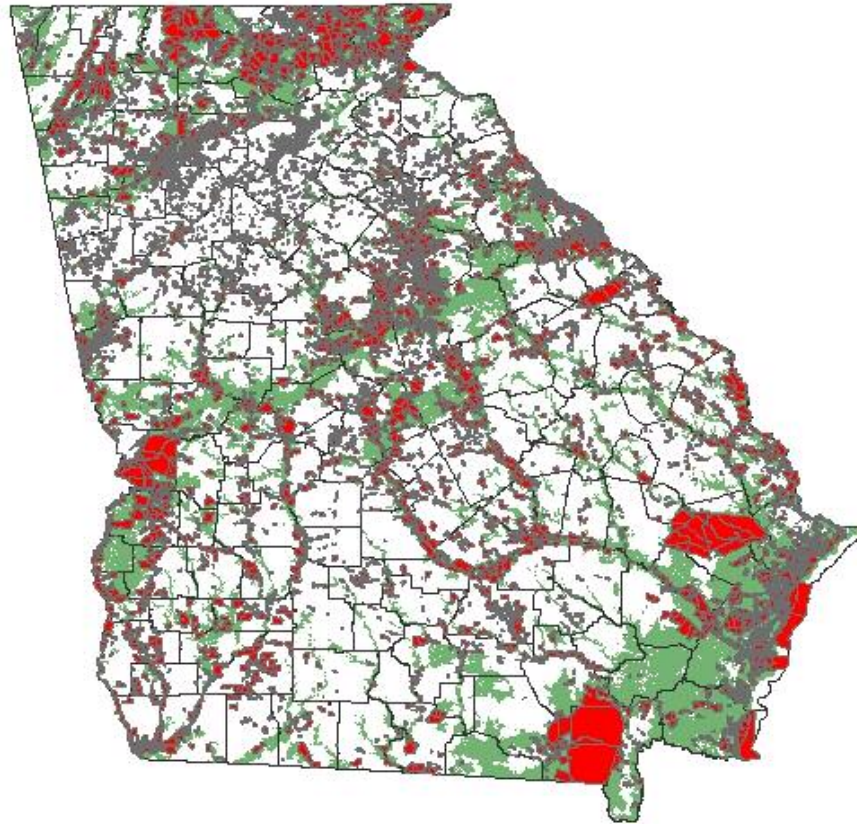
(II) Any resources that are in need of attention by the local government due to encroachment of human activities, unintended land use conflicts or physical disturbance, or rapid physical deterioration.

Step 2: Assess Needs, Page 30



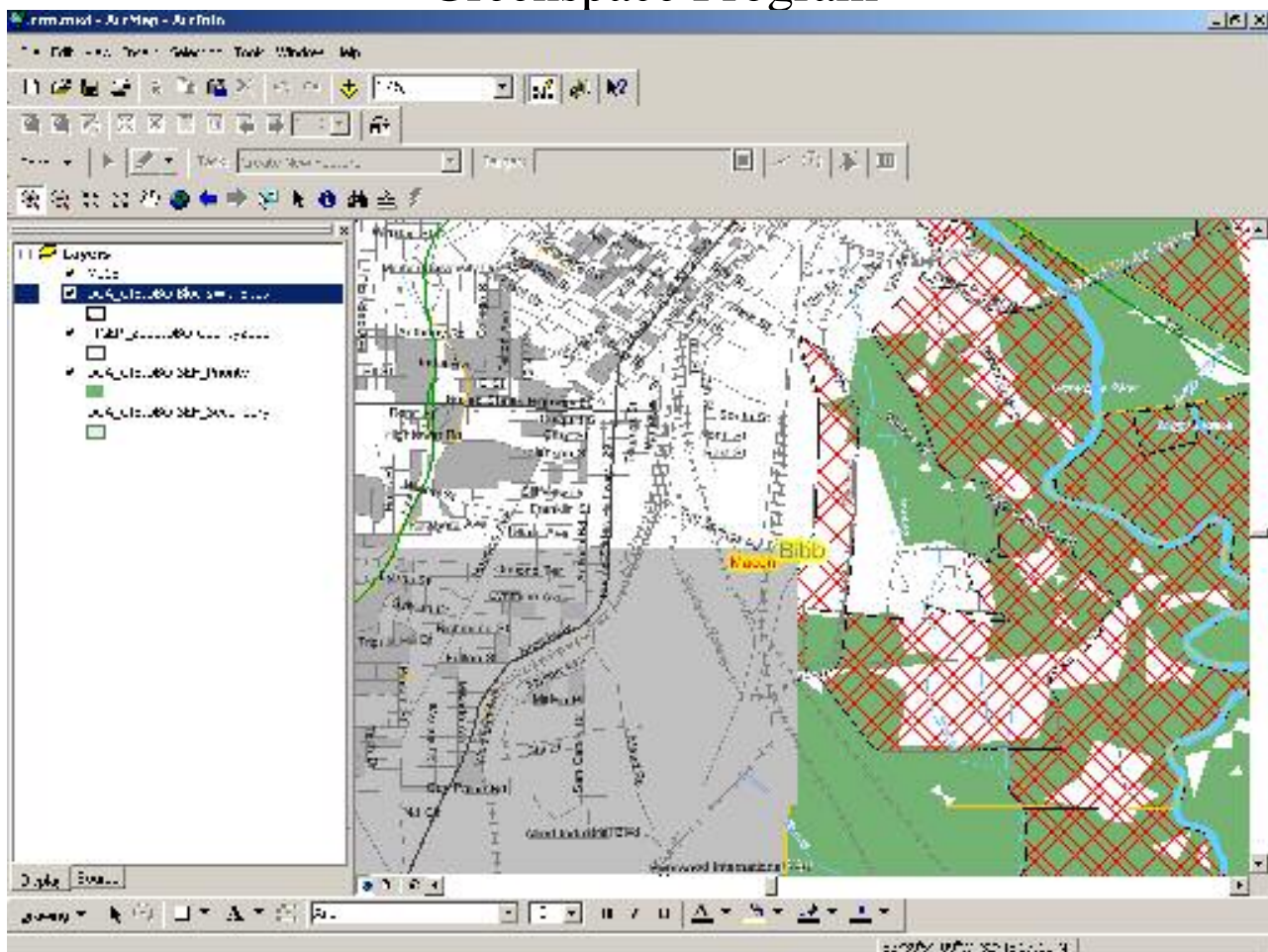
Southeastern Ecological Framework Model

Greenspace Program



83-Percent of known archaeological sites are in SEF areas.

Greenspace Program



Step 3: Articulate Goals, Page 30

(iii) **Articulation of Community Goals and Associated Implementation Program.**

(I) **Basic Planning Level Requirements.** Pursuant to 110-12-1-.04(6), this step must include public involvement and close coordination with other elements of the plan.

A. The results of the assessment of current and future needs and the development of goals and an associated implementation program including programs, regulations or other treatment for preservation, protection, and promotion to be provided for natural and cultural resources over the following:

- Water Supply Watersheds
- Groundwater Recharge Areas
- Wetlands
- Protected Rivers
- Protected Mountains

B. Required regulations addressing the five protected resources under the DNR Rules for Environmental Planning Criteria. Goals, policies and regulations adopted by local governments for protection of the resources listed at 110-12-1-.04(13)(d)2.(i)1A. through E. above must be consistent with the Rules for Environmental Planning Criteria developed pursuant to O.C.G.A. 12-2-8;

C. Any land development regulations or incentives proposed to encourage new development in suitable locations in order to protect natural resources, environmentally sensitive areas, or valuable historic, archeological or cultural resources from human encroachment; and

D. Measures for conservation of potable water sources and water quality.

Community Vision, Page 31

(II) **Additional Requirements for Intermediate and Advanced Planning Levels.** This step must also include articulation of a Community Vision as set forth in 110-12-1-.04(6)(c)2.(i), supported by Community Goals and an associated Implementation Program.

Greenspace Initiatives, Page 31

(III) **Recommendations for All Local Governments.** The implementation program should include, where applicable:

A. Land acquisition or Greenspace initiatives or programs, including responsible parties, cost estimates and funding sources, where applicable; and

B. Policies, programs or regulations (such as purchase of conservation easements, purchase or transfer of development rights), or other tools designed to encourage more compact urban development and preserve open space.

Community Facility Element, Page 34

(ii) **Assessment of Current and Future Needs.**

(I) **Basic Planning Level Requirements.** Once the inventory is complete, an assessment must be made to determine whether existing facilities and current levels of services are adequate to meet the current needs of the community. The assessment must also determine, based on population and economic development projections and needs and goals identified in other plan elements, whether future needs of the community can be met with existing facilities and services or whether improvements or other measures will be needed to accommodate anticipated population and economic growth and the need for protection of natural and cultural resources.

Existing Land Use Element, Page 38

(I) Existing Land Use Assessment.

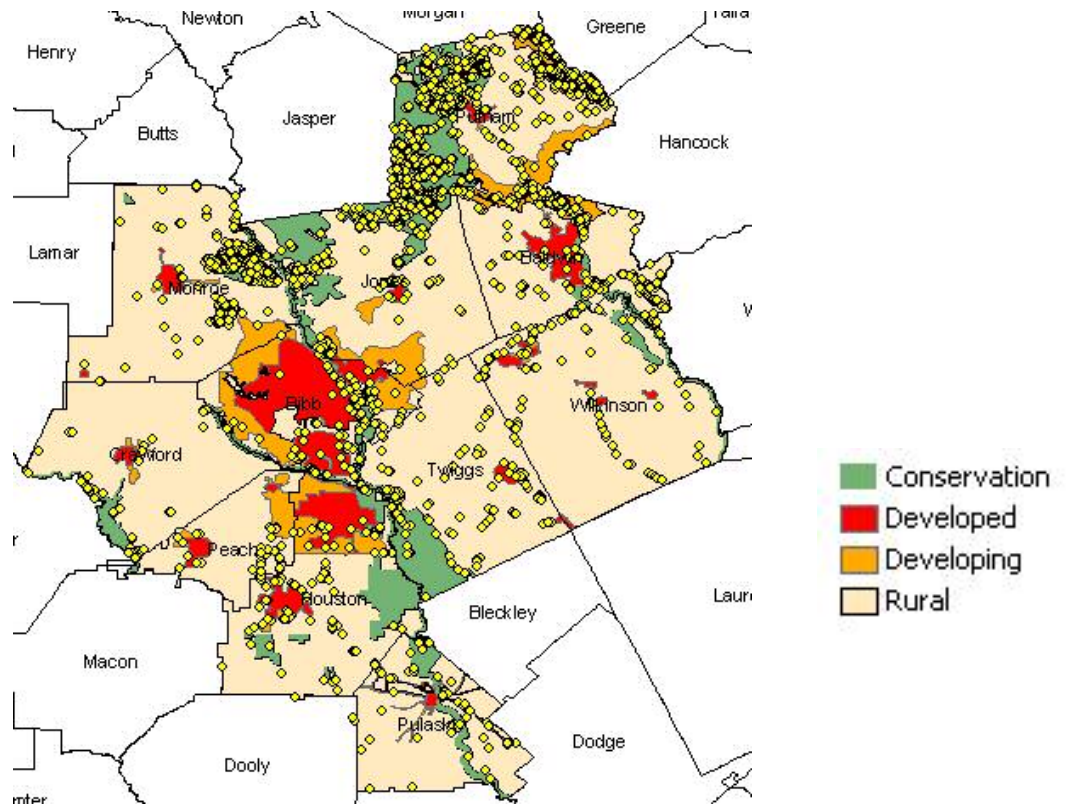
A. Basic Planning Level Requirements. Items to be addressed are listed below:

(D) Environmentally sensitive or locally valued land and resources identified in the natural and cultural resources element as being unsuitable for development or in need of special protection or management practices.

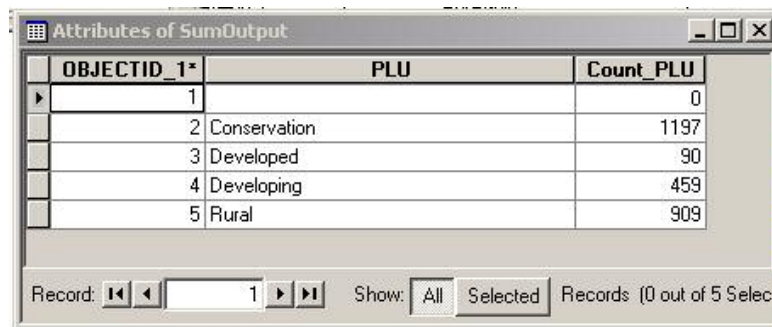
Future Land Use, Page 39

(II) **Projection of Future Land Use Needs.** A projection of future land use needs, by land use category, must include an analysis of the amount of land needed to accommodate the projected population and economic growth of the community and the continuing need for protection of natural and cultural resource uses, including the estimated gross acreage needed for each standard category, as follows:

Future Land Use Analysis



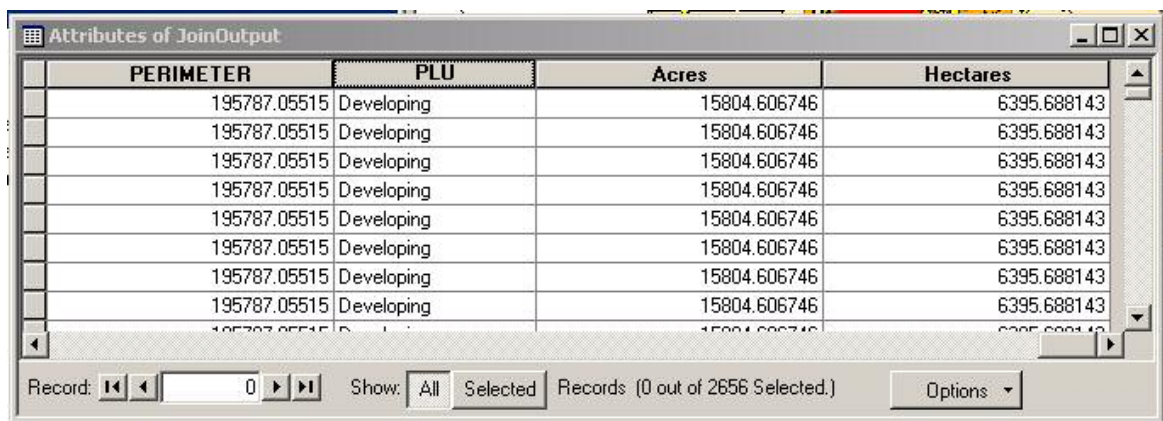
Future Land Use Analysis



Attributes of SumOutput

OBJECTID_1*	PLU	Count_PLU
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2	Conservation	1197
3	Developed	90
4	Developing	459
5	Rural	909

Record: 1 Show: All Selected Records (0 out of 5 Selected)



Attributes of JoinOutput

PERIMETER	PLU	Acres	Hectares
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195787.05515	Developing	15804.606746	6395.688143
195787.05515	Developing	15804.606746	6395.688143
195787.05515	Developing	15804.606746	6395.688143
195787.05515	Developing	15804.606746	6395.688143
195787.05515	Developing	15804.606746	6395.688143
195787.05515	Developing	15804.606746	6395.688143
195787.05515	Developing	15804.606746	6395.688143

Record: 0 Show: All Selected Records (0 out of 2656 Selected.) Options

Transportation Element, Page 47

(I) Intermediate Planning Level Requirements.

A. The assessment must determine, based on population projections and needs and goals identified in other plan elements, whether future needs of the community can be met with existing facilities and services or whether improvements will be needed to accommodate anticipated population and economic growth and the continuing need to protect natural and cultural resources.

Greenspace Program, page 44

(B) Governor's Greenspace Program. In accordance with the Department of Natural Resources Greenspace rules, local governments that are participants in the Greenspace Program are required to ensure that their Greenspace Program and comprehensive plan remain consistent. To demonstrate this consistency, these local governments, within their comprehensive plan, must: (1) provide a summary of their local program that identifies the practices/procedures/tools the local government will use to achieve the 20% Greenspace goal in their jurisdiction; (2) identify by category the "Lands to Receive Permanent Protection" from their Greenspace Program; (3) include within their Comprehensive Plan the "Greenspace Program Vision Map" from their Greenspace Program and a narrative indicating the compatibility of the Vision Map with planned land use patterns; and (4) identify all activities the local government intends to undertake to implement their Greenspace Program within the upcoming five years in the Short-Term Work Program portion of their comprehensive plan.

Maps for Natural and Cultural Resources, Page 32

(iv) **Mapping of Natural and Cultural Resources.**

(I) **Basic Planning Level Requirements.** A map is strongly recommended in order to indicate where significant natural and cultural resources are located and how they are distributed in relationship to one another and/or related community facilities.

(II) **Additional Requirements for Intermediate and Advanced Planning Levels.** A map is required in order to indicate where significant natural and cultural resources are located and how they are distributed in relationship to one another and/or related community facilities.

Maps for Land Use, page 36

(I) **Basic Planning Level Requirements.** The inventory of existing land uses must be presented in textual and map form, including a description and depiction of the amount, type, intensity and/or net density of existing land uses; estimates of current acreage dedicated to each of the land use categories listed below, and an existing land use map, showing the community's existing land uses using the standard categories established below.

Standard Land Use Categories, page 36

A. **Standard Land Use Categories.** Land use categories used in local plans must be consistent with either the standard system established by the Department, below, or with the alternative system outlined in 110-12-1-.04(13)(f)2.(i)(I)B., below. Additional guidelines on application of the standard categories below (e.g., typical net density ranges for residential land uses) are available from the Department.

Nine Land Use Categories, page 37

(A) **Residential.** The predominant use of land within the residential category is for single-family and multi-family dwelling unit organized into general categories of net densities;

(B) **Commercial.** This category is for land dedicated to non-industrial business uses, including retail sales, office, service and entertainment facilities, organized into general categories of intensities. Commercial uses may be located as a single use in one building or grouped together in a shopping center or office building. Local governments may elect to separate office uses from other commercial uses, such as retail, service or entertainment facilities;

(C) **Industrial.** This category is for land dedicated to manufacturing facilities, processing plants, factories, warehousing and wholesale trade facilities, mining or mineral extraction activities, or other similar uses, organized into general categories of intensity;

(D) **Public/Institutional.** This category includes certain state, federal or local government uses, and institutional land uses. Government uses include city halls and government building complexes, police and fire stations, libraries, prisons, post offices, schools, military installations, etc. Examples of institutional land uses include colleges, churches, cemeteries, hospitals, etc. Facilities that are publicly owned, but would be classified more accurately in another land use category, should not be included in this category. For example, publicly owned parks and/or recreational facilities should be placed in the Park/Recreation/Conservation category; landfills should fall under the Industrial category; and general office buildings containing government offices should be placed in the Commercial category;

Nine Land Use Categories, page 37

(E) **Transportation/Communication/Utilities.** This category includes such uses as major transportation routes, public transit stations, power generation plants, railroad facilities, radio towers, telephone switching stations, airports, port facilities or other similar uses;

(F) **Park/Recreation/Conservation.** This category is for land dedicated to active or passive recreational uses. These areas may be either publicly or privately owned and may include playgrounds, public parks, nature preserves, wildlife management areas, national forests, golf courses, recreation centers or similar uses;

(G) **Agriculture.** This category is for land dedicated to agriculture, farming (fields, lots, pastures, farmsteads, specialty farms, livestock production, etc.) or other similar rural uses such as pasture land not in commercial use;

(H) **Forestry.** This category is for land dedicated to commercial timber or pulpwood harvesting or other similar rural uses such as woodlands not in commercial use; and

Enhanced Land Use Mapping using the APA Land Based Classification Standard (LBCS), page 38

B. Land Based Classification Standards (LBCS). As an alternative to the standard classification system local governments may, at their discretion, utilize the LBCS developed by the American Planning Association (See <http://www.planning.org/lbcs>). The full implementation of this alternative system includes five dimensions to describe land uses, including Activity, Function, Site Development Character, Structural Character, and Ownership. Local governments electing to employ this system must at a minimum identify the Function dimension of land uses in the analyses, assessments, mapping, and other land use requirements of this section.



- Executive Summary
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 - Metadata Standards
 - Search Business Types
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Land-Based Classification Standards

The collage features several key diagrams:

- Color* LBCS Code**: A grid showing color coding for LBCS codes, with examples like 'yellow' for '1000 Res' and '2000 Shop'.
- GIS Perspective**: A diagram showing the relationship between land use categories and GIS layers, including 'Activity', 'Structure', 'Site Dev', and 'Ownership'.
- Language and Planning**: A diagram by I.A. Richards and Guttenberg showing the relationship between 'Language Planning' and 'Basic Structure Theory'.
- Conceptual view of LBCS categories**: A central diagram showing the relationship between 'Analysis' and 'Synthesis' across various categories: Prescriptive, Appraiative, Referential, Active, Qualitative, Nominative, Locative, Substantive, and Objective. A callout box notes: 'Problems in classifications arise when categories cut across different modes'. The acronym 'LBCS' is also present.
- From concept to categories...**: A diagram showing the process of moving from a concept to categories, with a callout: 'Five basic land-use dimensions'.

LBCS Historic Codes

View LBCS Codes

Click on any category in the list to see description details, color codes, and sample pictures.

Activity 6800:	Historical or cultural celebrations, parades, reenactments, etc.
Function 4242:	Libraries and archives
Function 5000:	Arts, entertainment, and recreation
Function 5200:	Museums and other special purpose recreational institutions
Function 5210:	Museum
Function 5220:	Historical or archeological institution
Function 9900:	Unclassifiable function
Ownership 2000:	Some constraints--easements or other use restrictions
Site 7200:	State, national, or other parks and recreational sites
Site 7211:	National or state park
Site 7212:	National recreation area
Site 7220:	Historic sites or parks
Site 7221:	National historic park
Site 7222:	National historic site
Site 7223:	National monument
Site 7224:	National memorial
Site 7226:	National cemetery
Site 7240:	Waterway parks
Site 7251:	National parkway
Site 7252:	National trail
Site 7253:	Special designations for park-like areas
Structure 1340:	Single room occupancy units
Structure 2570:	Theme or festival center (leisure, tourist-oriented, restaurants)
Structure 3120:	Movie theater

Future Land Use Map, page 40

A. **Future Land Use Map.** The future land use map must reflect careful consideration of the results of the assessment of current and future needs above and the community's land use goals and policies. The map must depict the general location, distribution and characteristics of future land uses within the local government jurisdiction using the Department's standard categories (including net density and intensity). The map should also depict areas likely to undergo boundary changes during the planning period. Municipalities must consider the future land use designation of areas being considered for annexation.

Georgia Planning Internet Resources

Address http://www.georgiaplanning.com/

GEORGIA PLANNING
Department of Community Affairs

Home Page DataViews Rules QLG Status DRI Online Plan Builder DCA Website Contacts

MAIN MENU

Planning Jurisdictions
Local Planning
Regional Planning
State Planning

Planning Topics
Data and Maps
Solid Waste
Water Resource
Construction Codes

Other
Annexations
RDC Work Program
RDC FTP Site
Related Links
Send Email

WELCOME

Planning is an important management tool for promoting strong, healthy local governments. The Georgia Department of Community Affairs (DCA) provides a variety of assistance to local governments designed to strengthen their planning efforts. This includes providing guidance in developing local comprehensive plans consistent with state planning requirements and providing technical and financial assistance for implementing the plans.

This website delivers these planning resources into the hands of all those involved with the planning process, creating a foundation for Georgia's future.

Internet Planning Tools

PlanBuilder
 DCA's web-enabled tool that helps local governments prepare, maintain, and publish their comprehensive plans and short term work programs online.

DRI Online Application
 Developments of Regional Impact (DRI) are large-scale developments that are likely to have effects outside of the local government jurisdiction.

Ineligible Governments
 Current list of local governments and authorities ineligible for selected state assistance programs and solid waste permits.