



discovering your community

character



Character Area [kar-ik-ter air-ee-uh]

specific geographic area within community...possessing unique characteristics to be preserved...requiring attention due to development issues.

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The Purpose.

Understanding the character area concept and
Identifying character areas in your community



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Understanding the Character Area

Size and arrangement of lots.



Street design and layout.



Site design features.



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Characteristics That Help Define an Area

character

Understanding the Character Area

Intensity of development.



Parking arrangements.



Location, dimension and orientation of buildings.

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Characteristics That Help Define an Area

character

Understanding the Character Area



Natural features and landmarks.



The way uses interact within the area.

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Characteristics That Help Define an Area

character

Understanding the Character Area

Building orientation and relationships



Amount of open space

Distinct edges



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Characteristics That Help Define an Area

character

Understanding the Character Area

single and mixed uses



Building sizes & styles



Accessibility

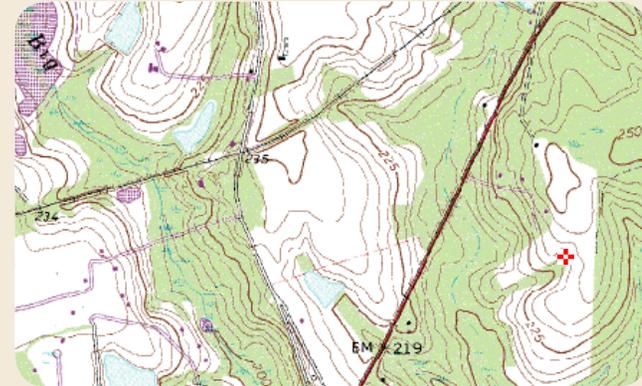
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Characteristics That Help Define an Area

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Identifying Character Areas in Your Community

Property of plat maps



Maps of natural resources and environmental features

Aerial maps



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Methods of Defining Character Area Boundaries

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Identifying Character Areas in Your Community



windshield and walking survey

Surveys and questionnaires



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Methods of Defining Character Area Boundaries

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Character Areas Process



- a. Identification of areas
- b. visioning for the area
- c. Develop Strategies
- d. Implementation

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“Discovering and Planning your Community Character”

DCA Planning Guidebook Series available on-line at www.dca.state.ga.us

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