



LAND USE CATEGORY METHODOLOGY

Oconee County Planning Department

Residential Single Family: predominate use of parcel is residential in nature or part of a platted residential subdivision

Residential Multi-family: predominate use of parcel is residential but the housing structure accommodates more than one family, structures such as duplexes and apartments houses would be an example.

Condo: single building that has multiple owners and parcels imbedded into a single building; townhouses also were included

Commercial-Service: predominate use of parcel is commercial in nature such as restaurants, repair shops, car lots, shopping centers, strip malls, and other commercial property not used for industry

Commercial-Industrial: predominate use of parcel is industrial in nature including manufacturing, processing of natural resources, factories, and other forms of light and heavy industry

Transportation, Communication, and Utilities: predominate use of parcel is for such things as roads, railroads, telecommunication towers, cell towers, power generation, water plants, sewer plants, land fills, etc.

Agriculture: parcels predominately used for all types of agriculture including family farms, cropland, pastures, orchards, nurseries, and chicken houses

Extraction: predominate use of parcel is the removal of natural resources from the earth by mechanical means including mines and quarries

Recreation: parcel is predominately used for such things as parks, playing fields, stadiums, fairgrounds, golf courses

Forest: parcel is predominately forested (does not include National and State Forest)

National and State Forest: Forest land that is owned by the State or Federal Government

Multi-use: parcels in which there are two or more predominate uses. These parcels have a combination of residential, commercial, ag-business, or industrial applications on a single parcel.

Undeveloped: parcels that have been prepared for development but have not yet been developed.