













gwinnettcounty

Unified Development Ordinance

Gwinnett County Unified Development Ordinance

Eleventh Edition

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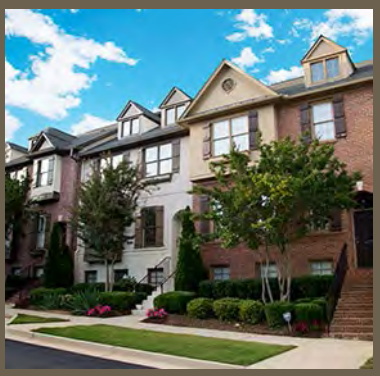
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Unified Development Ordinance

TITLE 1: ADMINISTRATION

Chapter 100. General Provisions.

Section 100-10. Title.

This ordinance shall be known as "The Unified Development Ordinance ("UDO", or "Ordinance") of Gwinnett County, Georgia." It consists of three Titles: Title 1, Administration; Title 2, Land Use and Zoning; and Title 3, Development and Permitting.

Title 1 is intended to implement regulations generally applicable to Gwinnett County and also to specifically address administrative regulations, including definitions, enforcement and penalties applicable to Titles 2 and 3. Title 2 will serve as Gwinnett County's Zoning Ordinance, and is intended to constitute a zoning ordinance within the meaning of Georgia Law. Changes to the text of Title 2 including Title 1 as it relates to Title 2, as well as Official Zoning Map amendments and other zoning actions addressed therein, shall comply with the public notice and hearing procedures provided therein and in said state statute. Title 3 is intended to regulate development and permitting activities in Gwinnett County. Neither Title 1 nor Title 3 is intended to constitute a zoning ordinance or zoning regulations.

Section 100-20. Purpose.

The Unified Development Ordinance is enacted by the Board of Commissioners in order to promote the public health, safety, morals, convenience, order, prosperity and general welfare of the present and future inhabitants and residents of Gwinnett County, Georgia. It is intended to achieve the following purposes:

100-20.1 To guide and regulate the orderly growth, development, redevelopment, and preservation of Gwinnett County in accordance with the adopted Gwinnett County 2030 Unified Plan and with long-term objectives, principles, and standards deemed beneficial to the interest and welfare of the people,

100-20.2 To protect the established character and the social and economic well-being of both private and public property,

100-20.3 To promote, in the public interest, the efficient utilization of land,

100-20.4 To promote the preservation of open space,

100-20.5 To provide for adequate light, air, convenience of access, and safety from fire, flood, and other dangers,

100-20.6 To reduce or minimize congestion in the public streets,

100-20.7 To facilitate the creation of a convenient, attractive, and harmonious community,

100-20.8 To encourage an aesthetically attractive environment, both built and natural, and to provide for regulations that protect and enhance these aesthetic considerations,

100-20.9 To provide a basis for establishing the future need for law enforcement and fire protection, transportation, water, sewage, flood protection, schools, parks, recreational facilities, and other public facilities and services,

100-20.10 To promote safety and reduce congestion in travel and transportation, to protect against overcrowding of land, undue density of population in relation to the community facilities existing or available, obstruction of light and air, and loss of life or health from fire, flood, wind, subsidence or other dangerous conditions that could be mitigated by proper construction standards,

100-20.11 To encourage economic development that provides desirable employment and expands the tax base,

100-20.12 To ensure the perpetual conservation, preservation and enjoyment of the unique natural and physical resources of the County, including forested areas, watersheds, streams, viewsheds, and archaeological sites and the protection of water quality as the County grows,

100-20.13 To achieve compliance with all applicable state and federal laws and regulations,

100-20.14 To provide for and promote housing for all income groups and all citizens within the County,

100-20.15 To establish high quality standards for buildings, land development, and subdivision regulations for the protection of the environment and the security of buyers and users of developed property in Gwinnett County,

100-20.16 To provide adequate and safe construction standards for streets, sidewalks, drainage, utilities and other public improvements,

100-20.17 To provide a method of administration and procedure that ensures due process and equal protection for the citizens and property owners of Gwinnett County,

100-20.18 To establish a just balance between the rights of owners of property and the public interest of all the citizens of Gwinnett County,

100-20.19 To provide for protection of the constitutional rights and obligations of all citizens within the County,

100-20.20 To provide penalties for a violation and remedies for enforcement hereof; and for other purposes.

Section 100-30. Authority.

The Unified Development Ordinance is enacted pursuant to the Constitution of the State of Georgia, Article 9, Section 2, Paragraphs 1 and 3; by the County's authority to enact regulations and exercise powers granted by local laws; by the County's planning authority and general police powers; and by other powers and authority provided by federal, state, and local laws applicable hereto. Additional authority for Title 2 is set forth in Section 200-20.

Section 100-40. Jurisdiction.

This Ordinance shall apply to all unincorporated areas of Gwinnett County, Georgia.

Section 100-50. Application of Ordinance.

The provisions of this Unified Development Ordinance shall apply throughout the unincorporated area of the County. The County may enter into agreements with cities within the County, or other municipalities, to carry out the purpose of this Unified Development Ordinance. These agreements may include, but are not limited to, enforcement of provisions, resolution of disputes, and cooperative monitoring and management of the separate storm sewer system and management programs. Except as hereinafter provided, as of the date of adoption of the Unified Development Ordinance:

100-50.1 **Development Activity.**
Any person proposing to rezone property, secure permits, undertake any land disturbance activity, construct, demolish, expand or modify a structure or a building for occupancy, develop or subdivide land within unincorporated areas of Gwinnett County, Georgia, or undertake any other development permission or activity shall pay a fee and make application to the Gwinnett County Department of Planning and Development, and shall comply with all regulations set forth in this Unified Development Ordinance.

100-50.2 **Use.**
No building, structure, premises or land shall be used or occupied and no building or part thereof shall be erected, remodeled, extended, enlarged, constructed, or altered in a manner except in conformity with the regulations herein specified for the district in which it is or is to be located.

100-50.3 **Lots.**
No lot shall be reduced in size so that minimum lot width or depth, size of yards, lot area per family or any other requirement of this ordinance is not maintained. This limitation shall not apply when a portion of a lot has been lawfully acquired for public purpose or for unbuildable lots used exclusively for subdivision identification signage or subdivision entrance landscape features or stormwater facilities.

100-50.4 **Pending Application for Building Permits and Land Disturbance Permits.**

A. **Nothing in this Unified Development Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or structure or land disturbance for which development or building permits were lawfully applied for or approved, prior to the effective date of this Unified Development Ordinance or amendment thereto, provided:**
   1. Such permit has not by its own terms expired prior to such effective date.
   2. Actual building construction is commenced prior to the expiration of such permit.
   3. Actual building construction is carried on pursuant to said permit and limited to and in strict accordance with said permit.
   4. No renewals or extensions of said permit shall be authorized beyond 90 days following the effective date of this Unified Development Ordinance.

Section 100-60. Relationship to Existing Ordinances.

100-60.1 Whenever the provisions of this Unified Development Ordinance impose more restrictive standards than are required in or under any other statute, ordinance or resolution, these standards shall prevail, unless otherwise specified in this Unified Development Ordinance or otherwise restricted by State or Federal law. Whenever the provisions of any other statute, ordinance, or resolution impose more restrictive standards than are required herein, the requirements of such regulations shall prevail, unless otherwise specified in this Unified Development Ordinance.

100-60.2 In those instances where development standards for a parcel of land or a specific project have been lawfully established as a condition of approval for a rezoning, variance, permit, or other formal action by the Board of Commissioners, the Zoning Board of Appeals, or any other authorized body, the requirements of such conditions shall control.

100-60.3 Nothing herein shall repeal the conditions of use, operation, or site development accompanying zoning approval(s) or special use(s), variances or permits issued under previous ordinances or resolutions. Modification or repeal of such past conditions of approval may be accomplished as authorized and provided by this Unified Development Ordinance. All Special Use Permits, variances, exceptions, modifications and waivers heretofore granted by the Director, Zoning Board of Appeals, Planning Commission, or Board of Commissioners shall remain in full force and effect, and all terms, conditions and obligations heretofore imposed by the Zoning Board of Appeals or Board of Commissioners shall remain in effect.

Section 100-70. Effective Date.

100-70.1 The Unified Development Ordinance shall take effect and shall be in force upon its adoption by the Board of Commissioners of Gwinnett County, Georgia.

100-70.2 Any subdivision or other activity for which a valid and complete application for a Development Permit has been received prior to the adoption of this Unified Development Ordinance may, at the developer's option, proceed to completion and building permits may be issued as though this Unified Development Ordinance had not been adopted, provided that the Development Permit is or can be issued within 90 calendar days of the date of adoption and all time frames associated with said permit are observed.

100-70.3 Any subdivision or other activity for which a Development Permit has been issued prior to the adoption of this Unified Development Ordinance may, at the developer's option, proceed to completion and building permits may be issued as though this Unified Development Ordinance had not been adopted, provided all time frames associated with said permit are observed.

100-70.4 Any subdivision or other activity for which only a Clearing, Clearing and Grubbing, or Grading Permit shall have been issued prior to adoption of this Unified Development Ordinance shall be brought into conformance with this Unified Development Ordinance. Subsequently the development permit must conform to this Unified Development Ordinance.

100-70.5 The adoption of this Unified Development Ordinance shall not be construed to affect the validity of any building permit lawfully issued prior to the adoption of this Unified Development Ordinance.

100-70.6 **Pending Application for Building Permits.**
Nothing in this Unified Development Ordinance shall be deemed to require a change in the plans, construction, or designated use of any building or structure for which building permits were lawfully applied for or approved, prior to the effective date of this Unified Development Ordinance or amendment thereto, provided:

A. Such permit has not by its own terms expired prior to such effective date.

B. Actual building construction is commenced prior to the expiration of such permit.

C. Actual building construction is carried on pursuant to said permit and limited to and in strict accordance with said permit.

D. No renewals or extensions of said permit shall be authorized beyond 90 days following the effective date of this Unified Development Ordinance.

Section 100-80. Amendments.

100-80.1 This Unified Development Ordinance may be amended from time-to-time by resolution of the Board of Commissioners of Gwinnett County. Such amendments shall be effective as of their date of adoption unless otherwise stated in the adopting resolution.

100-80.2 No amendment to this Unified Development Ordinance shall be construed to affect the validity of any building permit lawfully issued prior to the adoption of said amendment.

Amendments.

Date of Amendment	Amendment Case Number
July 22, 2014	UDOA2014-00001
November 4, 2014	UDOA2014-00002
April 28, 2015	UDOA2015-00001
June 24, 2015	UDOA2015-00002
July 21, 2015	UDOA2015-00003
September 22, 2015	UDOA2015-00004
October 27, 2015	UDOA2015-00005
January 26, 2016	UDOA2016-00001
October 25, 2016	UDOA2016-00002
October 25, 2016	UDOA2016-00003
December 20, 2016	UDOA2016-00004
December 19, 2017	UDOA2017-00001

Section 100-90. Duties of the Department of Planning and Development.

100-90.1 Unless otherwise specified in any article, chapter, or section of this Unified Development Ordinance, the UDO shall be administered, interpreted, and enforced by the Director of the Department of Planning and Development of Gwinnett County, Georgia.

100-90.2 All other ordinances or regulations referenced herein, such as the fire prevention and life safety codes, Property Maintenance Ordinance, building and other technical codes, health, water, and sewer regulations, shall be administered by the directors or liaisons of the departments responsible for such regulations, as established by the Board of Commissioners.

100-90.3 The Director of Planning and Development shall have the authority to carry out all duties necessary to administer the Unified Development Ordinance, including all duties otherwise delegated to the Divisions of the Department. In addition, the Director shall have the following authority:

A. **To approve and accept final subdivision plats and land dedicated as a public street or other public purpose on behalf of Gwinnett County, and to cause such dedications to be recorded by the Clerk of Superior Court of Gwinnett County, subject to ratification by the Board of Commissioners.**

B. **To approve a Certificate of Development Plans Approval as provided in Section 340-30.**

C. **In response to a written request by the property owner or owner's authorized agent, to approve or deny requests for administrative variances as provided in Section 270-130 of the Unified Development Ordinance.**

D. **In response to a written request by the property owner or owner's authorized agent, to approve or deny requests for modifications as provided in Section 120-50 of the Unified Development Ordinance.**

E. **To make other approvals, modifications, interpretations or rulings specifically provided in the Unified Development Ordinance.**

100-90.4 In particular, the Divisions of the Department of Planning and Development shall have the following powers and duties under the Unified Development Ordinance.

A. **The Planning Division and its Director of the Division shall perform the following duties:**
   1. Accept and process applications and make recommendations regarding amendments to the Gwinnett County 2030 Unified Plan and its related maps.
   2. Maintain current land use maps and files of all amendments to the Gwinnett County 2030 Unified Plan, Future Development Map and related maps and policies.
   3. Prepare, compile, and recommend land use, transportation and other resource and facility plans to the Board of Commissioners.
   4. Prepare recommendations on all zoning amendments for consideration by the Board of Commissioners, and generally provide for the application, noticing and hearing requirements of the amendment process.
   5. Prepare and maintain records of amendments to Title 1 and Title 2 of this Ordinance, and make the most recently adopted version available to the public within a reasonable length of time.
   6. Prepare and maintain the Official Zoning Map, maintain accurate records of zoning map amendments, and make the most recently adopted version available to the public within a reasonable length of time.
   7. Prepare and maintain data, maps or other information regarding population, employment and economic characteristics of the County and land development activities, economic development, including subdivisions and building permits.
   8. In response to a written request by the property owner or owner's authorized agent, issue a statement identifying the current zoning of a parcel of land. The fee for such a zoning certification shall be established by the Board of Commissioners.
   9. The Director of the Planning Division or the designee shall serve as secretary to the Gwinnett County Planning Commission, shall take and prepare its minutes and shall forward the minutes to the Board of Commissioners.

B. The Development Division and its Director of the Division shall perform the following duties:

1. Provide for the orderly and safe development of the County through the provisions of the County regulations and other application regulations or standards as may be adopted by the Board of Commissioners.
2. To review and make final decisions regarding permits and other development requests authorized in this Unified Development Ordinance or the Gwinnett County Construction Code.
3. Prepare recommendations on all requests for variances from the provisions of this Unified Development Ordinance, and generally provide for the application, noticing and hearing requirements of the zoning variances process.
4. Enforce the regulations and standards of this Unified Development Ordinance.
5. Prepare and maintain accurate records regarding amendments to Title 3 of this Ordinance and make the most recently adopted version available to the public within a reasonable length of time.
6. Enforce the Gwinnett County Construction Code.
7. Review plans and enforce development compliance with the Georgia *Metropolitan River Protection Act*, as amended.
8. The Director of the Development Division or designee shall serve as secretary to the Zoning Board of Appeals, shall take and prepare its minutes, and shall forward the minutes to the Board of Commissioners.

Section 100-100. Fees.

100-100.1 Application filing, permit, inspection, and other fees shall be as may be established from time-to-time by the Board of Commissioners.

100-100.2 Permit fees, if any, shall be submitted as a prerequisite to issuance of the permit. Nonpayment as a result of submission of a check having insufficient funds on account, or for any other reason, shall cause the permit to be voided and re-issuance subject to penalty as provided by law or as may be established by the Board of Commissioners.

100-100.3 Application fees, if any, shall be submitted with the application. Failure to pay a required application fee shall cause the application to be returned to the applicant without acceptance for review or consideration by the County.

100-100.4 Following the approval of development plans, and prior to authorization to begin construction, the developer shall provide the Department of Planning and Development such fees as may be established from time-to-time by the Board of Commissioners.

100-100.5 Prior to approval of a Final Plat or Certificate of Occupancy, the developer shall provide to the Department of Planning and Development such recording fees and performance and/or maintenance bonds as shall be required by this Unified Development Ordinance or established from time-to-time by the Board of Commissioners.

Section 100-110. Severability.

If any article, section, provision or clause of any part of this Unified Development Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Unified Development Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to effect the portions of this Unified Development Ordinance not so held to be invalid, or the application of this Unified Development Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Unified Development Ordinance would have been adopted had such invalid portion not been included herein.

Chapter 110. Definitions.

Section 110-10. Rules of Interpretation.

For the purpose of the UDO, certain words or terms used herein shall be defined as follows:

110-10.1 Words used in the present tense include the future tense.

110-10.2 The word "shall" is always mandatory, and the word "may" is permissive.

110-10.3 Words used in the singular include the plural and words used in the plural include the singular.

110-10.4 Words in the masculine gender shall include the feminine.

110-10.5 The word "person" includes the words "individuals," "firms," "partnerships," "corporations," "associations," "governmental bodies" and all other legal entities.

110-10.6 The word "lot" shall be construed to include "parcel."

110-10.7 The word "erected" includes the words "constructed", "moved", "located" or "relocated."

110-10.8 The word "zoning map" means the Official Zoning Map of Gwinnett County, Georgia.

110-10.9 The words "used" or "occupied" include the words "intended, arranged or designed to be used or occupied."

110-10.10 Use of the word "and" is inclusive and requires that all of the component phrases so connected must be present or fulfilled for sufficiency.

110-10.11 Use of the word "or" is not exclusive (as in "either ... or"), and requires that at least one of the component phrases so connected must be present or fulfilled for sufficiency. The word "or" may allow more than one component phrase to be present or fulfilled, as is implied by the common term "and/or."

Section 110-20. Rules of Precedence.

The following rules set forth the order of precedence that determines which definition applies in a specific instance within the provisions of this Ordinance:

110-20.1 When definitions are provided within an individual chapter, article or section of this Ordinance, those definitions are to be applied within said chapter, article, or section. If the same term or phrase is also defined in this section, the definition in this section shall not apply in that instance.

110-20.2 When no definitions are provided within an individual chapter, article, or section of this Ordinance, words and phrases used in this Ordinance shall have the meaning established by the definitions provided in Section 110-40, General Definitions or Section 110-50, Definitions by Category.

110-20.3 When definitions are provided that are specific to Soil Erosion, Sedimentation and Pollution Control, Riparian Buffers, Floodplain Management, Stormwater Management, and Public Utilities they are listed in Section 110-50, Definitions by Category below.

110-20.4 Except as specifically defined herein, all words used in this Ordinance shall be as defined in the most recent edition of The Illustrated Book of Development Definitions (Rutgers). Words not defined herein or in the above-referenced book shall be construed to have the meaning given by common and ordinary use, and shall be interpreted within the context of the sentence, section and article in which they occur.

110-20.5 Whenever a conflict of definitions is considered to exist or an interpretation of these definitions is necessary, the Director shall resolve the conflict and interpret the definition. The action of the Director shall be recorded.

Section 110-30. Abbreviations.

As used in this Unified Development Ordinance, the following abbreviations represent the terms set forth below.

ARC: Atlanta Regional Commission

ASHRAE: American Society of Heating, Refrigerating and Air-Conditioning Engineers

BFE: Base Flood Elevation

BMP: Best Management Practice

BMR: Baseline Monitoring Report

CID: Community Improvement District

CLOMA: Conditional Letter of Map Amendment

CLOMR: Conditional Letter of Map Revision

CPESC: Certified Professional in Erosion and Sediment Control

DBH: Diameter Breast Height

DRI: Development of Regional Impact

DWR: Gwinnett County Department of Water Resources

DWRSSS: Gwinnett County Department of Water Resources Sanitary Sewer Standards

EPA: U.S. Environmental Protection Agency

EPD: Georgia Department of Natural Resources, Environmental Protection Division.

FAA: The Federal Aviation Administration

FCC: The Federal Communications Commission

FEMA: Federal Emergency Management Agency

FIS: Flood Insurance Study

FIRM: Flood Insurance Rate Map

GDOT: Georgia Department of Transportation

GRTA: Georgia Regional Transportation Authority

HLP: House Location Plan

LEED: Leadership in Energy and Environmental Design, as administered by the Green Building Certification Institute

LOMA: Letter of Map Amendment

LOMR: Letter of Map Revision

MOD: Modified

MUD: Mixed-Use Development

NOI: Notice of Intent

NOT: Notice of Termination

NOV: Notice of Violation

NPDES: National Pollutant Discharge Elimination System

NTU: Nephelometric Turbidity Units

O&M: Operation and Maintenance

O.C.G.A.: The Official Code of Georgia Annotated

RCRA: Resource Conservation and Recovery Act

RDP: Residential Drainage Plan

RDS: Residential Drainage Study

TSS: Total Suspended Solids

UDO: Unified Development Ordinance of Gwinnett County, Georgia

USACE: United States Army Corps of Engineers

USC: United States Code

Section 110-40. General Definitions.

For the purpose of this Unified Development Ordinance, the following definitions shall apply, except where otherwise provided in Section 110-20.

Abutting: Touching at one point or along a common side, boundary, or property line. Two pieces of property that are separated by a street or right-of-way are not abutting.

Accessory Building: A building detached from a principal building on the same lot and customarily incidental to the principal building or use including but not limited to detached garages, carports and utility buildings, sheds, gazebos, or barns.

Accessory Dwelling: A separate additional housing unit (including kitchen, sleeping and bathroom facilities), detached from the principal residential building, on a single-family lot.

Accessory Structure: A structure detached from a principal building on the same lot and customarily incidental to the principal building or use, but not including stormwater infrastructure or a fence, wall, or trellis which is customarily placed along a property line and not including HVAC equipment or similar utilities that occupy less than 30 square feet in footprint.

Accessory Use: A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with such principal use

Active Recreation Area: This category of common area includes, but is not limited to, bikeways, paths, tennis courts, ballfields, playfields, courts, swimming pools, clubhouses, toilets, dressing rooms, lockers, equestrian facilities, beaches, docks; amphitheaters, stages, bandshells, community buildings, fountains, plazas, patios, decks, lawns, picnic shelters or picnic areas, and similar facilities and the related storage, landscaping, lighting, sidewalks, outdoor furnishings, play structures, and utilities related to active recreation areas.

Address: The number that, together with the street name, describes a physical location of a specific property. Even numbered address means a house number ending with the number 0, 2, 4, 6, 8. Odd numbered address means a house number ending with the number 1, 3, 5, 7, or 9.

Adjacent: Property that is abutting or on the opposite side of an easement that separates it from the subject property. Properties separated by a railroad track, a major thoroughfare, or a designated and numbered U. S. and State Highways are not abutting or adjacent.

Adult Establishment: "Adult Establishment" shall have the same meaning as set forth in Chapter 18, Article XI of the Gwinnett County Code of Ordinances.

Alley or Service Drive: A private minor, permanent service-way which is used primarily for vehicular service access to the back or the side for properties otherwise abutting on a street.

Alternative Tower Structure: clock towers, bell towers, church steeples, light/power poles, electric transmission towers, man-made trees (without accessory buildings/structures), and similar natural or man-made alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.

Animal Hospital: Facility for the treatment and temporary boarding of domestic animals operated under the supervision of a licensed veterinarian. This facility may include the boarding of animals in outside runs or kennels.

Animal Quarters: Any structure which is used to shelter, care for, house, exercise, train, exhibit, display or show any animals, including but not limited to corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters. This term shall not include fenced pasture land or paddocks for grazing.

Antenna: Any exterior apparatus designed for wireless telecommunication, radio, or television communications through the sending and/or receiving of electromagnetic waves.

Appeal: A request for a review of the Department's interpretation or decision of any provision of this Ordinance.

Applicant: A person, either the owner or the bona fide representative of the owner of land or structures governed by these regulations, who seeks authority to use, develop, construct upon or otherwise enjoy the use of property through any of the procedures established under these regulations.

Arcade, Architectural: A succession of arches, each counterthrusting the next, supported by columns or piers or a covered walk enclosed by a line of such arches on one or both sides, providing shelter for pedestrians.

Architectural Modulation: Variation in materials, massing, fenestration, and ornamental detail of a façade that divides a façade into unique components or identities, as distinguished from a uniform façade without variation. Architectural modulations of a façade should break the vertical plane by more than 2 feet in depth, measured from the forward plane of the façade. See the UDO Design Guidelines: Building Facade Materials and Modulation.

"As-Built" Survey: See "Record Drawing".

Attached, or Attached to: The relationship between two or more buildings or structures, or between a structure and the ground. In order for two or more buildings to be attached, they must be permanently connected along a common wall. A structure and building are attached when one relies on the other for structural support. A building or structure is attached to the ground when the ground provides the principal structural support and the structure or building is permanently affixed to the ground such that it is not movable or subject to tipping or falling due to design loads.

Attic: The unfinished space between the ceiling joists of the top story and the roof rafters.

"Authorized Registered Professional" shall mean:

A. **A landscape architect who possesses a current certificate of registration issued by the State of Georgia in accordance with Georgia Law; or,**
B. **A land surveyor who possesses a current certificate of registration issued by the State of Georgia in accordance with Georgia Law; or,**
C. **A professional engineer who possesses a current certificate of registration issued by the State of Georgia in accordance with Georgia Law;**

An authorized registered professional shall know and understand the limits of their professional expertise, certification, license or registration and shall not perform work which is outside of the scope of said professional expertise, certification, license or registration. An authorized registered professional shall be liable for complying with all state laws and rules and licensing board requirements that apply to their particular profession, including ethical standards, and shall be liable for failure to meet the applicable standards of professional care. All documents and drawings submitted to Gwinnett County by an authorized registered professional shall bear that person's certification, license, registration or seal, as appropriate. The certification, license, registration or seal of an authorized registered professional on documents and drawings submitted to Gwinnett County shall certify that the documents and drawings comply with all applicable Gwinnett County ordinances, rules and regulations and shall certify that the documents and drawings are based on personal knowledge of the conditions depicted thereon and that the accuracy and completeness of the documents and drawings have been verified by field inspection of the facilities depicted therein.

Awning: A rooflike structure with a rigid frame which cantilevers from the elevation of a building designed to provide continuous overhead weather protection.

Basement: Occupied space of a building having its finished floor surface entirely below grade plane, or in which any portion of the finished surface of the floor next above is less than or equal to 6 feet above grade plane and at any point is less than or equal to 12 feet above grade.

Best Management Practices: Sound engineering practices, activities, maintenance procedures that when properly designed and implemented will minimize negative impact on the natural environment.

Bin, Donation Collection: Any enclosed receptacle or container made of metal, steel or a similar product and designed for the depositing of donations and the temporary storage of donated items including: clothing, shoes, books or other similar materials.

Block: A piece or parcel(s) of land entirely surrounded by public streets, other than alleys.

Board of Commissioners: The Board of Commissioners of Gwinnett County, Georgia.

Boarding or Rooming House: A building other than a motel, hotel, or bed and breakfast inn where, for compensation and by prearrangement for definite periods, meals or lodging or both are provided for three or more persons, but not to exceed ten persons.

Bonus Room: An occupied and finished room in a dwelling that is located over a semi-enclosed space such as over a carport, garage, or porch, which is connected to the remainder of the dwelling and does not have a separate outside entry.

Buffer: Land area used to separate one use from another through screening and distance; to shield or block noise, light, glare, visual or other conditions; to block physical passage to non-similar areas; or to reduce dust, dirt, and litter.

Buffer, Cemetery: Land area in which there is no disturbance and no grading allowed, except as necessary for required plantings and fence installation per approved plan.

Buffer, Construction: Land area in which there is no disturbance until a Certificate of Occupancy has been issued on the building lot at which time the Construction Buffer is removed.

Buffer, Enhanced: Land area in which there is no disturbance with the exception for disturbance related to additional required plantings, and for approved perpendicular access and utility crossings.

Buffer, Landscaped: Land area in which grading is allowed and revegetation to a buffer standard is required and replanted per approved landscape plan.

Buffer, Natural Undisturbed: Land area in which there is no disturbance and no grading allowed, except for approved perpendicular access and utility crossings.

Buffer, Stream: The area of land immediately adjacent to the banks of state waters in its natural or enhanced state of vegetation, which facilitates the protection of water quality and aquatic habitat as governed by Georgia Law.

Building: Any structure used or intended for supporting or sheltering any use or occupancy.

Building, Metal: A structure which has a roof, and which is designed for the shelter, storage, housing or enclosure of persons, animals, or property of any kind and is constructed of exterior metal panels or pieces. This shall not include residential structures intended for occupancy with an exterior finish of aluminum siding where such siding is commonly used for residential structures.

Building Permit: Authorization by Gwinnett County, or by any city or jurisdiction to construct, enlarge, repair, move, demolish, or change the occupancy of a building or structure, to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical, fuel gas piping, mechanical, or plumbing system.

Building Setback Line: A line across a lot parallel to a street right-of-way or other property line establishing the minimum distance to be provided between any principal building and the street or other property line.

Building Space, Gross: The total floor area included within surrounding exterior walls of a building. Areas of a building not provided with surrounding walls shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

Bury Pit: A hole or depression in the ground that has been filled with building and/or organic materials (such as lumber and tree limbs) and then covered with dirt.

Canopy: A rooflike cover with rigid frame and column supports, that projects from the wall of a building over a door, entrance, or window; or a free-standing or projecting cover above an outdoor service area, such as at a gasoline service station. A marquee is not a canopy.

Cellar: See "Basement".

Cemetery: An area and use of land set apart for the purpose of burial plots for deceased persons or animals and for the erection of customary markers, monuments and/or mausoleums related thereto; and which may be maintained by a church or other place of worship, or a private corporation.

Cemetery, Family: The use of property as a burial ground restricted to the members of the family owning the lot on which the cemetery is located. For the purposes of this definition, "family" shall be defined as family within the fourth degree of civil reckoning from the property owner.

Certificate of Completion: Document issued by the Department and Fire Marshal's Office to indicate that the construction work authorized by a building permit has been completed which is either applicable to a non-occupied building, structure, building/structure addition, or any portion thereof, or involves a limited scope of renovation that does not change the occupancy or configuration of the affected space.

Certificate of Development Conformance: Final approval issued by the Department for completion of land development activities for a subdivision or project for which a Development Permit was issued.

Certificate of Occupancy: Document issued by the Department and Fire Marshal's Office to authorize the occupancy of a building, structure, building/structure addition, or any portion thereof.

Channel: A natural or artificial watercourse with a definite bed and banks that conducts continuously or periodically flowing water.

Chattahoochee River Corridor: All land within 2,000 feet of the banks of the Chattahoochee River, including any impoundments thereon, or within the floodplain, whichever is greater, from directly below Buford Dam downstream to the downstream limits of Fulton and Douglas counties, including the entire bed of the river and any improvements and all islands therein.

Child-Caring Program, Outdoor: A State licensed child-caring institution that provides room, board and watchful oversight along with a variety of outdoor activities taking place in a wilderness or camp environment that are designed to improve the emotional and behavioral adjustment of the children, through the age of eighteen (18) participating in the activities. (Source: Georgia Department of Human Resources)

Child-Caring Institution or CCI: See also "Group Home." A State licensed child-welfare agency that is any institution, society, agency, or facility, whether incorporated or not, which either primarily or incidentally provides full-time care (room, board and watchful oversight) for children through 18 years of age outside of their own homes. (Source: Georgia Department of Human Resources)

Children's Transition Care Center: A State licensed center which provides a temporary, home-like environment for medically fragile children, technology dependent children, and children with special health care needs, up to 21 years of age, who are deemed clinically stable by a physician but are dependent on life-sustaining medications, treatments, and equipment, and who require assistance with activities of daily living to facilitate transitions from a hospital or other facility to a home or other appropriate setting. (Source: Georgia Department of Human Resources)

Civic Uses: Public parks, squares, plazas, greens, lawns, amphitheaters, stages, churches or places of worship, public or private schools, gymnasiums, assembly halls, community meeting rooms, community service centers, post offices, fire stations, libraries, museums, public libraries, or other government or public service buildings and facilities except for those requiring outdoor storage or maintenance yards.

Clearing: The removal of trees or other vegetation, but not including grubbing activities, from a property, whether by cutting or other means.

Co-location: The placement of the antennas of two or more service providers upon a single tower or alternative tower structure.

Collection Bin: An attended or unattended enclosed receptacle, trailer, or container made of metal, steel, plastic, wood, or similar material and designed or intended for the collection of unwanted clothing, shoes, textiles, books, or other household items.

Commercial Vehicle: Any motor vehicle licensed by the state as a commercial vehicle.

Common Area: Natural or improved land that is owned in fee simple by a public entity or property owner association and provides continuous public access. See also the related terms "primary conservation area," "secondary conservation area," "active recreation area," and "public space".

Community Garden: A private, public, or non-profit facility for cultivation of fruits, flowers, vegetables or ornamental plants cultivated by more than one household.

Community Living Arrangement or CLA: A State licensed residence, whether operated for profit or not, that undertakes through its ownership or management to provide or arrange for the provision of daily personal services, support, care, or treatment exclusively for two or more adults who are not related to the owner or administrator by blood or marriage and whose residential services are financially supported, in whole or in part, by funds designated through the Georgia Department of Human Resources, Division of Mental Health, Developmental Disabilities, and Addictive Diseases. (Source: Georgia Department of Human Resources)

Complementary Uses: Land uses that serve mutually supportive functions that encourage frequent interactions, and do not cause excessive conflicts with one another in terms of noise, access, traffic, parking, services or utility demands.

Composting Facility, Municipal Solid Waste: An establishment converting municipal solid waste to humus through a controlled process of degrading organic matter by microorganisms.

Composting Facility, Yard Trimmings: An establishment converting yard trimmings to humus through a controlled process of degrading organic matter by microorganisms. This definition does not include composting conducted on a residential lot for home gardening purposes.

Concept Plan: A drawing which shows the overall concept of a proposed development, and which may include lots and streets in a subdivision or the general location of buildings and improvements for a multifamily or non-residential project, and which may be drawn to approximate dimensions in a freehand style. A Sketch Plan as required by the 1970 Subdivision Regulations is equivalent to a Concept Plan under these Regulations.

Conditional Use: A land use that merits additional review in the zoning district in which it is located but that may be compatible if certain conditions are imposed to mitigate possible impacts. Conditional uses require the approval of the Board of Commissioners.

Condominium: A form of property ownership in which the buildings or portions of the buildings, whether residential or non-residential in use, are owned by individuals separate from the lands which surround the buildings, said lands held in common ownership by the owners of the several buildings.

Congregate Personal Care Home: See "Personal Care Home, Congregate".

Connectivity: The degree to which streets, sidewalks, trails, and bike paths form a continuous and interconnected system that allows full mobility and convenient access between all origins and destinations as they may be distributed throughout a developed area.

Conservation Easement: As used in this Ordinance. An agreement between a land owner and Gwinnett County or other government agency or land trust that permanently protects open space or greenspace on the owner's land by limiting the amount and type of development that can take place, but continues to leave the remainder of the fee interest in private ownership.

Conservation Space: Permanently protected land and water, including agricultural and forestry land, that is in its undeveloped or natural state or that has been developed only to the extent consistent, or is restored to be consistent, with one or more or the following goals:

A. Water quality protection for rivers, streams and lakes
B. Flood protection
C. Wetlands protection
D. Reduction of erosion through protection of steep slopes, areas with erodible soils and stream banks;
E. Protection of riparian buffers and other areas that serve as natural habitat and corridors for native plant and animal species;
F. Scenic protection
G. Protection of archaeological and historic resources
H. Provision of recreation in the form of boating, hiking, camping, fishing, running, jogging, biking, walking and similar outdoor activities
I. Connection of existing or planned areas contributing to the goals set out in this paragraph

Construction Activity: Activities subject to the Georgia Erosion and Sedimentation Control Act or NPDES General Construction Permits. These include construction projects resulting in land disturbance. Such activities include but are not limited to clearing and grubbing, grading, excavating, stockpiling, and demolition.

Construction Code: The Gwinnett County Construction Code as may be amended from time-to-time.

Construction/Demolition Waste: For the definition, refer to the Georgia Department of Natural Resources, Environmental Protection Division Rules and Regulations, Solid Waste Management.

Contamination: An impairment of the quality of the water, which creates an actual hazard to the public health through poisoning or through the spread of disease by sewage, bacteria, chemicals, industrial fluids, waste, etc.

Conveyance: An aboveground or underground natural or manmade stormwater infrastructure feature, that provides for the collection and movement of stormwater, and shall include but not be limited to concrete or metal pipes, ditches, depressions, swales, roads with stormwater facilities, highways, county streets, curbs, gutters, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, stormwater infrastructure channels, reservoirs, rights of way, storm drains, culverts, street gutters, oil/water separators, modular pavements and other similar stormwater infrastructure.

County, Gwinnett County: A political subdivision of the State of Georgia.

County Separate Storm Sewer System: Any conveyance or system of conveyances which is:
A. Owned or operated by the county
B. Not a combined sewer
C. Not part of a publicly owned treatment works

County Standards: The county ordinances, standard drawings, Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications, Gwinnett County Department of Water Resources Water Main Design and Construction Standards for Private Development Projects, Gwinnett County Department of Water Resources Sanitary Sewer Standards for Developers, Traffic Calming Design Guide, and any other standards, specifications, and regulations that govern development permitting, and all procedures, rules and policies pertaining thereto as these may be updated or amended from time to time.

Courtyard: A type of public space that meets the minimal standards as listed in the UDO Design Guidelines, Public Spaces.

CPESC: Certified Professional in Erosion and Sediment Control with current certification by Certified Professional in Erosion and Sediment Control, Inc.

Critical Root Zone: The minimum area beneath a tree that must be left undisturbed is Critical Root Zone (CRZ). The CRZ is a concentric circle centering on the specimen tree's trunk with a radius equal in feet to 1.5 times the number of inches of the trunk's diameter at breast height (4.5'). Example: the CRZ radius of a twenty inch (20") diameter tree is 30 feet.

Cut: A portion of land surface or area from which earth has been removed, or will be removed, by excavation; the depth below original ground surface to excavated surface. Also known as "excavation".

Day Care Center, Adult: A place operated by a person, society, agency, corporation, institution or group wherein is provided care and supervision, for less than 24 hours per day, for adults more than 18 years of age. (Source: Georgia Department of Human Resources)

Day Care Center, Child: A place operated by a person, society, agency, corporation, institution or group wherein is provided care and supervision, less than 24 hours per day, without transfer of legal custody, 19 or more children under 18 years of age, and which is required to be licensed or commissioned by the Georgia Department of Human Resources. (Source: Georgia Department of Human Resources)

Day Care Home, Family: A private residence operated by any person(s) who receives therein for pay for care and supervision, less than 24 hours per day, without transfer of legal custody, up to 5 children under 18 years of age who are not related to such persons and whose parents or guardians are not residents in the same private residence. (Source: Georgia Department of Human Resources)

Day Care Home, Group: A place operated by any person, partnership, association or corporation wherein are received for pay for care and supervision, between 7 and 18 children, under 18 years of age, for less than 24 hours without transfer of legal custody and which is required to be licensed or commissioned by the Georgia Department of Human Resources. (Source: Georgia Department of Human Resources)

Deck: An unenclosed, exterior floor without a permanent roof supported on at least two opposing sides by an adjacent structure, and/or posts, piers or other independent supports.

Density: The number of families, individuals, dwelling units or gross building space per unit of land.

Density Bonus: A provision of this Unified Development Ordinance that allows a parcel to accommodate additional square footage or additional residential units beyond the maximum otherwise permitted, in exchange for the provision of an amenity specified in this Ordinance that provides a public benefit.

Density, Net: A measure of density that excludes 50 percent of the land area that is within the flood hazard area or within an electrical transmission, natural gas or petroleum pipeline easement.

Department: The Gwinnett County Department of Planning and Development.

Department of Transportation: The Gwinnett County Department of Transportation.

Department of Water Resources: The Gwinnett County Department of Water Resources.

Design Professional: An authorized, registered professional, forester, geologist, architect, CPESC, or certified personnel.

Developed Land: All parcels not deemed as undeveloped land, as defined herein.

Developer: Any person, individual, firm, partnership, association, corporation, estate, trust, or any other group or combination acting as a unit who directs the undertaking or purposes to undertake development activities as herein defined, whether the development involves the subdivision of the land for sale to individual users, the construction of buildings or other improvements on a single land ownership, or both. A developer may be the owner of a premises where the development activities occur; an occupant whether through ownership, lease, or other tenancy; a contractor, builder, or agent of the aforementioned parties; or other person having direct financial obligation or interest in the property as the result of the development activities as described herein.

Development:

A. All activities associated with the conversion of land or the expansion or replacement of an existing use to any new use intended for human operation, occupancy or habitation, other than for agricultural purposes devoted strictly to the cultivation of the land, dairying or animal husbandry. Such activities include land disturbance (clearing and grubbing the land of vegetation and stumps, and grading) and the construction of improvements such as but not limited to streets, driveways or parking areas, water or sewer mains, stormwater facility, sidewalks or other structures permanently placed on or in the property.
B. Where appropriate to the context, the term "development" also may be used to denote a specific subdivision or project which is a single entity or intended to be constructed as in interrelated whole, whether simultaneously or in phases.

Development Agreement: A written contract between Gwinnett County and a property owner or developer that specifies the improvements to be provided by the developer for a specific project.

Development, Division Director: The Director of the Development Division of Gwinnett County Department of Planning and Development or the Director's designee. At such times when the Development Division Director position is vacant, the authority of the Director of the Department of Planning and Development supersedes.

Development Permit: Authorization by the Department for all activities associated with the land development process, including clearing and grubbing, grading, and the construction of improvements including but not limited to streets, surface parking areas, water/sewer/stormwater systems and facilities, site planting and landscaping, sidewalk or structures requiring the issuance of a building permit

Development Plans: The detailed and professional plans showing the layout and design, site work and construction activities proposed for a project (other than architectural building plans) and including the Subdivision Development Plan or Site Plan (as applicable), Grading Plan, Tree Preservation/Replacement Plan, Erosion and Sediment Control Plan, Buffer and Landscape Plan, and construction drawings for streets, stormwater facilities, sanitary sewers, water supply facilities, and other site improvements.

Developments of Regional Impact (DRI): Large-scale developments that are likely to have regional effects beyond the local government jurisdiction in which they are located as defined and regulated by the Georgia Department of Community Affairs per the *Georgia Planning Act* of 1989, as may be amended.

Development Regulations: The adopted regulations providing for the subdivision and development of real property within Gwinnett County, Georgia, as amended from time-to-time by the Board of Commissioners of Gwinnett County.

Diameter Breast Height (dbh): The diameter of a tree measured at a point 4 and 1/2 feet above the ground.

Director: The Director of the Gwinnett County Department of Planning and Development or the Director's designee, unless otherwise specified herein.

Discharge: The direct or indirect release of water, fluid, materials or other matter to a conveyance or surface that drains to a conveyance.

Distribution Facility: A warehouse establishment where individual tenants engage in the receipt, storage, and distribution of their goods, products, cargo, and materials, including transshipment by boat, rail, air, or motor vehicle.

Drainage Easement: Recorded authorization for the purpose of allowing the owner of adjacent tracts or other persons to discharge storm-water runoff onto the tract or parcel.

Dripline: A line on the ground established by a vertical plane extending from a tree's outermost branch tips down to the ground; i.e., the line enclosing the area directly beneath the tree's crown from which rainfall would drip.

Driveway: A vehicular access way in private ownership, other than a Private Street, which provides access to one or more uses or properties.

Dwelling: A building which is designed or used exclusively for residential purposes, including single-family, duplex and multifamily residential buildings, rooming and boarding houses, fraternities, sororities, dormitories, manufactured homes, and industrialized homes but not including hotels and motels.

Dwelling, Accessory: See "Accessory Dwelling."

Dwelling, Attached: See "Townhouse" and "Dwelling, Multifamily."

Dwelling, Duplex: A dwelling containing two and only two dwelling units.

Dwelling, Multifamily: A dwelling containing three or more dwelling units, including single-level units located in a multistory building. This definition does not include a townhouse.

Dwelling, One-Family: See "Dwelling, Single-Family."

Dwelling, Residential/Business: A type of attached dwelling in which a commercial business or office may be operated in the basement or first floor/story of the structure. The business need not be operated by the resident of the dwelling.

Dwelling, Single-Family: A dwelling containing one and only one dwelling unit, other than a manufactured home.

Dwelling, Townhouse: A single-family dwelling unit constructed in a group of three or more attached units in which each unit extends from foundation to roof and with a yard or public way on at least two sides. Each unit is separated from any other unit by one or more vertical common fire-resistance-rated walls. A townhouse shall have at least two stories.

Dwelling, Two-Family: See "Dwelling, Duplex."

Dwelling Unit: A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

Dwelling Unit, Efficiency: A dwelling unit consisting of not more than one habitable room together with kitchen or kitchenette and sanitary facilities.

Dwelling, Villa: A one-family dwelling with at least three, but no more than four, attached units in which each unit has at least two exterior walls and each unit is separated from any other unit by one or more vertical common fire resistance-rated walls. Villas are exclusively single-story but may include a bonus room over a garage or covered porch.

Easement: Recorded authorization for a specified purpose by a property owner for the use of any designated part of the real property by another entity.

Environmental Health Section: The Gwinnett County Board of Health, Environmental Health Section.

Environmental Protection Agency (EPA): The U.S. Environmental Protection Agency or, where appropriate, the Regional Water Management Division Director, the Regional Administrator, or other duly authorized official of said agency.

Environmental Protection Division: The Georgia Environmental Protection Division (EPD), an agency of the state which is charged with issuing permits that authorize withdrawal of water and with administering the Rules of the EPA in Georgia.

Erosion: The process by which the land surface is worn away by the action of wind, water, ice or gravity.

Erosion, Sedimentation and Pollution Control Plan: A plan for the control of soil erosion and sedimentation resulting from a land-disturbing activity required by the *Erosion and Sediment Control Act*, Georgia Law, that includes, as a minimum, protections at least as stringent as the State General Permit, best management practices, and requirements of this ordinance, also known as the "plan."

Exemption Plat: A subdivision plat drawn to Final Plat standards, as contained herein, prepared in accordance with one of the exemptions provided under Title 3 of this Ordinance.

Exotic Plant: A plant that does not meet the definition of Native Plant.

Extended Detention: Detention of stormwater runoff for an extended period, typically 24 hours or greater.

Exterior Property: The area on the premises and on adjoining property under the control of owners or operators of such premises.

Extreme Flood Protection: Measures taken to prevent adverse impacts from large low-frequency storm events with a return frequency of 100 years or more.

Family: One or more persons related by blood, marriage, adoption, or guardianship; or not more than three persons not so related who live together in a dwelling unit as a single housekeeping unit under a common housekeeping management plan, based on an intentionally structured relationship providing organization and stability; or not more than two unrelated persons and any minor children related to either of them.

Farmers Market: A market held in an open area or in a structure where groups or individual sellers offer for sale to the public, agricultural products such as raw vegetables, fruits, herbs, flowers, plants, nuts, eggs or other similar items.

Fee Simple: A form of property ownership in which the buildings and surrounding lands are owned with absolute title without limit to inheritance of heirs, and unrestricted as to transfer of ownership.

Fence: A structural barrier for enclosure, screening or demarcation, presenting a solid face or having openings amongst or between its constituent members; also, a wall separate from or extending from a building.

Fill: A portion of land surface or area to which soil or other solid material has been added; the depth above the original ground.

Final Plat: A finished drawing of a subdivision showing completely and accurately all legal and boundary information and certifications required by this Ordinance.

Finished Grade: The final elevation and contour of the ground after cutting or filling and conforming to the proposed design approved by the Department.

Fire Marshal's Office: A section of the Gwinnett County Department of Fire and Emergency Services responsible for enforcing the County's Fire Prevention and Protection Ordinance, the Life Safety Code, the Fire Code, and the Accessibility Code.

Fire and Emergency Services Department: The Gwinnett County Department of Fire and Emergency Services.

Fixed Public Transportation Station: A passenger loading area that serves an express form of public transportation such as express bus, bus rapid transit (BRT), light rail, trolley, heavy rail rapid transit, or commuter rail, but not including local bus service or shuttle bus service.

Flag Lot: A lot not meeting minimum frontage requirements and where access to the public road is by a narrow, private right-of-way or driveway.

Flood or Flooding: A general and temporary condition of partial or complete inundation of normally dry land areas from:

A. The overflow of inland waters; or
B. The unusual and rapid accumulation or runoff of surface waters from any source.

Floor: The top of the walking surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Floor Area, Gross: See "Building Space, Gross".

Floor Area Ratio (FAR): FAR expresses the relationship between the amount of useable floor area permitted in a building (or buildings) and the area of the lot on which the building is located. FAR is computed by dividing the gross floor area of a building or buildings by the total area of the lot. For purposes of this calculation, floor area of parking structures shall not be included in floor area.

Food Service Establishment: Establishments for the preparation or serving of meals, lunches, short orders, sandwiches, frozen desserts, or other edible products. The term includes but is not limited to restaurants; coffee shops; cafeterias; short order cafes; luncheonettes; taverns; lunch rooms; establishments engaged in manufacturing, wholesaling, or retailing sandwiches, salads or other fast foods; soda fountains; institutions, both public and private; food carts; itinerant restaurants; industrial cafeterias; catering establishments; food vending machines and vehicles and operations connected therewith; or similar facilities by whatever name called.

Freeboard: The distance between the base flood elevation and the top of a storm water detention structure.

Garbage: The animal or vegetable waste resulting from the handling, storage, sale, preparation, cooking and serving of food. See also the definitions for Landfill, Monofill; Putrescible Wastes; Solid Waste, and Trash.

Gas Recovery/Gas Cogeneration Plant: A facility operating as an accessory use to a landfill which extracts and utilizes landfill gases for the production of energy.

Geographic Antenna placement Area: the general vicinity within which the placement of an antenna is necessary to meet the engineering requirements of an Applicant's cellular network or other broadcasting need.

Governing Authority: The Board of Commissioners of Gwinnett County, Georgia.

Governmental Facilities and Structures: Facilities or structures owned or substantially controlled by the Government and the services of any civilian and military personnel of the Government.

Grade, Average: A reference plane representing the average of finished ground level adjoining the building at all exterior walls. Where the finished ground level slopes away from the exterior walls, the reference plane shall be established by the lowest points within the area between the building and the lot line, or where the lot line is more than six feet from the building, between the building and a point six feet from the building.

Grading: Altering the shape of ground surfaces to a predetermined condition by the use of mechanical equipment; this includes stripping, cutting, filling, stockpiling and shaping or any combination thereof and shall include the land in its cut or fill condition.

Grading Permit: Authorization by the Department for movement, earth borrow, and storage of soil along with removal of trees, stumps, roots and other vegetation on a property, placement of required tree protection measures, and installation of soil erosion and sedimentation controls and may include installation of stormwater systems and facilities.

Green: A type of public space that meets the minimum standards as listed in the UDO Design Guidelines, Public Spaces.

Green Roof: A type of public space that meets the minimum standards as listed in the UDO Design Guidelines, Public Spaces.

Greenway Trail: A type of public space that meets the applicable standards of such use provided in Title 3, Chapters 360 and 900 and is designed in general conformity with Gwinnett County Open Space and Greenway Master Plan.

Group Home: A state-licensed Child Care Institution (for six or more children) or Child Care Institution for Medically Fragile Children (up to 12 children) either residential or institutional in character that provides full-time group home care for children through 18 years of age outside their own homes.

Gross Floor Area (GFA): See "Building Space, Gross."

Grubbing: The removal of stumps or roots from a property.

Hard-Surfaced Area or All-Weather Surface: An area which has been paved with concrete, asphalt, or similar approved paving surface; or an area which has been compacted and covered with gravel and confined by landscaping timbers, railroad cross-ties, concrete curbing, or masonry or rock walls.

Hazardous Waste: Solid or liquid waste material resulting from the manufacture or use of pesticides or drugs (other than normal household use); pathological wastes; highly flammable or explosive wastes; toxic wastes; sewage sludge; or other waste material that may be a hazard to the public health, safety or environment.

Height, Building: The vertical distance from average grade to the average height of the highest roof surface.

Height, Tower: When referring to a tower shall mean the distance measured from ground level to the highest point on the tower structure or appurtenance.

Highest Adjacent Grade: The highest natural (original) elevation of the ground surface, prior to construction, next to the proposed foundation of a structure.

Historic Structure: Any structure that is:

A. Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

B. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; or

C. Individually listed on a State of Georgia inventory of historic places and determined as eligible by Georgia Department of Natural Resources/State Historic Preservation Office/Historic Preservation Division

Hobby Breeding: Owning an animal that is considered to be a pet, which is registered with a national registry for the breed, in order to breed the animal to preserve and further the respective breed with regard to physical and temperamental soundness and in conformance with official breed standards.

Holding Tank Waste: Any waste or wastewater from holding tanks such as vessels, chemical toilets, campers, trailers, septic tanks, and vacuum pump trucks used to store, treat or transport waste or wastewater.

Home Occupation: An occupation carried on within a dwelling unit for gain or support, meeting the requirements of Title 2.

Homeowners Association: See Property Owners Association.

Hospice: A public agency or private organization or unit of either providing to persons terminally ill and to their families, regardless of ability to pay, a centrally administered and autonomous continuum of palliative and supportive care, directed and coordinated by the hospice care team primarily in the patient's home but also on an outpatient and short-term inpatient basis and which is classified as a hospice by the Georgia Department of Human Resources. (Source: Georgia Department of Human Resources)

Hotspot: An area where the use of the land has the potential to generate highly contaminated runoff, with concentrations of pollutants in excess of those typically found in storm water or to violate water quality standards

House Location Plan (HLP): A drawing showing lot information and all improvements, as outlined in Title 3.

Impervious Cover or Impervious Surface:

A. A surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil including, but are not limited to, rooftops, buildings, streets and roads, and any concrete or asphalt surface.

B. As used when referring to the Chattahoochee River Corridor, *Metropolitan River Protection Act*. Any paved, hardened or structural surface, including but not limited to, buildings, dams, decks, driveways, parking areas, patios, streets, swimming pools, tennis courts, walkways, or other structures.

Industrialized Building, Residential: Any dwelling unit designed and constructed in compliance with the Georgia State Minimum Standard One and Two-Family Dwelling Code which is wholly or in substantial part made, fabricated, formed, or assembled in manufacturing facilities for installation or assembly and installation on a building site and has been manufactured in such a manner that all parts or processes cannot be inspected at the installation site without disassembly, damage to, or destruction thereof. Any such structure shall not contain a permanent metal chassis and shall be affixed to a permanent load-bearing foundation. This term shall not include manufactured homes as defined by the *National Manufactured Housing Construction and Safety Standards Act*.

Inert Waste Landfill: For the definition, refer to the Georgia Department of Natural Resources, Environmental Protection Division Rules and Regulations,, Solid Waste Management.

Intermediate Care Home: See "Personal Care Home, Intermediate".

Invasive Exotic Plant: A plant that is able to proliferate and aggressively alter or displace indigenous biological communities.

Junk Vehicle: Any vehicle, automobile, truck, van, trailer of any kind or type, or contrivance or part thereof which is wrecked, dismantled, partially dismantled, stripped, partially stripped, inoperative, abandoned, discarded, or kept parked, stored or maintained on any premises or public right-of-way without a current license plate and/or decal displayed on the vehicle.

Lakes, Existing and Proposed: An inland body of water fed by springs, creeks and surrounding runoff which has a surface area in excess of two acres of water measured at outflow structure elevation. An existing lake is a body of water, formed by a natural or man-made dam, which is not increased as a result of development by more than 25 percent. A proposed lake is a body of water which is created by a developer or is an existing lake which realizes an increase of 25 percent or more as a result of development. Any body of water which has a surface area of two acres or less measured at outflow structure elevation shall be considered floodplain for the purpose of calculating required open space.

Land Development Activity: See "Development".

Land Disturbance: Any activity that comprise, facilitate or result in land disturbance, and which may result in soil erosion from water or wind and the movement of sediments into state waters or onto lands within the state, including, but not limited to, clearing, clearing and grubbing, dredging, grading, excavating, transporting, and filling of land but not including agricultural practices. Each clearing, clearing and grubbing, grading, or development permit shall include the required erosion and sediment control measures and practices.

Land Disturbance Activity: See "Land Disturbance."

Land Disturbance Permit: Any permit other than a Building Permit issued by Gwinnett County that authorizes clearing or grading activities and any activity that comprises a site or portion of a site. Said permit may be a Clearing, Clearing and Grubbing, a Grading, or Development Permit as defined and authorized herein.

Landfill: A method a disposing of waste on land by placing an earth cover thereon. The term "landfill" shall include Construction and Demolition Debris Landfill, Hazardous Waste Landfill, Industrial Waste Landfill, Inert Waste Landfill, Monofill, Municipal Solid Waste Landfill and Private Industry Landfill. The term "landfill" shall not include approved on-site disposal of inert waste at a building, land disturbing, or development site.

Landfill, Construction and Demolition Waste: A landfill in which construction/demolition waste is disposed. Construction/ demolition waste means waste building materials and rubble resulting from construction, remodeling, repair and demolition operations on pavements, houses, commercial buildings and other structures. Such wastes include, but are not limited to, asbestos containing waste, wood, bricks, metal, concrete, wallboard, paper, cardboard, inert waste landfill material and other non-putrescible wastes which have a low potential for groundwater contamination.

Landfill, Industrial Waste: A commercially-operated landfill for the disposal of solid waste generated by manufacturing or industrial processes or operations that is not a hazardous waste regulated by the U.S. EPA or the *Georgia Hazardous Waste Management Act*. Such waste includes, but is not limited to, waste resulting from the following manufacturing processes; electric power generation; fertilizer and agricultural chemicals; food and related products and by-products; inorganic chemicals; iron and steel products; leather and leather products; nonferrous metal and foundry products; organic chemicals; plastics and resins; pulp and paper; rubber and miscellaneous plastic products; stone, glass, clay and concrete products; textiles; transportation equipment; or water treatment. This term does not include mining waste or oil and gas waste.

Landfill, Inert Waste: A landfill accepting only wastes that will not or are not likely to cause production of leachate of environmental concern. Such wastes are limited to earth and earth-like products, concrete, cured asphalt, rock, bricks, yard trash, stumps, limbs and leaves. This definition excludes other types of industrial and demolition waste not specifically listed above.

Landfill, Monofill: A method of solid waste disposal that involves the landfilling of one waste type or wastes having very similar characteristics in a segregated trench or area which is physically separated from dissimilar or incompatible waste. Solid waste means any garbage or refuse; sludge from a wastewater treatment plant, water supply treatment plant, or air pollution control facility; and other discarded material including solid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining and agricultural operations and community activities, but does not include recovered materials; solid dissolved materials in domestic sewage; solid or dissolved materials in irrigation return flows or industrial discharges that are point sources subject to permit under 33 U.S.C. Section 1342; or source, special nuclear, or by-product material as defined by the federal *Atomic Energy Act* of 1954, as amended.

Landfill, Municipal Solid Waste: A disposal facility where any amount of municipal solid waste, whether or not mixed with or including commercial waste, industrial waste, nonhazardous sludges, or small quantity generator hazardous waste, is disposed of by means of placing an approved cover thereon. See "Municipal Solid Waste".

Landfill, Private Industry: A landfill which is operated exclusively by and for a private solid waste generator for the purpose of accepting solid waste generated exclusively by said private solid waste generator.

Landscape Strip: Land area located within the boundary of a lot and required to be set aside and used for landscaping upon which only limited encroachments are authorized.

Lawful Occupant, Collection Bin: The occupant, or occupant's legal representative, of real property, other than the Site Host, via a lease, rental agreement, or other instrument, who has the right to control and manage the maintenance and upkeep of the real property upon which a collection bin within unincorporated Gwinnett County is located or maintained.

LED: A light-emitting diode (LED) which is a solid-state semiconductor device that converts electrical energy directly into a discrete color of light.

Livestock: Cattle, horses, donkeys, mules, goats, sheep, swine and other hoofed animals; poultry, ducks, geese, pigeons, peacocks and other live fowl; and fur or hide-bearing animals; whether owned or kept for pleasure, utility or sale. The term livestock shall not include small species of pigs, cage birds or rabbits kept within a dwelling as a household pet.

Live/Work Unit: A dwelling in which a significant portion of the space includes a non-residential use that is operated by the tenant. A dwelling or sleeping unit that includes an office that is less than 10 percent of the area of the dwelling unit shall not be classified as a live/work unit.

Lobby: A lobby is a public internal waiting area at or near the entrance of a building. A lobby may include a variety of uses but is limited to contiguous open area and shall not include separated space for public uses such as restrooms or offices.

Lot: A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon. In determining the area and dimensions of a lot, no part of the right-of-way of a road or crosswalk may be included.

Lot of Record: A lot or parcel of land which existed as a single parcel of ownership, recorded as such in its entirety and present boundaries with the Clerk of Superior Court prior to June 2, 1970, or which is shown in its entirety and present boundaries on a Final Plat or Exemption Plat duly approved under these or any previously applicable regulations providing for the subdivision of land in Gwinnett County and recorded with the Clerk of Superior Court of Gwinnett County.

Lot, Corner: A lot or parcel of land abutting on two or more streets at their intersection or on two parts of the same street forming an interior angle of less than 135 degrees.

Lot, Double Frontage: A lot other than a corner lot abutting upon two or more streets.

Lot Line: A line dividing one lot from another, or from a street or any public place.

Lot, Stormwater Facility: A lot designed for the principal use of containing a stormwater treatment facility.

Lot, Through: A lot having frontage on two streets that are approximately parallel.

Lot Width: The horizontal distance between the side lines of a lot measured at the minimum required front building setback line.

Lot Width (Cul-de-sac): For a lot having the majority of its frontage on a cul-de-sac, the lot width shall be the horizontal distance between the side lines of the lot, measured at the minimum required front building setback line or at a line parallel to said setback line, which is no more than twice the minimum front yard setback distance from the street.

Maintenance: The act of keeping property, structures or vegetation in a proper condition so as to prevent their decline, failure or uncontrolled growth.

Major Thoroughfare: Any public street, existing or proposed, which is shown on the Gwinnett County Long Range Road Classification Map.

Management: As used in Title 2 in reference to Shelters, the board of trustees, the partnership, the corporation, the association, or the person or group of persons who maintains and controls the shelter and who is legally responsible for the operation of the shelter.

Manager: As used in Title 2 in reference to Shelters, the adult person designated by the management as responsible for the day-to-day operation, administration and/or supervision of the shelter. The manager or other responsible person shall be capable of operating the shelter in accordance with this article.

Manufactured Home: As defined in Georgia Law.

Manufactured Home Park: A manufactured home park is a parcel of land that has been planned and improved for the placement of manufactured homes for non-transient use.

Massing: The exterior form of a building, a structure or a series of buildings seen as a whole, encompassing bulk, shape, height, width, scale, proportion, and the spatial relationships of buildings, landscaping, and open space.

Mean Sea Level (MSL): The average height of the sea for all stages of the tide. It is used as a reference for establishing various elevations within the floodplain. For purposes of this Ordinance, the term is synonymous with National Geodetic Vertical Datum (NGVD) and/or North American Vertical Datum (NAVD) of 1988.

Metropolitan River Protection Act: A state law referenced in Georgia Law, which addresses environmental and developmental matters in certain metropolitan river corridors and their drainage basins.

Mitigation Bank: A property that has been protected in perpetuity, and approved by the county expressly for the purpose of providing compensatory mitigation in advance of authorized impacts through the restoration, creation, and/or enhancement of stream buffers or water quality, and in exceptional circumstances, preservation of adjacent stream buffers, and/or other resources contributing toward the proper function of a stream buffer or water quality, or property that is utilized to implement other types of activities that restore, enhance, and protect stream buffer functions or water quality within Gwinnett County.

Mitigation Credit: A unit of value generally equivalent to one acre of created or restored functioning stream buffer.

Mitigation, Stream Buffer: An action taken to avoid, minimize, rectify, reduce, compensate, or monitor the negative impacts of development on a protected stream buffer.

Mitigation Plan: A written document developed based on the criteria in the Gwinnett County Stream Buffer Mitigation Bank procedures guide, a chapter of the Gwinnett County Storm Water Design Manual, and supplemented with graphics (including as-built drawings), that describes in detail the implemented mitigation site, the goals established for the project, how it was implemented, how it will be monitored, the amount of mitigation in the site (credits, acres, etc.), and the criteria by which its success will be determined.

Mixed-use Development: Development of a single building or, a single parcel or multiple parcels to contain two or more of the following types of uses in a master planned project: residential, retail/commercial, office, or institutional. Mixed uses may be combined vertically within the same building or placed side by side, provided that they are in close proximity, planned as a unified and complementary whole, and functionally integrated with inter-connected vehicular and pedestrian access and parking areas.

Mobile Home: A structure, transportable in one or more sections, as defined in Georgia Law. See also the definition for Manufactured Home.

Modification: A type of administrative appeal that may be granted by the director only where specifically authorized in this ordinance.

Modular Home: See "Industrialized Building, Residential."

Modulation: The rhythmic variation in the massing and fenestration of a building that divides its roofline and facade into small harmonious components that create visual interest, as distinct from the appearance of a large building with a featureless facade built on a single plane with a single roof line. Modulations of a facade should break the vertical plane with variations that are at least 2 feet in depth, measured from the forward plane of the façade. See UDO Design Guidelines, General Design.

Motor Vehicle: A self-propelled device used for transportation of people and goods over land surfaces and licensed as a motor vehicle.

Municipal Solid Waste: For the definition, refer to the Georgia Department of Natural Resources, Environmental Protection Division Rules and Regulations, Solid Waste Management.

Multi-use Path: A type of public space that meets the minimum standards as listed in the UDO Design Guidelines, Public Spaces.

National Geodetic Vertical Datum (NGVD): As corrected in 1929, the vertical control used as a reference for establishing varying elevations within the floodplain.

National Pollutant Discharge Elimination System (NPDES) Stormwater Discharge Permit: A permit issued by the Georgia EPD under authority delegated pursuant to 33 USC § 1342(b) that authorizes the discharge of pollutants to waters of the United States, whether the permit is applicable on an individual, group, or general area-wide basis.

Native Plant: A plant that occurs naturally in a particular region, state, ecosystem, and habitat without direct or indirect human actions (Federal Native Plant Conservation Committee, 1994).

Natural Area: An area of land or water that has substantially retained its innate character and functions as a habitat for plant and animal life.

Natural Ground Surface: The ground surface in its original state before any grading, excavation or filling.

Nephelometric Turbidity Units (NTUs): Numerical units of measure based upon photometric analytical techniques for measuring the light scattered by finely divided particles of a substance in suspension. This technique is used to estimate the extent of turbidity in water in which colloidally dispersed particles are present.

New Construction: Any structure under construction, including improvements to any structure on or after the effective date of this Ordinance and includes any subsequent improvements to the structure.

Nonconforming Characteristic(s) of Building or Structure: A building or structure, legally existing on the effective date of this Ordinance, but which fails to comply with one or more of the regulations adopted under the terms of this Ordinance which are applicable to said building or structure, including, but not limited to, setbacks, lot frontage, lot area, building height, off street parking or loading, buffers, landscaping or any other applicable development regulation.

Nonconforming Lot: A lot of record that does not comply with the current requirements of this Ordinance.

Nonconforming Lot, Legal: A lot of record that does not comply with the current requirements of this Ordinance, but was lawfully established prior to the adoption, revision, or amendment of the requirements in this Ordinance making the lot of record, structure, or use non-compliant.

Nonconforming Use of Land, or Nonconforming Use of Land and Buildings(s), or Nonconforming Use of Land and Structure(s): A use of land and building(s) or a use of land and structure(s), in combination, legally existing on the effective date of this Ordinance, but that is not an authorized use of land and building(s) or land and structure(s), in combination, under the terms of this Ordinance in the district in which such use is located.

Nonconforming Use Requiring Special Use Permit: A use of land, or land and building(s) or structure(s) in combination, legally existing on the effective date of this Ordinance, but which is not an authorized use as of right under the terms of Title 2 of this Ordinance in the district in which such use is located but rather is authorized only upon approval of a Special Use Permit by the Board of Commissioners.

North American Vertical Datum (NAVD) of 1988: A vertical control used as a reference for establishing varying elevations within the floodplain.

Nursing Home: A State licensed facility which admits patients on medical referral only and for whom arrangements have been made for continuous medical supervision; it maintains the services and facilities for skilled nursing care, rehabilitative nursing care, and has a satisfactory agreement with a physician and dentist who will be available for any medical and/or dental emergency and who will be responsible for the general medical and dental supervision of the home; and otherwise complies with the rules and regulations of the Georgia Department of Human Resources. (Source: Georgia Department of Human Resources)

Occupancy: The purpose for which a building is utilized or occupied.

Occupant: Any individual living or sleeping in a building or having possession of a space within a building.

Occupiable Space: Enclosed space designed and constructed for human occupancy and equipped with means of egress, and light and ventilation facilities in accordance with the applicable codes. Occupiable space does not include space used exclusively for unheated storage or vehicle parking.

Office Park: A development on a tract of land that contains a number of separate office buildings, supporting uses and open space designed, planned, constructed and managed on an integrated and coordinated basis.

Open Dump: A disposal facility in which solid waste from one or more sources is consolidated and left to decompose, burn, or to otherwise create a threat to human health or the environment.

Open Space:

A. **A parcel or area of land set aside, designated, or reserved for public or private use or enjoyments or for the use and enjoyment of owners, occupants and their guests of land adjoining or neighboring such open space.**

B. **A parcel of land located within the Big Haynes Creek Watershed Protection Area set aside, designated and reserved which shall remain in its natural state, undisturbed, and unoccupied by any structures or impervious surfaces.**

Operator: The party or parties that have:

A. **Operational control of construction project plans and specifications, including the ability to make modifications to those plans and specifications; or,**

B. **Day-to-day operational control of those activities that are necessary to ensure compliance with the stormwater pollution prevention plan for the site or other permit conditions, such as a person authorized to direct workers at a site to carry out activities required by the erosion, sedimentation and pollution control plan or to comply with other permit conditions.**

Outdoor Storage: The keeping outdoors of any goods, materials, merchandise, equipment or vehicles in the same place for more than twenty-four hours whether for storage, display, processing or sale. Outdoor storage shall include portable moving or storage containers and tractor trailers.

Outdoor Display and Sales of Merchandise: The placement of goods, materials, merchandise, or equipment for sale, rental, or lease in a location not enclosed by structure consisting of walls and roof. "Outdoor display" shall not mean yard sales or vehicle sales lots.

Outdoor Seating Area: An area intended and approved for use by customers outside of an establishment such as a restaurant. The term includes areas for people to gather whether or not actual seating is provided.

Outfall: The location where stormwater in a discernible, confined, and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

Overbank Flood Protection: Measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e. flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the 2-year through 25-year frequency storm events.

Owner: An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development of land.

Parcel: A designated lot, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

Parking, Bicycle: An area in a parking lot or along a sidewalk that is designed and marked for the purpose of securing bicycles in an upright fashion, using a locker or open framework that is permanently attached to the ground and providing secure anchorage for two or more bicycles.

Parking, Lot: A surface parking lot, not including decked parking garages or underground parking structures.

Parking, On-street: Areas along curbs of a street that are authorized for temporary parking of automobiles belonging to owners, tenants, customers, or visitors of adjacent or nearby properties.

Parking Spaces, Handicapped Accessible: A parking space reserved for drivers of a standard vehicle with a handicapped accessibility tag visible in the car.

Parking Spaces, Van Accessible: A parking space reserved for drivers of a van with a handicapped accessibility tag visible in the car.

Parking, Surplus: Parking provided in excess of the maximum allowance for a specific use, and intended to be used on an irregular basis during periods of peak activity.

Parking, Structure: Decks placed above-ground or underground in a structure designed principally for the parking and circulation of motor vehicles that includes a roof and/or more than one level. A parking structure may be either freestanding or incorporated in one structure along with other uses, such as office, residential or commercial uses.

Parkway: A divided or undivided classified roadway, including:

A. University Parkway (GA. Hwy. 316).
B. Grayson Parkway (GA. Hwy. 84).
C. Ronald Reagan Parkway.
D. Sugarloaf Parkway.
E. Hamilton Mill Parkway.
F. Riverside Parkway.
G. Northbrook Parkway.
H. Lakes Parkway.

Pedestrian Way: A right-of-way within a block dedicated to public use, intended primarily for pedestrians and from which motor propelled vehicles are excluded.

Permit: Written governmental permission issued by an authorized official, empowering the holder thereof to do some act not forbidden by law but not allowed by such authorization.

Permittee, Collection Bin: Any person, organization, or other entity issued a permit to place and maintain a collection bin in unincorporated Gwinnett County.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board, public or private institution, utility, cooperative, state agency, municipality or other political subdivision of the State of Georgia, interstate body or any other legal entity.

Personal Care Home: Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for two or more adults who are not related to the owner or administrator by blood or marriage. (Source: Georgia Department of Human Resources). The term Personal Care Home shall also encompass the term Assisted Living Facility.

Personal Care Home, Congregate: A State licensed Personal Care Home which offers care to 16 or more adults aged 18 or older.

Personal Care Home, Family: Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for up to eight adults who are not related to the owner or administrator by blood or marriage. (Source: Georgia Department of Human Resources)

Pervious Paving: Materials used for surfacing parking lots and driveways such as porous concrete or modular porous paver systems that are designed to allow infiltration of stormwater and are consistent with Stormwater BMPs. Pervious paving areas are not considered as impervious surface areas for the purpose of calculating impervious surface coverage.

Petroleum Products Recycling Center, Accessory: A facility storing, reclaiming or containing used petroleum products which is accessory to an automotive service establishment, industrial establishment or similar use.

Pet (Household Pet): A domesticated animal such as a dog, cat, common cage bird, rodent, rabbit, ferret, or aquarium-kept fish, reptile, amphibian or turtle, which is traditionally kept in the home for companionship or pleasure rather than for utility or commercial purposes. This term specifically excludes livestock and wild animals.

Phase or Phased: Subparts or segments of construction projects where the subpart or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

Planned Commercial/Office/Industrial Development: A contiguous area or subdivision of land, planned and maintained as a single entity and containing one or more structures to accommodate retail, service, commercial, office or industrial uses, or a combination of such uses, and appurtenant common areas and accessory uses incidental to the predominant uses (i.e., office park, shopping center, industrial park).

Planning Commission: The Municipal-Gwinnett County Planning Commission.

Planning Division Director: The Director of the Planning Division of Gwinnett County Department of Planning and Development or designee. At such times when the Planning Division Director position is vacant, the authority of the Director of the Department of Planning and Development supersedes.

Plat: A map indicating the subdivision, resubdivision, or recombination of land.

Plaza: A type of public space that meets the minimum standards as listed in the UDO Design Guidelines, Public Spaces.

Pocket Park: A type of public space that meets the minimum standards as listed in the UDO Design Guidelines, Public Spaces.

Porch: A permanent outdoor structure, consisting of a floor surface, including stairs, when present, that is attached to a building and covered by a permanent roof. The porch may be unenclosed or enclosed, but not heated.

Preexisting Towers and Antennas: Structures as set forth in Section 1100-20.2.D. of this Ordinance.

Preliminary Plat: See "Subdivision Development Plan".

Premises: Any building, lot, parcel of land, or portion of land whether improved or unimproved including adjacent sidewalks and parking strips.

Primary Conservation Area: This category of common area includes surface water bodies, wetlands designated by the National Wetlands Inventory, 100-year floodplain as identified on Federal Insurance Rate Maps, stream and wetland buffers, steep slopes exceeding 40 percent, areas of exposed rock, private cemeteries and burial grounds, and areas containing archaeologically or historically significant structures or sites as identified in the Gwinnett County 2030 Unified Plan along with their related contextual areas.

Principal Building: A building built to fulfill the primary or predominant purpose for which a lot is occupied and/or used.

Principal Occupant: A building tenant who occupies a minimum of 25 percent of the floor space of a specific building that is available for occupancy.

Principal Use: The primary or predominant purpose for which a lot or building is occupied and/or used.

Private Deed Restrictions or Covenants: Private deed restrictions or covenants are imposed on land by private land owners. They bind and restrict the land in the hands of present owners and subsequent purchasers. They are enforced only by the land owners involved and not by any county or other public agency.

Project: A principal building or structure, or group of buildings or structures, planned and designed as an interdependent unit together with all accessory uses or structures, utilities, stormwater infrastructure, access, and circulation facilities, whether built in whole or in phases regardless of the size of the area of land to be disturbed. Examples include: a principal building on a lot, a residential subdivision, a multi-family development, a shopping center or an office park.

Project Access Improvement: Any improvement or facility that is planned and designed to provide service or access for a particular project and which is necessary for the use and convenience of the occupants or users of the project and is not a System Improvement. A Project Access Improvement includes but is not limited to: pedestrian access improvements; site driveways; new streets; median cuts; right turn lanes, left turn lanes, acceleration lanes, and deceleration lanes made necessary to serve site driveways or new streets leading to or from the project; traffic control measures made necessary to serve site driveways or new streets; intersection improvements whose primary purpose at the time of construction is to provide access to the Project; and, necessary right-of-way dedications required for any Project Access Improvement.

Property: Any unimproved or improved residential or non-residential real property or portion thereof, situated in unincorporated Gwinnett County, including the buildings or structures located on the real property regardless of condition.

Property Owners Association: A community association, other than a condominium association, that is organized in a development in which individual owners share common interests and responsibilities for costs and upkeep of common open space or facilities.

Protection Area or Stream Protection Area: With respect to a stream, the combined areas of all required buffers and setbacks applicable to such stream.

Public Space: Certain types of developed land held in perpetual common or public ownership for the collective use of multiple property owners, maintained and made accessible for public use. Public spaces shall be defined as common area and regulated by this Ordinance, provided they are designed in general conformity with the applicable [UDO Design Guidelines] and owned by a public entity, homeowners' association or property owners' association. See also the terms "pocket park", "green", "square", "plaza", "courtyard", "pedestrian way", and "greenway".

Public Water Supply: A water supply system, including any source, intake, treatment, storage, transmission or distribution, that is intended to provide the public with potable, piped water.

Putrescible Wastes: Wastes that are capable of being decomposed by microorganisms. Examples of putrescible wastes include, but are not necessarily limited to, kitchen wastes, animal manure, offal, hatchery and poultry processing plant wastes and garbage.

Record Drawing: A survey or other drawing based on a field survey which shows existing features or components and horizontal or vertical information (grades or location of improvements).

Recovered Materials Processing Facility: Any facility utilized for the purpose of collecting, sorting, processing, or shipping of household, commercial or industrial waste materials to be recycled. Such facilities may also engage in the recovery of raw materials, or process recovered materials into new semi-refined or finished products.

Recycling Collection Center: A facility for the drop-off and temporary holding of materials such as paper, cardboard, glass, metal, plastic, batteries, and motor oil. Processing of materials is limited to glass breaking and separation. Recycling materials are not sold to a recycling drop-off center. A recycling drop-off center is intended for household or consumer use. Use by commercial or industrial establishments is not included. Unattended drop-off stations for single materials, such as newsprint, are also not included.

Recycling Collection Point, Accessory: A passive drop-off point for the collection of household consumer recyclables; including plastic containers, glass bottles, newspaper and magazines, and aluminum and steel cans, when such use is incidental to a shopping center, church, school, government building, multi-family residential development or waste disposal facility.

Recreational Vehicle: A vehicle which is:

A. Built on a single chassis;
B. 400 square feet or less when measured at the largest horizontal projection;
C. Designed to be self-propelled or permanently towable by light duty truck; and,
D. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Redevelopment: Development on a previously developed site; but excludes ordinary maintenance activities, remodeling of existing building interiors, resurfacing of paved areas, and exterior building changes or improvements which do not materially increase or concentrate storm water runoff, or cause additional nonpoint source pollution.

Reduced Pressure Principle Backflow Prevention Assembly: An assembly containing two independently acting approved check valves together with a hydraulically operating, mechanically independent pressure differential relief valve located between the check valves and at the same time below the first check valve. The unit shall include properly located resilient seated test cocks and tightly closing resilient seated shutoff valves at each end of the assembly. This assembly is designed to protect against a non-health (i.e. pollutant) or a health hazard (i.e. contaminant). This device shall be permitted to be installed where subject to continuous pressure conditions.

Regional Stormwater Management Facility: Controls designed to manage stormwater runoff from multiple projects and/or properties which discharge into the same watershed allowing the reduction or elimination for required on-site controls.

Repetitive Loss: Flood-related damages sustained by a structure on two separate occasions during a 10-year period for which the cost of repairs at the time of each such flood event, on the average, equals, or exceeds 25 percent of the market value of the structure before the damage occurred.

Resident: As used in this Ordinance in reference to Shelters. Any person residing in a residential shelter and receiving services who is not related within the third degree of consanguinity to the person to whom the permit has been issued.

Responsible Party: In the context of enforcement procedures, a person (as defined above) who is alleged to have committed, caused, continued or created a violation of the terms, requirements, regulations, or provisions of this Ordinance whether as a direct act, through lack of action or neglect, or at the direction of or on behalf of others. A responsible party may be the owner of a premises where a violation has occurred; an occupant whether through ownership, lease or other tenancy; a contractor, builder or developer; an agent of or person otherwise acting on behalf of the aforementioned parties; or other person acting in violation of this Ordinance.

Retirement Community (Continuing Care): A managed residential facility for elderly adults that allows residents to age in one community, with on-site access to healthcare services and a transition to greater levels of care over time. These facilities provide distinct levels of care: independent living in which residents live on their own and have access to a wide array of amenities; assisted living, which provides help with daily tasks such as bathing and dressing; and, 24-hour nursing home-style care. As resident's health needs increase, they transition from one level to the next, all within the same community.

Retirement Community (Independent Living): A managed housing complex designed for older adults who are generally able to live independently and care for themselves. Limited or no personal or healthcare services are offered; however, activities and socialization opportunities may be provided.

Riparian: Belonging or related to the bank of a river, stream, lake, pond or impoundment.

Road: See "Street, Public".

Road Frontage: The distance on which a parcel of land adjoins a public street or public road right-of-way dedicated to and accepted by the county for vehicular traffic or over which the county may hold a prescriptive easement for public access, and including designated and numbered U.S. and state highways.

Roadway: The paved portion of a street from back of curb to back of curb (or edge to edge of pavement for streets not having curbs) but excluding driveway aprons, bridges, and large single and multi-cell culverts which in a hydrologic sense can be considered to function as a bridge.

Roadway Stormwater Infrastructure: A device such as a bridge, culvert, or ditch, composed of a virtually non-erodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled way consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

Rubbish: Discarded waste paper, cartons, boxes, wood, tree branches, yard trimmings, furniture, appliances, metals, cans, glass, crockery, dunnage, and/or similar materials.

Salvage Operation and/or Junk Yard: Property used for outdoor storage, keeping, abandonment, sale or resale of junk including scrap metal, rags, paper or other scrap materials, used lumber, tires, batteries, salvage building wrecking and structural steel materials and equipment, or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof.

Sanitary Sewer: A separate underground carriage system specifically for transporting sewage from houses and commercial buildings to treatment or disposal. Sanitary sewers serving industrial areas also carry industrial wastewater.

Scenic views: Those geographic areas containing visually significant or unique natural features, as identified in the Gwinnett County 2030 Unified Plan.

Scrap Tire Processing Plant: A facility which grinds, shreds, chops or otherwise processes scrap tires for secondary use.

Screening: A method of shielding or obscuring one abutting or nearby structure or use from another by opaque fencing, walls, berms, densely planted vegetation, or the like.

Secondary Conservation Area: This category of common area includes land other than primary conservation area that is located in water supply watersheds, aquifer recharge areas that are identified in the Gwinnett County 2030 Unified Plan, significant habitat areas as identified in the Gwinnett County 2030 Unified Plan, soils unsuitable for septic tanks, prime agricultural soils, slopes greater than 25 percent but less than 40 percent, mature hardwood forest, meadows, farm fields, pastures, greenways, trails, and other areas with scenic views.

Sediment: Solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by air, water, ice, or gravity as a product of erosion.

Sedimentation: The process by which eroded material is transported and deposited by the action of water, wind, ice or gravity.

Setback, Stream: With respect to a stream, the area extending beyond any buffer applicable to the stream.

Sewage: Human excrement and gray water. Gray water includes household showers, dishwashing operations, etc.

Sewer or Sewer Line: Any pipe or conduit used to collect and carry away sewage from the generating source to the treatment plan and other facilities.

Sewer System: All public sanitary sewer facilities for wastewater collection and treatment and other support facilities required for system operation.

Sheet Flow: Diffused water running overland to a defined watercourse.

Shelter, Emergency or Residential: A nonprofit institutional use, comprised of a building, institutional in nature, which provides overnight shelter, sleeping accommodations, and services, and not otherwise mandated by the state government for related or nonrelated individuals for a period of time not to exceed 15 hours every 24 hours. Stay of the individuals is presumed to be of a temporary nature.

Shrub: A woody plant that is never tree-like in growth habit and produces branches or shoots from or near the base.

Site Host, Collection Bin: Any owner of real property within unincorporated Gwinnett County upon which a collection bin is located and maintained.

Site Work: Development activity to prepare a property for construction of buildings or finished structures, including clearing, grubbing, grading, and installation of soil sedimentation and erosion control facilities.

Sketch Plan: See "Concept Plan".

Solid Waste: Putrescible and non-putrescible wastes, except water-carried body waste, and shall include garbage, rubbish, ashes, street refuse, dead animals, sewage sludges, animal manures, industrial wastes, abandoned automobiles, dredging wastes, construction wastes, hazardous wastes and any other waste material in a solid or semi-solid state not otherwise defined in these regulations.

Solid Waste Transfer Station: Any facility which collects, consolidates, and ships solid waste to a disposal facility or processing operation.

Special Flood Hazard Area: The land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year. This includes all floodplain and flood prone areas at or below the base flood elevation (including A, A1-30, A-99, AE, AO, AH, and AR on the FHBM or the FIRM), all floodplain and flood prone areas at or below the future conditions flood elevation, and all other flood prone areas as referenced in Section 700-10. All streams with a drainage area of 100 acres or greater shall have the area of special flood hazard delineated. In the absence of official designation by the Federal Emergency Management Agency, Special Flood Hazard Areas shall be those designated by the local community and referenced in Section 700-10.

Special Use: A "Special Use" is a use listed in Chapter 210 of the Unified Development Ordinance as being permitted if it meets stated conditions and is approved by the Board of Commissioners of Gwinnett County.

Square: A type of public space that meets the minimum standards as listed in the UDO Design Guidelines, Public Spaces.

State Waters: Any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, stormwater facilities, springs, wells, and other bodies of surface or subsurface water, natural and artificial, lying within or forming a part of the boundaries of the State which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation per Georgia Law.

Stop Work Order: An order to cease and desist building, development, and land disturbing that is issued by the Department of Planning and Development pursuant to the requirements of this Ordinance and the Gwinnett County Construction Code.

Stormwater: Any surface flow, runoff, and drainage consisting entirely of water from any form of natural precipitation, and resulting from such precipitation, but which also includes:

A. Water from those sources described in Chapter 800; and/or

B. Any discharge permitted under NPDES permit or order issued to the discharger and administered under the authority of the State and the Federal Environmental Protection Agency, provided that the discharger is in full compliance with all requirements of the permit, waiver, or order and other applicable laws and regulations, and provided that written approval has been granted for any discharge to the county separate storm sewer system.

Stormwater Facilities and Systems: See "Stormwater Infrastructure."

Stormwater Infrastructure: A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, stormwater infrastructure control, or flood control purposes.

Stormwater Infrastructure Improvements: Those facilities and structures intended to control and direct the passage of storm waters and other surface water flows from and across a property; including, but not limited to, swales and ditches, cross drains and other piping systems, catch basins, detention ponds, and velocity dissipation devices.

Stormwater Management: The collection, conveyance, storage, treatment and disposal of stormwater runoff in a manner intended to prevent increased flood damage, streambank channel erosion, habitat degradation and water quality degradation, and to enhance and promote the public health, safety and general welfare.

Stormwater Runoff: The flow of surface water resulting from precipitation.

Story: Occupiable space of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two successive tiers of beams or finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters. A bonus room constructed above a garage serving a single-family residence does not constitute a story.

Story, Above Average Grade: Any story having its finished floor surface entirely above average grade, or in which the finished surface of the floor next above is:

A. More than 6 feet above average grade; or

B. More than 12 feet above the finished ground level at any point.

Stream: Any watercourse, beginning at:

A. The location where the normal stream flow has wrested the vegetation. The normal stream flow is any flow that consists solely of base flow or consists of both base flow and direct runoff during any period of the year. Base flow results from the groundwater that enters the stream channel through the soil. This includes spring flows into streams. Direct runoff is the water entering stream channels promptly after rainfall or snow melts; or

B. A point in the stream channel with a drainage area of 20 acres or more; or

C. Where evidence indicates the presence of a stream in a drainage area of other than 20 acres.

Stream Bank: The confining cut of a stream channel.

Stream Channel: The portion of a watercourse that contains the base flow of the stream.

Stream Protection Area: The combined areas of all required buffers and setbacks applicable to such stream.

Streamer: Any long, narrow flag, banner, tinsel or roping which is hung or strung from any structure to another structure or the ground.

Stream, Perennial: A watercourse having a source, terminus, banks and channel through which water flows on a continuous basis as depicted on the most recent United States Geological Survey 7.5-minute quadrangle map (scale 1:24,000).

Street: A thoroughfare that affords the principal means of access to abutting property. This includes streets, roads, highways, avenues, alleys, sidewalks and other public places or ways.

Street, Arterial: A Principal Arterial, Major Arterial, or Minor Arterial street as defined and designated in the Gwinnett County 2030 Unified Plan.

Street, Collector: A street shown as such in the Gwinnett County 2030 Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Collector Street is to collect and distribute traffic between the Local Streets and the Major and Minor Arterial Streets and to provide access to adjacent properties.

Street, Cul-de-Sac: A street having one end open to traffic and being permanently terminated within the development by a vehicular turnaround. For the purpose of designation, a cul-de-sac street shall be interpreted to begin at the intersection of two or more streets nearest to the vehicular turnaround.

Street, Local Non-residential: A surface street intended primarily to provide local access to adjacent existing or planned commercial or industrial development and not for through traffic.

Street, Local Residential: A surface street intended primarily to provide local access to adjacent residential development and not for through traffic.

Street, Major Arterial: A street shown as such in the Gwinnett County 2030 Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Major Arterial Street is to carry longer trip length segments and larger volumes of traffic to, from and through the County.

Street, Major Intersection: The intersection of two or more public streets in which at least one of the streets is an arterial or major collector as designated by the Gwinnett County 2030 Unified Plan.

Street, Marginal Access: A local street which is parallel to and adjacent to a major thoroughfare and which provides access to adjacent properties and protection from through traffic.

Street, Minor Arterial: A street shown as such in the Gwinnett County 2030 Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Minor Arterial Street is to carry medium length trip segments and moderate volumes of traffic to, from and through the County.

Street, Minor Collector: A through street having the primary function of connecting subdivisions or other areas to Major Collector streets or other major thoroughfares, or functioning as a central route within a subdivision channeling traffic from the local streets to an abutting major thoroughfare or another Minor Collector street. For the purposes of this ordinance, a central but non-through route within a subdivision or other project will be considered as a Minor Collector, if the Average Daily Traffic generated by the development on the route will exceed 2000 trips.

Street, Principal Arterial: A street shown as such in the Gwinnett County 2030 Unified Plan, which is on file in the office of the Gwinnett County Department of Planning and Development. The primary purpose of a Principal Arterial Street is to carry very long trip length segments and very large volumes of traffic to, from and through the County.

Street, Private: An access way similar to and having the same function as a public street, providing access to more than one property, but held in private ownership (as distinct from a "driveway").

Street, Public: A right-of-way dedicated to and accepted by Gwinnett County for vehicular traffic or over which Gwinnett County may hold a prescriptive easement for public access, and including designated and numbered U. S. and State Highways. For the purposes of this ordinance, the term "public street" shall be limited to those which afford or could afford a direct means of vehicular access to abutting property, and exclude limited access roadways which abut a property but from which direct access may not be allowed under any circumstances.

Street Jog: The alignment or offset of roads intersecting the same street.

Structural Stormwater Control: A structural stormwater management facility or device that controls stormwater runoff and changes the characteristics of that runoff including, but not limited to, the quantity and quality, the period of release or the velocity of flow.

Structure: Anything constructed or erected on the ground or attached to something on the ground. A walled and roofed building that is principally above ground, a manufactured home, a gas or liquid storage tank.

Subdivider: Any person, individual, firm partnership, association, corporation, estate, trust, or any other group or combination acting as a unit dividing or proposing to divide land so as to constitute a subdivision as herein defined, including an agent of the subdivider.

Subdivision:

A. **Any division or re-division of a lot, tract or parcel, regardless of its existing or future use, into 2 or more lots, tracts or parcels. The term, "subdivision" shall mean the act or process of dividing property. Lots that do not abut or are not directly across a public street from other subdivided lots shall be considered a separate distinct subdivision with a separate name.**

B. **Where appropriate to the context, the term "subdivision" also may be used in reference to the aggregate of all lots held in common ownership at the time of division.**

Subdivision Development Plan: A drawing which shows the perimeter boundary, topography, lot arrangements, street layout, and other features of a proposed subdivision, as specified in Title 3; formerly called a Preliminary Plat.

Subdivision Entrance: A public street, or publicly approved private street, that provides access to subdivided lots.

Swimming Pool: Any structure intended for swimming, recreational bathing or wading that contains water over 18 inches deep including in-ground, above-ground and on-ground pools, hot tubs, spas and fixed-in-place wading pools.

System Improvement: Any improvement or facility which is designed to provide service to the community at large. Any improvement or facility such as streets, bridges, or rights-of-ways identified on the Long Range Road Classification Map (i.e. "the System"), and any traffic control measures, landscaping or other features to same, that is included in the Gwinnett County 2030 Unified Plan and which is further designed to provide service to the community at large.

Tie Point: The point of reference for a boundary survey. Said point of reference shall be an established, monumented position which can be identified or relocated from maps, plats, or other documents on public record.

Timber Harvesting: The felling, loading and transporting of timber products (pulpwood, etc.). The term "timber harvesting" may include both clear cutting and selective cutting of timber.

Total Suspended Solids or Suspended Solids (TSS): The total suspended matter that floats on the surface of, or is suspended in, water, wastewater, or other liquid, and that is removable by laboratory filtering.

Tower: any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telecommunication towers, man-made trees (with accessory buildings/structures) and other similar structures.

Townhouse: See "Dwelling, Townhouse".

Trash: Combustible and noncombustible waste material, except garbage, including paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches, yard trimmings, cans, metals, bricks, lumber, concrete, mineral matter, glass crockery, and including the residue from the burning of wood, coal, coke or other combustible material.

Tree: A woody plant, with usually one main stem or trunk and many branches, and at maturity normally attaining a trunk diameter greater than 3 inches at any point and a height of over 10 feet.

Tree, Canopy: A tree that, under normal forest conditions, will compose the top layer or canopy of vegetation and generally will reach a mature height of greater than 40 feet.

Tree, Hardwood: Any tree that is not coniferous (cone bearing) or needle bearing.

Tree, Softwood: Any coniferous (cone bearing) tree.

Tree Thinning: Selective cutting or thinning of trees only for the clear purpose of good forestry management in order to protect said forest from disease or infestation and in no way shall be construed as clear cutting.

Tree, Specimen: Any tree that meets one or more of the identification criteria in this Ordinance such as the tree's size, type, condition, health, location or historical significance.

Tree, Understory: A tree that, under normal forest conditions, grows to maturity beneath overstory trees and will generally reach a mature height of at least 10 feet but less than 40 feet.

Tree Bank(ing) Option One: Whereby the developer plants and installs trees on an alternative site chosen by the developer with prior approval from the Director. Option One will result in the planting of trees at the following sites including but not limited to fire stations, libraries, schools (excluding Gwinnett County Parks and Recreation properties), and revitalization projects in Community Improvement Districts.

Tree Bank(ing) Option Two: A place of storage of monetary compensation for trees. The process of storing monetary compensation for trees with prior approval from the Director. Option Two will result in the planting of trees at parks, greenways, fire stations, and libraries.

Tree Canopy Calculation: A number given in square feet to a tree or group of trees that reflect the overall canopy at maturity of that tree or trees.

Tree Debris: The remains of a broken down or destroyed tree including whole trees, tree stumps, tree branches, and tree trunks.

Tree Density Standard (TDS): The minimum number of Tree Density Units per acre which must be achieved on a property.

Tree Density Unit (TDU): A credit assigned to a tree, based on the diameter of the tree, in accordance with tables contained in this Ordinance.

Tree Diameter: The diameter of a tree measured as follows:

A. For existing preserved trees, at a point 4.5 feet above the ground (DBH)

B. For new replaced trees, at a point 6 inches above the ground.

Tree Preservation and/or Replacement Plan (TP/RP): A plan that identifies Tree Protection Areas where existing trees are to be preserved and where proposed replacement trees are to be planted on a property to meet minimum requirements of this Ordinance, as well as methods of tree protection to be undertaken on the site and other pertinent information.

Tree Protection Area (TPA): Any portion of a site wherein are located existing trees which are proposed to be preserved in order to comply with the requirements of this Ordinance. The Tree Protection Area shall include no less than the total area beneath the tree canopy as defined by the dripline of the tree or group of trees collectively.

Truck or Freight Terminal: An area and building where hauling companies load and unload cargo and freight from multiple origins for further transport, and where the cargo and freight may be broken down or aggregated into smaller or larger loads for transfer to other vehicles or modes of transportation.

Undeveloped Land: A parcel that has less than 100 square feet of impervious surface.

Undisturbed: Land in its natural state of vegetation.

Unfinished Space: Enclosed space within a building or structure which requires additional construction to render the space suitable for human occupancy in accordance with the applicable codes.

Unified Plan: Gwinnett County's 2030 Unified Plan.

Utility: A public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, storm water systems and railroads or other utilities identified by the county.

Vegetative Erosion and Sedimentation Control Measures: Measures for the stabilization of erodible or sediment-producing areas by covering the soil with including but not limited to the following:

A. Permanent seeding, sprigging or planting, producing long-term vegetative cover; or,

B. Temporary seeding producing short-term vegetative cover; or,

C. Sodding, covering areas with a turf of perennial sod-forming grass; or,

D. Such measures are found in the publication "Manual for Erosion and Sediment Control in Georgia".

Veterinary Clinic: Facility for the treatment of domestic animals, operated under the supervision of a licensed veterinarian. The boarding of animals is limited to short-term care incidental to the clinic use and does not take place in outside runs or kennels.

Villa: See "Dwelling, Villa".

Visual Quality: The appropriate design, arrangement and location of tower structures in relation to the built or natural environment to avoid abrupt or severe differences.

Wall: See "Fence".

Waste Incineration Facility: Any facility which reduces waste volume by burning at a high temperature for a specified period of time. This term excludes air curtain destructors used for the on-site burning of yard trimmings and wood wastes at a building, land disturbing, or development site.

Wastewater: Liquid and water-carried industrial wastes and sewage from residential dwellings, commercial buildings, industrial and manufacturing facilities, and institutions, whether treated or untreated, which are contributed to the POTW.

Wastewater Treatment Plant or Treatment Plant: That portion of the POTW which is designed to provide treatment of municipal sewage and industrial waste.

Watercourse: A natural or artificial channel through which water flows. A channel with a defined bed and banks, including lakes, ponds, and marshes, and which meets the definition of watercourse in Section 391-3-7.01 of the Georgia Department of Natural Resources Regulations. Any natural or artificial waterway, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, gully, ravine, or wash in which water flows either continuously or intermittently, having a definite channel, bed and bank, and includes any area adjacent thereto which is subject to inundation by reason of overflow or floodwater.

Water Quality: The chemical, physical, and biological characteristics of the state's public utilities.

Water Quantity: The volume of runoff which is not entirely confined and retained completely upon a parcel.

Watershed: A drainage area or basin in which all land and water areas drain or flow toward a downstream collection area such as a stream, river, lake or reservoir.

Water System: All public water facilities for supply, treatment, storage, transmission, distribution, and other support facilities required for system operation.

Weeds: All rank vegetative growth including but not limited to kudzu, poison ivy, jimsonweed, burdock, ragweed, thistle, cocklebur, dandelion, plants of obnoxious odors, or other similar unsightly vegetative growths; however, this term shall not include cultivated flowers, fruits and vegetables, and gardens.

Wetlands: Those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. The ecological parameters for designating wetlands include hydric soils, hydrophytic vegetation, and hydrological conditions that involve a temporary or permanent source of water to cause soil saturation.

Wild Animal: Any living member of the animal kingdom, excluding livestock and household pets.

Xeriscaping: A method of landscaping utilizing materials which are water-efficient.

Yard: An open space on a lot situated between the principal building or use on the lot and a lot line, and unoccupied by any structure except as otherwise provided herein.

Yard, Front: An open, unoccupied space on the same lot with a principal building or use, extending the full width of the lot and located between the street easement or right-of-way and the front line of the building projected parallel to the street projected to the side lines of the lot. Corner lots shall be considered to have two front yards.

Yard, Rear: An open space on the same lot with a principal building or use, unoccupied except by an accessory building or use, extending the full width of the lot and located between the rear line of the lot and the rear line of the building or use projected to the side lines of the lot.

Yard, Side: An open, unoccupied space on the same lot with a principal building or use, located between the building or use and the side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

Zero Discharge Permit: A permit issued to an IU, which may include CIUs, and which prohibits the discharge of industrial process wastewater to the POTW.

Zoning Board of Appeals: The Zoning Board of Appeals of Gwinnett County.

Section 110-50. Definitions by Category/Chapter.

110-50.0 The following definitions are to be applied in Chapter 265, Temporary Outdoor Activity Uses:

Agriculture oriented recreational uses shall include Christmas tree/pumpkin lots, hayrides, corn-mazes, petting zoos, and pony rides.

Goods and merchandise shall mean tangible or movable personal property, other than money.

Holiday activities shall mean seasonal activities associated with federally-recognized holidays and Halloween.

Temporary outdoor activity shall mean for-profit activities involving the temporary outside sale of goods and merchandise in association with an existing business located on the premises as the principal use of the premises and shall also include agriculture oriented recreational uses. The term shall include the sale of farm produce, carnivals, or the sale of Christmas trees from property which is vacant or which contains a separate and distinct primary use. Temporary outdoor activities shall occur in non-enclosed areas.

Temporary outdoor activity permit shall mean written authorization by the Director of the Department of Planning and Development, or his designee, for the applicant to engage in temporary outdoor activities at a specified, fixed location meeting all requirements of this article.

110-50.1 The following definitions are to be applied in Chapter 400, Soil Erosion, Sedimentation and Pollution Control:

Best Management Practices: These include sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation, which are consistent with, and no less stringent than, those practices contained in the "Manual for Erosion and Sediment Control in Georgia" published by the commission as of January 1 of the year in which the land-disturbing activity was permitted. Best management practices are a collection of structural measures and vegetative practices which, when properly designed, installed and maintained, will provide effective erosion and sedimentation control. The term "properly designed" means designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in Georgia Law.

Board: The Georgia Board of Natural Resources.

Certified Personnel: A person who has successfully completed the appropriate certification course approved by the Georgia Soil and Water Conservation Commission.

Commission: The Georgia Soil and Water Conservation Commission.

Design Professional: A professional licensed by the State of Georgia in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying: or a person that is a Certified Professional in Erosion and Sediment Control (CPESC) with a current certification by a Certified Professional in Erosion and Sediment Control Inc.

Director of EPD: The Director of the Environmental Protection Division (EPD) of the Georgia Department of Natural Resources.

District: The Gwinnett County Soil and Water Conservation District.

Division: The Environmental Protection Division (EPD) of the Department of Natural Resources

Final Stabilization: All soil disturbing activities at the site have been completed, and that for unpaved areas and areas not covered by permanent structures, 100 percent of the soil surface is uniformly covered in permanent vegetation with a density of 70 percent or greater, or equivalent permanent stabilization measures (such as the use of rip rap, gabions, permanent mulches or geotextiles) have been used. Permanent vegetation shall consist of: planted trees, shrubs, perennial vines appropriate for the time of year and region; or a crop of annual vegetation and a seeding of target crop perennials appropriate for the region. Final stabilization applies to each phase of construction.

Ground Elevation: The original elevation of the ground surface prior to cutting or filling

Larger Common Plan of Development or Sale: A contiguous area where multiple separate and distinct construction activities are occurring under one plan of development or sale. For the purposes of this paragraph, "plan" means an announcement; piece of documentation such as a sign, public notice or hearing, sales pitch, advertisement, drawing, permit application, zoning request, or computer design; or physical demarcation such as boundary signs, lot stakes, or surveyor markings, indicating that construction activities may occur on a specific plot.

Local Issuing Authority (LIA): The governing authority of any county or municipality which is certified pursuant to Georgia Law.

Notice of Intent (NOI): A notice of intent form provided by EPD for coverage under the state general permit.

Notice of Termination (NOT): A notice of termination form provided by EPD to terminate coverage under the state general permit.

Properly Designed: Designed in accordance with the design requirements and specifications contained in the "Manual for Erosion and Sediment Control in Georgia" (Manual) published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted and amendments to the manual as approved by the commission up until the date of the NOI submittal.

Qualified Personnel: Any person who meets or exceeds the education and training requirements of Georgia Law.

Soil and Water Conservation District Approved Plan: An Erosion, Sedimentation and Pollution Control Plan approved in writing by the Gwinnett County Soil and Water Conservation District.

Stabilization: The process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

State General Permit: The National Pollution Discharge Elimination System general permit or permits for stormwater runoff from construction activities as is now in effect or as may be amended or reissued in the future pursuant to the state's authority to implement the same through federal delegation under the *Federal Water Pollution Control Act*, as amended, 33 U.S.C. Section 1251, et seq., of Georgia Law.

Stormwater Structure: A device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for storm water management, drainage control, or flood control purposes.

Structural Erosion, Sedimentation and Pollution Control Measures: Practices for the stabilization of erodible or sediment-producing areas by utilizing the mechanical properties of matter for the purpose of either changing the surface of the land or storing, regulating or disposing of runoff to prevent excessive sediment loss. Examples of structural erosion and sediment control measures are riprap, sediment basins, dikes, level spreaders, waterways or outlets, diversions, grade stabilization structures, sediment traps and land grading, etc. Such measures are found in the publication "Manual for Erosion and Sediment Control in Georgia".

110-50.2 The following definition is to be applied in Chapter 500 Riparian Buffers.

Trout Streams: All streams or portions of streams within the watershed as designated by the Game and Fish Division of the Georgia Department of Natural Resources under the provisions of the *Georgia Water Quality Control Act*, Georgia Law, and in the Georgia Rules and Regulations Water Quality Control, Chapter 391-3-6. Streams designated as primary trout waters are defined as water supporting a self-sustaining population of rainbow, brown or brook trout. Streams designated as secondary trout waters are those in which there is no evidence of natural trout reproduction, but are capable of supporting trout throughout the year. First order trout waters are streams into which no other streams flow except springs.

110-50.3 The following definitions are to be applied in Chapter 700, Floodplain Management.

Addition (to an existing structure): Any walled and roofed expansion to the perimeter or height of a building.

Base Flood: The flood which has a one percent probability of occurring in any calendar year. (i.e., the 100 year frequency flood).

Base Flood Elevation: The highest water surface elevation anticipated at any given point during the base flood.

Basement: That portion of a building having its floor subgrade (below ground level) along all or a majority of its perimeter length, and includes the term "cellar".

Breakaway Wall: A wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation system.

Building: Same meaning as "Structure".

Compensation: The replacement of flood storage capacity lost as the result of floodplain encroachment.

Development: All activities associated with man-made changes to improved or unimproved real estate and the conversion of land or the expansion or replacement of an existing use to any new use intended for human operation, occupancy or habitation, other than for agricultural purposes devoted strictly to the cultivation of the land, dairying or animal husbandry. Such activities include but are not limited to buildings or other structures, mining, dredging, filling, clearing, grubbing, grading, paving, any other installation of impervious cover, excavation or drilling operations, storage of equipment or materials, water or sewer mains, storm water drainage facilities, sidewalks or other structures permanently placed on or in the property.

Elevated Building: A non-basement building with the lowest elevated floor of the lowest enclosed area elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns (posts and piers), shear walls, or breakaway walls adequately anchored so as not to impair the structural integrity of the building during a base flood event.

Existing Construction: Any structure for which the "start of construction" commenced before April 9, 1975.

Federal Emergency Management Agency (FEMA): The Federal Agency which administers the National Flood Insurance Program. This Agency prepares, revises and distributes the maps and studies referenced in this ordinance.

Flood Boundary and Floodway Map: The official map issued by the Federal Emergency Management Agency, where the boundaries of the floodways are shown and the areas of Special Flood Hazard have been defined as Zone "A".

Flood Hazard Area: See "Floodplain".

Flood Insurance Rate Map (FIRM): An official map on which the Federal Emergency Management Agency has delineated both the areas of Special Flood Hazard and the applicable risk premium zones.

Flood Insurance Study: The official report provided by the Federal Emergency Management Agency (FEMA) Administration examining and evaluating flood hazards and corresponding flood profiles and water surface elevations of the base flood.

Flood Prone Area: Any land area subject to flooding.

Flood Proofing: Any combination of structural and nonstructural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents.

Floodplain, 100-Year: Those lands subject to flooding, which have at least a one percent probability of flooding occurrence in any calendar year; and specifically, the floodplain as shown on the Flood Boundary and Floodway Map as prepared by the Federal Emergency Management Agency (FEMA).

Floodway: The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to: 1) discharge the base flood without cumulatively increasing the water surface elevation more than one foot above the base flood elevation; or, 2) discharge the future conditions flood without cumulatively increasing the water surface elevation more than one foot above the future conditions flood elevation. The more restrictive shall apply.

Functionally Dependent Use: A use which cannot be used for its intended purpose unless it is located or carried out in close proximity to water.

Future Conditions Flood Elevation: This flood standard is equal to or higher than the Base Flood Elevations. The highest water surface elevation anticipated at any given point during the future conditions flood.

Future Conditions Flood Hazard: The land area that would be inundated by the one-percent-annual-chance flood based on future-conditions hydrology (100-year future-conditions flood).

Future Conditions Floodplain: Any land area susceptible to flooding by the future-conditions flood.

Future Conditions Hydrology: The flood discharges associated with the drainage basin being fully developed as shown on the currently adopted Gwinnett County's 2030 Unified Plan. Only detention that can be shown that it will remain (i.e. owned by County) and is large enough to be included in the hydrograph routings shall be considered when determining the flood peak. No consideration of projected future construction of flood detention structures or projected future hydraulic modifications within a stream or other waterway, such as bridge and culvert construction, fill, and excavation shall be given.

Lowest Floor: The lowest floor of the lowest enclosed area, including basement. An unfinished or flood resistant enclosure, used solely for parking of vehicles, building access, or storage, in an area other than a basement, is not considered a building's lowest floor, provided that such enclosure is constructed in accordance with the provisions of this ordinance.

Manufactured Home: A structure (or building), transportable in one or more sections, which is built on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term also includes mobile homes, park trailers, travel trailers, and similar transportable structures placed on a site for 180 consecutive days or longer and intended to be improved property.

Manufactured Home Park or Subdivision, Existing: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum the installation of utilities, the construction of streets, and final site grading of the pouring of concrete pads) is completed before April 9, 1975.

Manufactured Home Park or Subdivision, Expansion to an Existing: Preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed, including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads.

Manufactured Home Park or Subdivision, New: A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be fixed (including at a minimum, the installation of utilities, and the construction of streets) April 10, 1975.

Start of Construction: Includes substantial improvement, and means the date the permit was issued, provided the actual start of construction, repair, reconstruction, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including manufactured home) on a site, such as pouring slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers or foundations or the erection of temporary forms; nor does it include buildings appurtenant to the permitted structure, such as garages or sheds not occupied as dwelling units or not part of the main structure.(Note: accessory structures are not exempt from any ordinance requirements.) For a substantial improvement, the actual start of construction means the first alternation of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure: A walled and roofed building (including gas or liquid storage tank), that is principally above ground, or a manufactured home.

Substantial Damage: Damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantially Improved Existing Manufactured Home Parks or Subdivisions: Where the repair, reconstruction, rehabilitation or improvement of the streets, utilities and pads equals or exceeds 50 percent of the value of the streets, utilities and pads before the repair, reconstruction of improvement commenced.

Substantial Improvement: Any combination of repairs, reconstruction, alteration, or improvements to a structure, taking place during a 10-year period, in which the cumulative cost equals or exceeds 50 percent of the market value of the structure prior to the improvement. The market value of the structure should be:

A. **The appraised value of the structure prior to the start of the initial repair or improvement; or**

B. **In the case of damage, the value of the structure prior to the damage occurring.**

C. **This term includes structures which have incurred "repetitive loss" or "substantial damage" regardless of the actual amount of repair work performed. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the structure commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include any project for improvement of a structure to correct existing violations of state or local health, sanitary or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or any alteration of a "historic structure" provided that the alteration will not preclude the structure's continued designation as a "historic structure".**

Violation: The failure of a structure or other development to be fully compliant with Chapter 700 of this Ordinance. A structure or other development without the elevation certificate, other certificates, or other evidence of compliance required in Chapter 700 is presumed to be in violation until such time as that documentation is provided.

110-50.4 The following definitions are to be applied in Chapter 800, Stormwater Management.

Best Management Practices: Schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to implement the Prohibited Discharge Standards and as contained in 40 CFR 403.5(a)(1) and (b). BMPs include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw materials storage.

Procedure: A procedure adopted by the Department, by and through the director, to implement a regulation or regulations, or to carry out other responsibilities as may be required by this Ordinance or other codes, ordinances or resolutions of the county or other agencies.

Post-development: The time period, or the conditions that may reasonably be expected or anticipated to exist, after completion of the land development activity.

Potable Water: Any public potable water supply that has been investigated and approved by the EPD. The system must be operating under a valid health permit issued by the EPD. In determining what constitutes an approved water supply, the EPD has final judgment as to its safety and potability.

Pre-development: The time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the plan approving authority. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish pre-development conditions.

Stormwater Management Facility: Any infrastructure that controls or conveys stormwater runoff.

Stormwater Retrofit: A stormwater management practice designed for a currently developed site that previously had either no stormwater management practice in place or a practice inadequate to meet the stormwater management requirements of the site.

Chapter 120. Enforcement and Penalties

Section 120-10. Violations of the Unified Development Ordinance.

It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy, or maintain any building or structure or use any land in the County, or cause the same to be done, contrary to or in violation of the provisions of this Unified Development Ordinance. Unless otherwise specified in any chapter or section of this Unified Development Ordinance, any violation of this Unified Development Ordinance shall be subject to the procedures set forth in this Chapter.

Section 120-20. Inspection and Right of Entry.

Work for which a permit is required by this UDO shall be subject to inspection by authorized County representatives upon presentation of County identification to the developer, contractor, owner, owner's agent, operator, or occupants during all reasonable hours, or outside reasonable hours in the event of any emergency threatening life or property. Where it is necessary to make an inspection to enforce the provisions of this UDO, where the Director or authorized County employee has reasonable cause to believe that there exists upon a premises or property a condition which is contrary to or in violation of this UDO, the Director or authorized County employee is authorized to enter the property or premises at reasonable time to inspect or to perform the duties imposed by this UDO, provided that if property or premises is occupied that credentials will be presented and entry requested. If such property or premises is unoccupied, the Director or authorized employee shall first make a reasonable effort to locate the owner or other person having charge or control of the property or premises and request entry.

120-20.1 If a property or facility has security measures in force, which require proper identification and clearance before entry into its premises, the owner or operator shall make the necessary arrangements to allow access to the Director.

120-20.2 The owner or operator shall allow the Director or his or her designee access to all parts of the premises for the purposes of inspection, investigation, observation, monitoring, measurement, recording, enforcement, sampling and testing, photography and videotaping for the purpose of ensuring compliance with the provisions of this Unified Development Ordinance. The owner or operator shall allow the Director to examine and copy any records that are required under the conditions of any permit granted under this Unified Development Ordinance.

120-20.3 The Director shall have the right to set up on any premises, property or facility such devices as are necessary in the opinion of the Department of Planning and Development to conduct any monitoring and/or sampling procedures.

120-20.4 The Director of Planning and Development may require the owner or operator to install monitoring equipment and perform monitoring as necessary, and make the monitoring data available to the Department of Planning and Development. This sampling and monitoring equipment shall be maintained at all times in a safe and proper operating condition by the owner or operator at his/her own expense.

120-20.5 Any temporary or permanent obstruction to safe and easy access to, or from the premises, property or facility to be inspected and/or sampled shall be promptly removed by the owner or operator at the written or oral request of the Director and shall not be replaced. The costs of clearing such access shall be borne by the owner or operator.

120-20.6 Unreasonable delays in allowing the Director or access to a facility, property or premises shall constitute a violation of this Unified Development Ordinance.

120-20.7 If the Director or authorized County employee has been refused access to any part of a premises, property or facility and the Director is able to demonstrate probable cause to believe that there may be a violation of this Unified Development Ordinance, or that there is a need to inspect and/or sample as part of a routine inspection and sampling program designed to verify compliance with this Unified Development Ordinance or any order issued hereunder, or to protect the overall public health, safety, environment and welfare of the community, then the Director or authorized County employee may seek an inspection warrant in accordance with Georgia law.

Section 120-30. Notice of Violation.

120-30.1 Whenever the Director or any authorized County representative or employee determines that any violation of this Unified Development Ordinance is taking place, or that a condition of rezoning, special use permit, variance, or other permit or administrative approvals are not complied with, said Director may present to the owner, owner's agent, or the owner, occupier, or party responsible for such use or activity, a notice of violation and or order the use or activity to cease immediately.

120-30.2 The notice shall contain the following information:

A. The name and address of the owner or responsible person,

B. The location or address of the site upon which the violation is occurring,

C. A description of the nature of the violation,

D. A description of the remedial actions or measures necessary to bring an action or inaction into compliance with a permit, approved plan or this Unified Development Ordinance,

E. The deadline or completion date of any such remedial actions or measures,

F. A statement of the penalty or penalties that may be assessed against the owner or responsible person to whom the Notice of Violation is directed.

120-30.3 If the violation has not been corrected within a reasonable length of time, which shall not exceed 14 days, the owner of the property on which such violation has occurred or the agent, occupier, or other party responsible for the violation shall be subject to the penalties set forth in this Chapter, provided that either the Director may, at his/her discretion, extend the time for compliance with any such notice.

120-30.4 The Director shall have authority to issue a warning notice prior to issuance of a notice of violation for any violation set forth in Section 120-40. A warning notice shall be discretionary when circumstances warrant such action in the opinion of said Director and shall under no circumstances be required prior to issuance of a notice of violation or other enforcement action. If issued, a warning notice shall include requirements set forth in Section 120-30.2. If a warning notice has not resulted in corrective action within the time specified in the notice, or within any time limit as extended in writing by said Director, said Director may proceed with a notice of violation or other authorized enforcement action.

Section 120-40. Stop Work Orders

120-40.1 Whenever any building, structure, or premises is being developed, demolished, expanded, renovated, constructed, used, or occupied contrary to the provisions of this Unified Development Ordinance, or the public interest is otherwise threatened in a manner requiring immediate action, the Director may order the work stopped and said stop work order shall be posted on the property and delivered or mailed to the owner or person performing said unlawful work.

120-40.2 Stop work orders are effective immediately and shall remain in effect until necessary corrective actions or remedial measures as set forth in the notice of violation have occurred. Stop work orders may be withdrawn or modified by the Director in order to enable an owner or responsible person to take necessary remedial actions or measures to correct violations.

Section 120-50. Suspensions, Revocations, or Modifications.

120-50.1 Director Authorized to Suspend or Stop Work and Direct Corrections.

In any case in which activities are undertaken in violation of this Ordinance, not in compliance with the provisions of a permit issued under the authorization of this Ordinance, or without authorization of a permit which would otherwise be required, the Director is hereby authorized to suspend or invalidate such permits, order that all unauthorized or improper work be stopped, direct correction of deficiencies, issue summonses to any court of competent jurisdiction, or take any other legal or administrative action appropriate to the severity of the violation and degree of threat to the public health, safety, and welfare.

120-50.2 The Director may suspend, revoke, or modify any permit issued authorizing land disturbing activities or development, or suspend, revoke, or modify any certificate of occupancy for any land, building, or structure that is being constructed, used, or occupied in violation of any provision of this Unified Development Ordinance in order to protect the health, safety, and general public welfare. The Director is authorized to reinstate a suspended, revoked, or modified permit or certificate of occupancy after the owner or responsible person has taken the remedial actions or measures stated in the notice of violation with an approved inspection, or has otherwise corrected the violations described therein. The Director is also authorized to reinstate such permit, which may include conditions as the Director may deem necessary, to enable the owner or responsible person to take the necessary remedial actions or measures to correct the violations.

Section 120-60. Other Enforcement and Penalties.

When any violation of this Unified Development Ordinance takes place, the provisions set forth in this Chapter shall apply. However, enforcement and penalty provisions set forth elsewhere in any other Chapter or Section of this Unified Development Ordinance shall be applicable as therein provided and such enforcement and penalties may be applied in addition to those enforcement and penalty provisions available in this Chapter.

Section 120-70. Issuance of Citations or Summons to Court; Violations; Penalties for Violations.

120-70.1 In case any building or structure is, or is proposed to be erected, constructed, reconstructed, altered, converted, or maintained, or any building, structure, or land is or is proposed to be used in violation of any provision of this Unified Development Ordinance, a duly authorized officer or employee of the County may issue a citation requiring the violator to appear in the Recorders Court of Gwinnett County.

120-70.2 The owner of any buildings or premises or parts thereof, where anything in violation of this Ordinance exists, and any builder, contractor or any other agent of the owner, or any tenant, who commits or assists in the commission of any violation shall be guilty of a separate offense.

120-70.3 Each day any violation of any provision of this Unified Development Ordinance shall continue shall constitute a separate offense.

120-70.4 Any person, firm or corporation found in violation of any provision of this Unified Development Ordinance by the Recorders Court of Gwinnett County shall be punished either by a fine of not less than $250 nor more than $1,000, or by confinement in the County jail for a total term not to exceed 60 days, or both.

Section 120-80. Other Remedies and Penalties.

In any case in which a violation of this Unified Development Ordinance has occurred, the County, may petition for a restraining order, injunction, abatement, or take any other appropriate legal action or proceeding through a court of competent jurisdiction to prevent, restrain, or abate such unlawful use or activity. The remedies listed in this Chapter are not exclusive of any other remedies available under any applicable federal, state, or local law and the Department charged with enforcement of the particular provision of the UDO may seek cumulative remedies. The Department charged with enforcement of the particular provision of the UDO may also recover attorney's fees, court costs, and other expenses associated with enforcement of this Chapter.

Section 120-90. Administrative Appeal and Judicial Review.

This appeals process applies in all cases except those relating to zoning activities or as stated elsewhere in this Unified Development Ordinance.

120-90.1 **Administrative Appeal.**
Appeals to the Zoning Board of Appeals may be taken by any person aggrieved or by any official of the County affected by any decision by the Department of Planning and Development Director. Such appeal shall be taken within fifteen days after the decision appealed from by filing with the Department of Planning and Development Director and with the Zoning Board of Appeals a Notice of Appeal specifying the grounds thereof. The Department of Planning and Development Director shall forthwith transmit to the Zoning Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

120-90.2 An appeal shall stay all proceedings in furtherance of the action appealed from unless the Department of Planning and Development Director certifies to the Zoning Board of Appeals that, by reason of facts stated in the certificate, a stay would, in his/her opinion, cause imminent peril, to life or property. In such a case, proceedings shall not be stayed otherwise than by the Zoning Board of Appeals or by a restraining order granted by a court of record on application, and notice to the Department of Planning and Development Director for good cause shown.

120-90.3 Any person aggrieved by a decision or order of the Zoning Board of Appeals or Board of Commissioners, shall have the right to appeal by certiorari to the Superior Court of Gwinnett County. Any such appeal shall be filed within 30 days from the date of the decision of the Zoning Board of Appeals or Board of Commissioners. Upon failure to file the appeal within 30 days, the decision of the Board of Commissioners shall be final.

Section 120-100. Liability.

This UDO shall not create any duty or right of recovery against Gwinnett County's officials and employees. The inspection or permitting of activity or plan by Gwinnett County, under the requirements of this UDO, is not intended to be construed as a representation or warranty of the physical condition of the site or property or the adequacy of such plans. Neither Gwinnett County nor any official or employee thereof shall be liable for damages to person or property for any defect or hazardous or illegal condition or inadequacy in such activity or plans. Neither Gwinnett County nor any of its officials or employees shall have any liability for any act or failure to act pursuant to the provisions of this UDO.















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Unified Development Ordinance

TITLE 2: **LAND USE & ZONING**

Chapter 200. General Provisions.

Section 200-10. Purpose.

This Title 2 is intended to implement the purposes set forth in Section 100-20, and further is enacted for the purposes of promoting the health, safety, morals, convenience, order, prosperity and the general welfare of the present and future inhabitants of Gwinnett County; of lessening congestion in the streets; securing safety from fire, panic and other dangers; providing adequate light and air; preventing the overcrowding of land, avoiding both undue concentration of population and urban sprawl; facilitating the adequate provision of transportation, water, sewerage, schools, parks and other public requirements; protecting property against blight and depreciation; encouraging the most appropriate use of land, buildings and other structures throughout the County; securing economy in government expenditures; and for other purposes, all in accordance with a comprehensive plan for the development of the County.

Section 200-20. Authority.

This Title 2 is enacted pursuant to Gwinnett County's authority to adopt plans and exercise the power of zoning granted by the Constitution of the State of Georgia, Article 9, Section 2; pursuant to Chapters 66 and 70 of Title 36 of the Official Code of Georgia Annotated; by the Georgia Planning Act of 1989; by Gwinnett County's authority to enact regulations and exercise powers granted by local laws and by the County's general police powers; and by other powers and authority provided by applicable federal, state, and local laws.

Section 200-30. Incorporation of Official Zoning Map.

200-30.1 The location and boundaries of the Zoning Districts are hereby established as shown on the set of maps entitled "Official Gwinnett County Zoning Map" which are hereby made a part of this UDO. The Official Gwinnett County Zoning Map may be amended from time to time and shall be kept in the office of the Gwinnett County Department of Planning and Development where they shall be maintained and made available for public inspection.

200-30.2 Certified copies of said maps shall be prepared by the Gwinnett County Department of Planning and Development, Planning Division.

Section 200-40. Division of County into Zoning Districts.

200-40.1 For the purposes of this Unified Development Ordinance, the unincorporated area of Gwinnett County, Georgia, is divided into Zoning Districts designated as follows:

RA-200	Agriculture-Residence District
RLL	Single-Family Residence Large Lot District
R-100	Single-Family Residence District
R-75	Single-Family Residence District
OSC	Open Space Conservation District
R-60	Single-Family Residence District
MH	Manufactured Housing
TND	Traditional Neighborhood Development District
R-SR	Senior Oriented Residence District

R-TH	Single-Family Residence Townhouse District
RM-13	Multifamily Residence District
RM-24	Multifamily Residence District
HRR	High Rise Residence District
O-R	Office-Residential District
O-I	Office-Institutional District
C-1	Neighborhood Business District
C-2	General Business District
C-3	Highway Business District
MU-N	Neighborhood Mixed-Use District
MU-C	Community Mixed-Use District
MU-R	Regional Mixed-Use District
M-1	Light Industry District
M-2	Heavy Industry District

Section 200-50. Interpretation of Zoning District Boundaries.

200-50.1 **Location and Boundaries of Zoning Districts.**
The location and boundaries of the Zoning Districts are hereby established as shown on the set of maps entitled "Official Gwinnett County Zoning Maps" which are hereby made a part of this UDO

200-50.2 Where uncertainty exists with respect to the location of the boundaries of any Zoning District in Gwinnett County, Georgia, the following rules shall apply.

A. **Where a Zoning District boundary line is shown as approximately following a corporate limits line, a militia district line, a land lot line, a lot line or the centerline of a street, a county road, a state highway, an interstate highway or a railroad right-of-way or such lines extended, then such lines shall be construed to be the Zoning District boundary lines.**

B. **Where a Zoning District boundary line is shown as being set back from a street, a county road, a state highway, an interstate highway or a railroad right-of-way, and approximately parallel thereto, then such Zoning District boundary line shall be construed as being at the scaled distance from the centerline of the street, county road, state highway, interstate highway or railroad right-of-way and as being parallel thereto.**

C. **Where a Zoning District boundary line divides a lot, the location of the line shall be the scaled distance from the lot lines. In this situation, the requirements of the Zoning District in which the greater portion of the lot lies shall apply to the balance of the lot, except that such extension shall not include any part of a lot that lies more than 100 feet beyond the Zoning District boundary line.**

200-50.3 In the case of a through lot fronting on two approximately parallel streets that is divided by a Zoning District boundary line paralleling the streets, the restrictions of the Zoning District in which each frontage of the through lot lies shall apply to that portion of the through lot.

Section 200-60. Relationship to Comprehensive Plan.

200-60.1 **Role of the Comprehensive Plan.**
The Gwinnett County 2030 Unified Plan (Comprehensive Plan), consisting of its Future Development Map and related policies, as may be amended from time to time, is hereby established as the official policy of the County concerning designated future land uses, and as a guide to decisions regarding the appropriate manner in which property shall be zoned in the unincorporated area of Gwinnett County.

200-60.2 **Relationship between Comprehensive Plan and Zoning.**
The Gwinnett County 2030 Unified Plan (Comprehensive Plan) does not change the existing zoning districts in Gwinnett County, does not effectuate an amendment to the Gwinnett County Zoning Maps, and does not itself permit or prohibit any existing land uses. Instead, the Unified Plan establishes broad planning policy for current and future land uses and should be consulted as a guideline for making decisions about applications to amend the Gwinnett County Zoning Maps and text of the UDO.

Section 200-70. Incorporation of UDO Design Guidelines.

200-70.1 The Director is authorized to administer and interpret the UDO Design Guidelines included in the UDO Appendix and adopted as a part of this UDO. These guidelines provide acceptable architectural design controls, landscaping, detail drawings, signage, fencing, lighting, and street and site furniture.

200-70.2 In the case that any provision of Title 2 Land Use and Zoning, or Title 3 Land Development, conflicts with those of the UDO Design Guidelines, the provisions of Title 2 and Title 3 shall govern.

Section 200-80. Incorporation of Gwinnett County Architectural Design Standards.

200-80.1 The Director is authorized to administer the Gwinnett County Architectural Design Standards included in the UDO Appendix and adopted as a part of this UDO. Development proposed under Title 2 of the UDO shall be consistent with these standards as applicable.

200-80.2 No building permits shall be approved in zoning districts with Architectural Design Standards requirements unless the Director finds that the architectural design conforms to the Gwinnett County Architectural Design Standards.

Section 200-90. Zoning Certification.

Upon request, the Director or designee shall have authority to issue written zoning certifications stating the existing zoning of a particular parcel of property. Requests to the Director or the Director's designee shall be in writing, accurately identify the subject property, and be accompanied by a fee established by the Board of Commissioners.

Section 200-100. Zoning Classification of De-Annexed Property.

Undeveloped property which has been de-annexed from any municipality or other county will be subject to the same zoning district, including any conditions established prior to annexation. However, if the zoning district within Gwinnett County cannot be determined from existing records or by the Director, a public hearing, as specified in Section 270-20 will be conducted to establish the appropriate zoning classification for the property. Any lawfully developed, de-annexed property shall be zoned to the nearest compatible zoning district in which the use is permitted. Any non-conforming use may continue to operate for a period not to exceed five years from the date of de-annexation.

Chapter 210. Base Zoning Districts.

Section 210-10. RA-200 Agriculture-Residence District.

210-10.1 **Purpose and Intent.**
This district is comprised of land having a predominantly rural character. It is the intent of the regulations of this zoning district to provide for agriculture, forestry and very low density residential uses and to discourage the subdivision of land for urban development requiring such urban services as a public water supply and sanitary sewers.

210-10.2 **Permitted Uses.**
Uses permitted in the RA-200 District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-10.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the RA-200 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-10.4 **Special Uses.**
Special uses may be permitted in the RA-200 District in accordance with Section 230-100 Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-10.5 **Property Development Standards.**
Property in the RA-200 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site-related provisions of Title 3 of the UDO and the following additional standards:

A. **The development of lots in this district is permitted with septic tanks if public sewer is not available. All septic tank installations are subject to the approval of the Environmental Health Section.**

Section 210-20. R-LL Single-Family Residence-Large Lot.

210-20.1 **Purpose and Intent.**
This zoning district is intended primarily for single-family residences and related uses on large lots.

210-20.2 **Permitted Uses.**
Uses permitted in the R-LL District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-20.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-LL District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-20.4 **Special Uses.**
Special uses may be permitted in the R-LL District in accordance with Section 230-100 Table of Permitted Uses and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to Supplemental Use Standards established in Section 230-130 of the UDO.

210-20.5 **Property Development Standards.**
Property in the R-LL District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts, the applicable site related provisions of Title 3 of the UDO, and the following additional standards:

A. **The development of lots in this district is permitted with septic tanks if public sewer is not available. All septic tank installations are subject to the approval of the Environmental Health Section.**

Section 210-30. R-100 Single-Family Residence District.

210-30.1 **Purpose and Intent.**
This zoning district is intended primarily for single-family detached residences and related uses.

210-30.2 **Permitted Uses.**
Uses permitted in the R-100 District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-30.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-100 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-30.4 **Special Uses.**
Special uses may be permitted in the R-100 District in accordance with Section 230-100 Table of Permitted Uses and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to Supplemental Use Standards established in Section 230-130 of the UDO.

210-30.5 **Property Development Standards.**
Property in the R-100 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts, the applicable site related provisions contained in Title 3 of the UDO, and the following additional standards:

A. **The development of lots in this district is permitted with septic tanks if public sewer is not available. All septic tank installations are subject to the approval of the Environmental Health Section.**

Section 210-40. R-75 Single-Family Residence District.

210-40.1 **Purpose and Intent.**
This zoning district is intended primarily for single-family detached residences and related uses.

210-40.2 **Permitted Uses.**
Uses permitted in the R-75 District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-40.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-75 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-40.4 **Special Uses.**
Special uses may be permitted in the R-75 District in accordance with Section 230-100 Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to Supplemental Use Standards established in Section 230-130 of the UDO.

210-40.5 **Property Development Standards.**
Property in the R-75 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts, the applicable site related provisions of Title 3 of the UDO and the following additional standards:

A. **The development of lots in this district is permitted with septic tanks if public sewer is not available. All septic tank installations are subject to the approval of the Environmental Health Section.**

Section 210-50. OSC Open Space Conservation District.

210-50.1 **Purpose and Intent.**

The purposes of this zoning district are as follows:

A. To encourage the development of residential communities to preserve and protect natural and environmental resources while providing safe, walkable neighborhoods and communities that include value-added amenities such as conservation space and recreational opportunities.

B. To enhance land, water, air, and tree resources by minimizing the area of land disturbance, reducing impervious surface, optimizing stream buffers, preserving tree cover and encouraging retention and conservation of natural resources in common areas.

C. To reduce infrastructure maintenance costs as a result of efficient community design.

D. To utilize Gwinnett County's Open Space and Greenway Master Plan, maintained by the Department of Community Services, by increasing conservation space and the number of interconnected greenway trails and wildlife corridors within and among residential communities.

E. To encourage recreation opportunities within walking distance of neighborhood residents.

F. To preserve significant historical and archeological features.

G. To preserve and protect contiguous conservation space within developed areas of Gwinnett County.

210-50.2 **Applicability.**

This district is to be used primarily when the intent is to preserve conservation space. For properties which are submitted for rezoning to OSC, the applicant shall declare the intent to preserve conservation space at the time of application. The application shall be accompanied by an Existing Features Site Analysis Plan, and a map that clearly indicates what is found on site according to the Existing Features Site Analysis Plan. The OSC district shall not be used on property that has been timber harvested within 24 months prior to adoption filing an application for OSC zoning.

210-50.3 **Permitted Uses.**

Uses permitted in the OSC District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-50.4 **Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the OSC District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO

210-50.5 **Special Uses.**

Special uses may be permitted in the OSC District in accordance with Section 230-100 Table of Permitted Uses and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to Supplemental Use Standards of Section established in Section 230-130 of the UDO.

210-50.6 **Conservation Space Requirements.**

A. Areas of significance as identified on the Existing Features Site Analysis Plan (Section 210-50.17) shall be delineated as either primary or secondary conservation space.

B. Primary conservation space is required to be covered by a provision of permanent protection and shall include 100-year floodplain, stream buffer zones, slopes greater than 40 percent, wetlands, endangered or threatened species or their habitat, archaeological sites, cemeteries or burial grounds. See also the definition for primary conservation space.

C. Secondary conservation space areas are features recommended and desirable for conservation space designation and may be covered by the provisions for permanent protection and include important historic sites, existing healthy, native forests of at least one contiguous acre, scenic viewsheds, peaks and rock outcroppings, prime agriculture lands consisting of at least 5 contiguous acres, and existing trails that connect the tract to neighboring areas. See also the definition for secondary conservation space.

D. The following uses may be allowed within the primary conservation space: passive recreational amenities, paths, greenways, minimal parking spaces (pervious surfaces encouraged), and picnic and restroom facilities.

E. The following activities may be allowed in primary conservation space: removing invasive or non-native exotics; removing hazardous trees that threaten public safety; constructing paths for passive recreation activities such as, but not limited to, community hiking, running, dog walking, bird watching, biking and similar outdoor activities.

F. In addition to the uses allowed in primary conservation space the following uses may be allowed in secondary conservation space: active recreational amenities such as swimming pool, tennis courts, and club house; pocket parks, neighborhood greens, and squares.

G. In addition to the activities allowed in primary conservation space, the following activities may be allowed in secondary conservation space: active recreational activities associated with a swimming pool, tennis courts, and clubhouse.

210-50.7 **Conservation Space Exclusions.**

A. Residential yards.

B. Proposed permanent lakes that may be used for wet detention. No more than 50 percent of land area located within a proposed permanent lake may be credited.

C. One hundred percent of land area located within an existing lake may be credited.

D. Impervious surfaces in recreation areas shall not be credited, excluding trails which shall be credited.

E. Land area within power, gas pipeline easements, sewer line easements or pump stations shall not be credited.

F. Land area devoted to public or private streets or any land that has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools, or other public facilities shall not be credited.

210-50.8 **Conservation Space Ownership.**

Conservation space shall be owned in fee-simple by a mandatory property owner's association or other entity approved in advance by the Board of Commissioners. Conservation space shall be recorded by deed and plat prior to or concurrent with the recording of the first final subdivision plat. An access easement, that follows the proposed alignment of future public streets, may be recorded connecting the required conservation space to said final plat. "Pocket Parks" and/or "Neighborhood Greens" shall be deeded concurrent with the unit or phase of the final plat of which it is a part.

210-50.9 **Property Owner's Association.**

The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:

A. Governance of the association by the Georgia Property Owner's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.

B. Responsibility for maintenance of the conservation space.

C. Responsibility for insurance and taxes.

D. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments

E. Conditions and timing of transferring control of the association from the developer to the lot owners.

F. Guarantee that the association will not be dissolved without the prior approval of the Board of Commissioners.

G. Conservation surety language as stated in Section 210-50.11.

210-50.10 **Maintenance.**

The property owner's association, or other entity approved in advance by the Board of Commissioners, shall be responsible for the continuous maintenance of buffers, conservation space and recreation areas.

210-50.11 **Conservation Surety.**

Conservation space delineated on the Final Plat and required to be in a primary conservation area shall be permanently protected by either one or both of the following options:

A. Option 1. Conveyance to the Public and Subdivision Lot Owners.

A deed conveying ownership of the conservation space to the mandatory property owner's association shall be recorded and delivered prior to, or concurrent with, the approval of the Final Plat for the first phase of the subdivision. The deed, Final Plat, and the subdivision declaration of covenants shall contain, at a minimum, the following covenant:

"The conservation space conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed, cleared or developed except in accordance with OCGA § 36-22-1 et seq., having the following Greenspace goals: protection of streams, floodplains and wetlands; steep slopes; woodlands, open fields and meadows; historical and archeological features, including cemeteries; significant wildlife habitats; scenic vistas; encouragement of native species; passive recreation and connectivity with nearby open spaces.

The following uses may be allowed: active recreational amenities; passive recreational amenities, such as paths, greenways, and minimal parking spaces; picnic and restroom facilities (constructed facilities shall not exceed 15 percent of the conservation space).

This covenant is intended to benefit said area to the public and the use of same to the subdivision lot owners and residents, and it shall run in perpetuity as provided by OCGA § 44-5-60(c)."

B. Option 2. Conveyance to Other Qualified Organizations or Entities.

Except for "Pocket Parks" or "Neighborhood Greens," developed recreation areas or Secondary Conservation Areas not desired for permanent protection, Conservation Space shall be permanently protected by the:

1. Recording of a covenant or conveyance of an easement which runs in perpetuity under OCGA § 44-5-60 in favor of any corporation, trust, or other organization holding land for the use of the public or certain governmental entities; or,
2. Conveyance of a conservation easement running in perpetuity to a third party "qualified organization" recognized by Federal Treasury Regulation Section 1.170A-14(c)(1). Qualified organizations recognized by this Treasury Regulation include, but may not be limited to, governmental entities, certain publicly supported charities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conservation purposes specified in the Internal Revenue Code. Governmental entities that qualify to be named in covenants under OCGA § 44-5-60 or to receive conservation easements under the Treasury Regulation referred to above for purposes of this section shall include the Federal government, the State of Georgia, Gwinnett County, or authorities of the State of Georgia or Gwinnett County.
3. If a covenant is recorded or an easement conveyed in favor of a governmental entity, formal acceptance by the governmental entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement.
4. The developer shall record the necessary legal instrument to accomplish protection of the Conservation Space prior to, or concurrent with, the recording of the Final Plat.
5. The legal instrument shall contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this Section.
6. Secondary Conservation Areas may also be covered by the same permanent protection options.

210-50.12 **Property Development Standards.**

Property in the OSC District shall be developed in accordance with Section 230-10 of the UDO, Dimensional Standards of Zoning Districts, the applicable site related provisions of Title 3 of the UDO, and the following additional standards:

A. The minimum parcel area for which the OSC district is permitted shall be 10 acres.

B. Minimum conservation space is 25 percent of total project acreage prior to subdivision. All conservation space shall be comprised of primary conservation area and secondary conservation area.

C. Primary conservation space shall comprise a minimum of 15 percent of the total conservation space and shall be protected as required by federal and state regulations and Section 210-50.11.

D. The maximum amount of land disturbance within the primary conservation area shall be 10 percent, and the maximum amount of impervious surface shall be five percent.

E. The maximum amount of land disturbance within the secondary conservation space shall be 15 percent, and the maximum amount of impervious surface shall be 10 percent.

F. Constructed facilities shall not exceed 15 percent of the total conservation space.

G. Area contained within a residential lot shall be exclusive of the 100-year floodplain, wetlands, stream buffers, required buffers, and slopes exceeding 25 percent.

H. Density of an OSC development shall be computed based on the Method of Density Calculation in Section 230-20 and include secondary and primary conservation space.

I. Maximum density: 2.5 dwelling units per acre, except as authorized to be increased in Table 210.1 below.

Table 210.1: Density Bonus for OSC.

Percent Common Area	Density Bonus
26 – 27%	0.12 dwellings/acre
28 – 29%	0.13 dwellings/acre
29 – 30%	0.14 dwellings/acre
30 – 31%	0.15 dwellings/acre
31 – 32%	0.16 dwellings/acre
32 – 33%	0.17 dwellings/acre
33 – 34%	0.18 dwellings/acre
35 – 36%	0.19 dwellings/acre
37 – 38%	0.20 dwellings/acre
38 – 39%	0.21 dwellings/acre
39 – 40%	0.22 dwellings/acre
41 – 42%	0.23 dwellings/acre
42 – 43%	0.24 dwellings/acre
44 – 45%	0.25 dwellings/acre
46% or above	0.50 dwellings/acre
Density bonus is additional units allowed above the "base" density of the development.	

J. Parking shall be as provided in Chapter 240.

K. Grassed areas on dwelling lots shall be sodded and areas devoid of sod shall be mulched with materials such as pine straw or bark mulch.

210-50.13 **Buffer and Transition Areas.**

A. Each OSC zoned development that abuts property that is zoned for agricultural or single-family residential use shall provide one of the following forms of transition to adjacent zoning districts:
   1. A 50-foot conservation space strip (dedicated to the property owner's association) adjacent to RA-200, R-140 or R-100 zoned property, or;
   2. A 25-foot conservation space strip (dedicated to the property owner's association) adjacent to R-75 zoned property (except modified, cluster, CSO or OSC), or;
   3. Developed with lots that are equal in minimum lot width, lot size, and rear building setback as the adjacent zoning district.

B. Each OSC zoned development shall provide a street frontage buffer adjacent to all right-of-ways of the exterior streets in one of the following forms:
   1. 50 feet in width (not part of any building lot). The street frontage buffer shall remain natural and undisturbed except for entrance features, necessary street construction activities, right of way crossings and corner right-of-way miters or radii. If the required street frontage buffer is sparsely vegetated, it shall be replanted at a width no less than 25 feet to provide an effective visual screen which shall incorporate, in addition to the plantings, berms and fences with brick or stacked stone columns with a minimum spacing of 30 feet. All Street Frontage Buffer landscape plans shall be submitted to the Director for review and approval. The street frontage buffer may be counted towards Conservation Space calculations.

210-50.14 **Public Improvements.**

Streets.

A. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs which shall be approved by the Director only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, eyebrows, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 600 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible, to minimize earthmoving and disruption of the existing topography. Streets shall be designed to:
   1. Parallel and preserve existing tree lines, hedgerows, existing historic structures, and water elements.
   2. Minimize alteration of natural, cultural or historic features.
   3. Minimize the acreage devoted to streets.
   4. Calm traffic speeds.
   5. Promote pedestrian movement.
   6. Secure the view to prominent natural vistas.
   7. Be aligned so that the "terminal vista" is of civic buildings or Conservation Space land, either man-made (such as greens, commons, squares, or parks) or natural.
   8. Minimize crossing of Primary Conservation Areas.

B. All streets, with the exception of loop streets, shall terminate at other streets within the conservation subdivision, and at least two streets shall provide connections to existing or proposed through-streets or collectors outside the OSC zoned property, where practicable.

C. New streets shall be built in accordance with Chapter 900 of the UDO.

Streetlights.

A. Streetlights are to be provided along one side of every street and shall be a minimum of 16 feet high and a maximum of 20 feet high if overhanging into the street, and placed no more than 160 feet apart.

Sidewalks.

A. Sidewalks shall be provided as required in Section 900-90 of Title 3 of this UDO.

B. Public sidewalks shall create a linked network of walkways connecting all homes in the district with parks and other Conservation Space land areas.

Street Trees and Lot Trees.

A. Street trees and lot trees shall be in accordance with the requirements of Chapter 600 through Chapter 640 of this UDO.

Underground Utilities.

A. Utilities shall be located underground.

B. For all new construction and redevelopment, utilities along public streets must be placed underground. The Director may approve an exception, if a unique technical, physical, or economic hardship makes such installation infeasible. This requirement does not apply to the temporary provision of electricity, including but not limited to construction power.

C. Water and sewer utilities shall be located in either street right-of-ways or easements located at the outer edge of street right-of-ways.

210-50.15 **Architectural Standards/Design.**

Refer to conditions of zoning and the Gwinnett County Architectural Design Standards in the UDO Appendix.

210-50.16 **Application Process.**

The OSC rezoning process shall follow the process for rezoning as prescribed in Section 270-20 with the following modifications:

A. All such rezoning applications shall be accompanied by a Zoning Exhibit and an Existing Features Site Analysis Plan. The Zoning Exhibit and Existing Features Site Analysis Plan shall provide all information necessary to demonstrate that it achieves the criteria provided in Section 210-50.

B. If the rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing the parcels in substantial conformity with the Zoning Exhibit including any modifications or conditions approved by the Board of Commissioners pursuant to its deliberations on the application.

C. Zoning Exhibit approval shall not constitute entitlement to permits.

210-50.17 **Zoning Exhibit.**

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

A. A location map indicating existing zoning on the site and the adjacent properties.

B. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, street trees, sidewalks, multiuse trails, stormwater management facility areas, floodplain and wetlands, topography, and primary and secondary conservation space.

C. Specifications, calculations and applicable percentages for conservation areas, density calculations, lot sizes, gross and net acreage, dwelling units and parking.

D. Color elevations of front, sides and rear of all typical units, including proposed building materials, building heights, and any other structures.

E. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and the Architectural Design Standards in the UDO Appendix.

210-50.18 **Existing Features Site Analysis Plan.**

A. As part of the rezoning application an Existing Features Site Analysis Plan shall be prepared by an authorized registered professional, botanist, ecologist, or a biologist or a combination thereof and submitted by the applicant or developer.

B. The purposes of the Existing Features Site Analysis Plan are to:

1. Delineate areas that have been identified as worthy of permanent protection in conservation space because of their environmental values.
2. Set forth the particulars of the site, including but not limited to boundary, flora and fauna ecosystems, topographic data (minimum 4-foot contour intervals), existing structures and utility easements.

C. The Existing Features Site Analysis Plan shall include at a minimum the following information:

1. Closed boundary of the site.
2. Flora and fauna ecosystems with their locations mapped and delineated on the plan.
3. The date in which the flora and fauna were surveyed.
4. Identification of protected plant species as listed by the Georgia Department of Natural Resources, to be certified by a forester, arborist, biologist, botanist or horticulturist.
5. Perennial and intermittent streams, FEMA designed 100-Year Flood Hazard Zones and Wetlands. The source of this information shall also be indicated.
6. Identification of tree lines, native woodlands, open fields or meadows, peaks or rock outcroppings, and prime agricultural land.
7. Delineation of tree resource areas by type such as hardwoods, pines or mixed; and old or new growth.
8. Delineation of steep slope areas (25 percent or greater). Slopes greater than 25 percent shall be undisturbed except for vegetation needed to deter erosion.
9. Identification of historical, archaeological or other significant features.
10. The plan also shall include certification by the owner that timber harvesting activity has not occurred on the property in the previous 24 months prior to filing an application for OSC zoning.
11. Identification of Primary Conservation Space, Secondary Conservation Space and other common areas.

210-50.19 The Zoning Exhibit and the Existing Features Site Analysis Plan together form the basis by which conservation space is to be set aside as permanently protected; and by which lot layout, street locations, and infrastructure locations are to be designed.

210-50.20 **Concept Plan.**
A Concept Plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit and the Existing Features Site Analysis Plan approved by the Board of Commissioners, along with any conditions added, according to the plan and plat guidelines listed in Chapter 320.

210-50.21 **Building Plans.**
Prior to issuance of a building permit for any occupied structure to be located within an OSC District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve building plans for conformity with the requirements of Section 210-50 and the UDO Design Guidelines.

210-50.22 **Other Requirements.**
The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

Section 210-60. R-60 Single-Family Residence District.

210-60.1 **Purpose and Intent.**
This zoning district is intended primarily for Single-family detached residences and accessory uses on land where urban services, including public water and sewer are available.

210-60.2 **Permitted Uses.**
Uses permitted in the R-60 District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-60.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-60 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-60.4 **Special Uses.**
Special uses may be permitted in the R-60 District in accordance with Section 230-100 Table of Permitted Uses and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to Supplemental Use Standards established in Section 230-130 of the UDO.

210-60.5 **Property Development Standards.**
Property in the R-60 District shall be developed in accordance with Section 230-10 of the UDO, Dimensional Standards of Zoning Districts, the applicable site related provisions of Title 3 of the UDO, and the following additional standards:

A. **The subdivision development shall have a minimum land area of at least five contiguous acres.**

B. **Dwellings shall include double-car garages and where garages are front entry, driveways shall be 16 feet in width. On cul-de-sac lots driveways may taper from 16 feet at the right-of-way line to the street pavement, but a minimum 16 foot by 35 foot paved parking area must be provided.**

C. **Provide a minimum 40-foot building setback adjacent to exterior streets. The setback may be reduced to 30 feet if a berm, landscaping, fence, or wall is provided adjacent to the exterior street(s).**

D. **All grassed areas on dwelling lots shall be sodded.**

Section 210-70. MH Manufactured Housing.

210-70.1 **Purpose and Intent.**
This zoning district is intended exclusively for the placement of manufactured homes and mobile homes in an environment that will provide pleasant and satisfactory living conditions and, at the same time, will not produce adverse effects upon neighboring properties.

210-70.2 **Permitted Uses.**
Uses permitted in the MH District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-70.3 **Property Development Standards.**
Property in the MH District shall be developed in accordance with Section 230-10, Dimensional Standards of Zoning Districts, the applicable provisions of Title 3 of the UDO and the following additional standards:

A. Location and requirements.
A Manufactured Housing District shall front for a sufficient distance to provide safe access upon a State Highway or a Major Collector Street or greater as defined by the Gwinnett County Long Range Road Classification Map, or a local access road paralleling an expressway and shall have access and egress only on such road.

B. Street access requirements.
The entrance road to a Manufactured Housing District development shall have a minimum right-of-way width of 60 feet with a minimum pavement width of 28 feet. The entrance road shall have a turning radius from the highway of at least 30 feet and the entrance road shall extend at least 100 feet into the Manufactured District development.

C. Size.
A Manufactured Housing District development shall have a minimum buildable area of at least 15 contiguous acres.

D. Density.
A Manufactured Housing District development shall have a density of not more than six manufactured lots per buildable acre.

E. Recreation and Other Community Facilities.
Not less than 8 percent of the gross area of the Manufactured Housing District development shall be devoted to recreation and other community use facilities. Each recreation space shall have a minimum area of 10,000 square feet.

Section 210-80. TND Traditional Neighborhood Development District.

210-80.1 **Purpose and Intent.**

The purpose of the Traditional Neighborhood Development District (TND) is to create an innovative zoning classification that encourages a pattern of neighborhood development that will be distinguished from other residential zoning districts through a diversity of lot sizes, housing types and sizes to accommodate persons of a variety of stages of life in a pedestrian-oriented setting that is well integrated with the County's neighborhoods, parks, civic spaces, and supportive services.

210-80.2 **Applicability.**

The TND District is appropriate in the Predominantly Residential Character Areas shown on the Future Development Map in the Gwinnett County 2030 Unified Plan.

210-80.3 **Permitted Uses.**

Uses permitted in the TND District are listed in Section 230-100 Table of Permitted and Special Uses, provided that they comply with Section 230-130 Supplemental Use Standards.

210-80.4 **Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the TND District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-80.5 **Special Uses.**

A. Special uses may be permitted in the TND District in accordance with Section 230-100, Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards of Section 230-130.

210-80.6 **Land Use Mix.**

Each TND development shall include a mix of land uses, as indicated in Table 210.2.

A. The intent of allowing these nonresidential uses is to create a small node of retail and commercial services primarily for the convenience and amenity of residents of the TND District. Nonresidential development must be compatible with the residential component of the development, and in general conformance with the Architectural Design Standards and Design Guidelines for Traditional Neighborhood Development.

Table 210.2: Authorized Percentages of Total Land Uses for TND.

Land Use	Percentage of Gross Land Area	
	Minimum	Maximum
Residential Uses	70 %	100%
Civic Uses	0%	15%
Commercial/Retail or Office Uses	0%	15%

210-80.7 **Property Development Standards.**

Property in the TND District shall be developed in accordance with Section 230-10, the applicable provisions of Title 3 of the UDO, the applicable site related provisions of Title 3 of the UDO, and the following additional standards:

A. Parcel Area.

The minimum parcel area for which the TND district is permitted shall be 7 acres

B. Density.

Maximum density in a TND District shall not exceed a density of 8.0 dwelling units per total acres, except as authorized to be increased in accordance with the Density Bonus as described herein. Accessory dwellings are not included in density calculations. Accessory dwellings are not permitted to be subdivided from the principal lot which it is accessory to.

1. Density Bonus

Developments that contain more than the minimum common area as required in Section 210-80.7.c.1 are permitted an increase in the maximum residential density as authorized in Table 210.3.

Table 210.3: Amenities Eligible for Bonus Density.

Site Amenities	Bonus Density[1]
21 – 25% common area	Additional 0.4 dwellings/acre
26 – 30% common area	Additional 0.8 dwellings/acre
31 – 35% common area	Additional 1.2 dwellings/acre
Over 35% common area	Additional 1.6 dwellings/acre
All dwelling units are located within 1,000 feet from a common area, as measured from property lines, the shortest distance in straight line to a common area.	Additional 0.2 dwellings/acre
A minimum of 50 percent of common area shall be used for passive parks, greenways, multiuse paths, squares or greens.	Additional 0.2 dwelling/acre
[1] These bonuses are additive and can be accumulated subject to total maximum density of 10 dwelling units per acre.	

C. Common area.

Common area in the TND District shall meet the following additional provisions:

1. The minimum common area required is 20 percent and shall be computed from gross acreage of the project area and shall be designated on a recorded plat as permanent common area for the use of the residents, workers, patrons and visitors to the development.
2. The minimum required common area shall not include any land area that is within 100-year floodplain or wetland areas. Additional common area included for the purpose of obtaining density bonus may include up to 50 percent of the 100-year floodplain and wetland areas on the development site.
3. Each common area must comprise a contiguous area of at least 3,000 square feet
4. Villas and townhouses must be adjacent to, or directly across the street from a common area such as a public park, green or square.
5. A system of pedestrian pathways consisting of sidewalks or multiuse paths shall be provided linking each lot containing one or more dwelling units to at least one common area.
6. Common area may include multiuse paths, and greenways or greenway access to satisfy the requirements of the Gwinnett County Open Space and Greenways Master Plan.

D. Buffers.

Buffers shall be provided as required by Chapter 610.

E. Mix of Housing Options.

1. This district provides for a diversity of housing types. Each TND development shall include at least three of the lot size categories shown in Table 210.4.

Table 210.4: Categories of Lot Sizes Authorized in TND District.

1. Single-family detached dwellings on large lots (≥9,500 sq. ft.)
2. Single-family detached dwellings on mid-size lots (7,500 – 9,499 sq. ft.)
3. Single-family detached dwellings on small lots (5,000 – 7, 499 sq. ft.)
4. Townhouses or villas (2,000 – 5,999 sq. ft)

210-80.8 **Building Standards.**

Building Types.

A. Non-residential structures and live/work units shall have similar or compatible architectural design elements as the adjacent residential structures.

B. Architectural design elements shall be in accordance with the Architectural Design Standards and in substantial conformity with the applicable UDO Design Guidelines.

C. Maximum building length: 200 feet for non-residential structures and townhouse buildings.

210-80.9 **Dimensional Standards.**

A. All dwelling units and non-residential units shall meet the dimensional standards as listed in Table 210.5 Dimensional Standards for TND Districts and Table 210.6 Heated Floor Area Requirements for TND District.

Table 210.5 Dimensional Standards for TND Districts

Uses	Max. Height	Density	Front Set-back [1]	Side Setback [1]	Rear Set-back	Maximum Impervious Surface
Detached dwellings	35 ft.	8-10 d.u./ac. (varies per bonuses)	5 -15 ft.	5 -15 ft.	20 ft.	75%
Attached townhomes, villas, live/ work units within residential structure	35 ft.		5 -15 ft.	5-15 ft.	20 ft.	80%
Civic, commercial, live/ work within non-residential structure	45 ft		5 -15 ft.	5-15 ft.	20 ft.	80%
[1] Front or side setbacks are permitted within the range of 5 feet to 15 feet, unless abutting classified streets. Lots abutting a classified arterial or collector street shall have a minimum setback of 20 feet.						

Table 210.6 Heated Floor Area Requirements for TND District.

Minimum Floor Area (Residential)					
Dwelling	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
Attached	450 sq. ft.	600 sq. ft.	800 sq. ft.	1,150 sq. ft.	1,200 sq. ft.
Detached	600 sq. ft.	750 sq. ft.	1,000 sq. ft.	1,200 sq. ft.	1,450 sq. ft.
Maximum Floor Area					
Detached Dwelling	Accessory Dwelling	Live/Work	Office	Civic	Retail/ Commercial
5,000 sq. ft.	700 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	25,000 sq. ft.	10,000 sq. ft.

210-80.10 **Public Improvement Standards.**

All streets, driveways, alleys, sidewalks, multiuse paths and greenways shall conform to Chapter 900, Infrastructure, Streets, Sidewalks, Multiuse Paths, Greenways and the following additional provisions:

A. Streets.

1. The street network shall form an interconnected grid pattern. Cul-de-sacs shall be minimized, and may only be allowed following review and approval by the Director due to unusual site conditions such as steep topography, streams, lakes, floodplain, wetlands or stream crossings, safety hazards, or other unusual property development or access constraints. Street shapes should be varied with loop streets, curving crescents, eyebrows, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets shall be no longer than 600 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible, to minimize earthmoving and disruption of the existing topography.
2. No streets may be longer than 600 feet without an intersection with another public street, or an alley.

B. Driveways and Alleys.
1. Alleys shall be designed in substantial conformity with the UDO Design Guidelines and Section 900-140.
2. Blocks that are longer than 600 feet may be broken by an alley.
3. Location of alleys or driveways within the proximity of street intersections, collector and arterial streets are subject to the approval of Gwinnett Department of Transportation.
4. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a street.
5. Alleys serving four or more occupied structures shall provide a continuous connection between two streets.
6. Alleys shall be graded to insure proper drainage, installed on a minimum 4-inch gravel aggregate base with a minimum 2-inch asphalt topping or other approved surface of, concrete, porous concrete or porous asphalt.
7. Joint driveways may be permitted by the Director where appropriate to allow flexible development opportunities.

C. Pedestrian Connectivity.
1. There shall be adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic calming measures, such as paving material variation or barrier (structural or spatial) shall be provided to distinguish vehicular and pedestrian access points.
2. Safe, convenient and continuous pedestrian walkways shall be provided:
   a. Between entrances for all non-residential buildings in the same block.
   b. Along both sides of the streets.
   c. Through parking lots and parking structures.

D. Sidewalks, Multiuse Paths and Greenways.
1. Sidewalks shall be provided as required in Section 900-90.
2. Multiuse paths, where provided, shall be designed in substantial conformity with Section 900-100.
3. Where required, construction of greenway or greenway access, or dedication of greenway easement shall be in accordance with the Gwinnett County Open Space and Greenway Master Plan and be maintained in accordance with Section 900-100 and other applicable sections of the UDO. If a project abuts a greenway, then a multiuse path shall be provided to connect the greenway for pedestrian and bicyclist use. Final location of the greenways or greenway access shall be coordinated with the Department of Community Services.
4. Unless otherwise noted, areas located outside of the 100-year floodplain where greenways and multiuse paths are constructed, shall be designated as common area and be maintained by a mandatory property owner's association.

210-80.11 **Parking.**

A. The minimum number of required off-street parking spaces shall be as provided in Chapter 240 Off-Street Parking Standards or in accordance with the following standards, whichever is lower:
1. One parking space is required for each 400 square feet of gross floor area of non-residential use.
2. One and one half (1.5) parking spaces are required for each residential dwelling unit.

B. The number of required off-street parking spaces may be reduced in equal number by the number of on-street parking spaces as provided in Chapter 245, On-Street Parking, or by a shared parking agreement as described in Section 240-30, Reduction in Minimum Parking Requirements.

C. All off-street parking shall be located to the side or rear of the principal buildings within TND District and screened from residential districts per Section 620-80, No Access Easement Screening Requirements, and the UDO Design Guidelines. Off-street parking in the front yard is not permitted.

D. The Director may grant an administrative variance to reduce by no more than 30 percent the number of required parking spaces for uses that are located along pedestrian walkways and are within 1,320 feet of a designated public transportation stop.

E. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks within 100 feet of the principal entrance of the building (out of public right of way) that it serves in accordance with the UDO Design Guidelines.

210-80.12 **Landscaping.**

A. Street trees shall be provided in required landscaped strips adjacent to all streets.

B. Spacing of street trees and streetlights may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices.

C. No street tree or streetlight shall be placed within 10 feet of another tree, streetlight, or utility pole, or within 5 feet of a fire hydrant.

D. Landscape strips shall be located on both sides of all streets served by commercial and civic uses except alleys.

E. Off-street parking lots shall be screened from adjacent roadways and sidewalks by a Type 3 landscape strip as described in the UDO Design Guidelines.

F. All landscaping in common areas shall be installed and maintained in accordance with the requirements of Chapter 620.

210-80.13 **Streetlights.**

Streetlights shall be provided on all streets and be in substantial conformity with the UDO Design Guidelines.

210-80.14 **Underground Utilities.**

A. For all new construction and redevelopment, utilities along public streets must be placed underground. The Director may approve an exception, if a unique technical, physical, or economic hardship makes such installation infeasible. This requirement does not apply to the temporary provision of electricity, including but not limited to construction power.

B. Water and sewer utilities shall be located in either street right-of-ways or easements located at the outer edge of street right-of-ways.

210-80.15 **Maintenance of Common Areas.**

A. The TND District shall require a mandatory property owner's association that shall be responsible for ownership, operation, insurance and maintenance of all land, facilities, buildings and utilities within the common areas of the development that is outside individual lots and land dedicated to the county. A landscape maintenance easement shall be recorded for the grounds surrounding buildings of attached residential units, and said lands shall also be maintained by the aforementioned property owners association.

B. The location and specifications of other improvements including bike racks, trash receptacles, benches, street trees, landscaping, bike lanes, signage, and street lights, shall be out of public right of way as provided in the UDO Design Guidelines.

210-80.16 **Property Owner's Association.**

The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:

A. Governance of the association by the *Georgia Property Owner's Association Act* (OCGA § 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.

B. Responsibility for maintenance of the open space.

C. Responsibility for insurance and taxes.

D. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.

E. Conditions and timing of transferring control of the association from the developer to the lot owners.

F. Guarantee that the association will not be dissolved without the advance approval of the Board of Commissioners.

210-80.17 **Application Process.**

The TND rezoning process shall follow the same process for rezoning as prescribed in Section 270-20 with the following modifications:

A. All such rezoning applications shall be accompanied by a Zoning Exhibit. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria provided in this Section 210-80.

B. If the rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the Board pursuant to its deliberations of the application.

C. Zoning exhibit approval shall not constitute entitlement to permits.

D. Each applicant for the TND District shall provide evidence of the unified control of the entire parcel. During the development process, more than one builder may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

210-80.18 **Zoning Exhibit.**

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

A. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

B. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on-street parking, street trees, sidewalks, multiuse trails, stormwater management facility areas, floodplain and wetlands, topography and common space.

C. Specifications, calculations and applicable percentages for common area, density calculations, lot sizes, gross and net acreage, dwelling units, parking and land use categories.

D. Color elevations of front, sides and rear of all typical units, including proposed building materials, building heights and any other structures.

E. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and the Architectural Design Standards in the Appendix of this document.

F. Conceptual Signage Plan.

210-80.19 **Phasing Plan.**

A phasing plan shall be submitted with the Concept Plan, and approved by the Director, unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in written and graphic format the incremental implementation of the TND development over a number of years, including the sequence, timing and responsibility for construction of each building, support facilities, infrastructure and utilities. The revision of the phasing plan is permitted and must be approved by the Director prior to each construction phase.

210-80.20 **Concept Plan.**

A Concept Plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the Board of Commissioners, along with any conditions added thereto by the Board, according to the plan and plat guidelines listed in Chapter 320.

210-80.21 **Building Plans.**
Prior to issuance of a building permit for any occupied structure to be located within a TND District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve building plans for conformity with the requirements of Section 210-80 and the UDO Design Guidelines.

210-80.22 **Other Requirements.**
The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

Section 210-90. R-SR Senior Oriented Residence District.

210-90.1 **Purpose and Intent.**

A. This district is intended for single-family detached and/or villa-style attached residential and accessory uses of a medium density on land served by a sanitary sewerage system. The R-SR district is designed to serve the housing needs of senior residents.

B. R-SR developments shall be intended for occupancy by persons 55 years of age and older. At least 80 percent of the occupied units shall be occupied by at least one person who is 55 or older as per the HOA bylaws and covenants.

210-90.2 **Applicability.**
The R-SR District is appropriate in the residential character areas of the Future Development Map of the 2030 Unified Plan.

210-90.3 **Permitted Uses.**
Principal uses and structures permitted in the R-SR District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130 in of this UDO.

210-90.4 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-SR District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-90.5 **Special Uses.**
Special uses may be permitted in the R-SR District in accordance with Section 230-100 Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-90.6 **Property Development Standards.**

R-SR single-family dwellings shall meet the dimensional requirements of Section 230-10, the applicable site related provisions of Title 3 of the UDO and the following additional standards:

A. Detached homes within R-SR shall meet the following requirements:
   1. Maximum density: Four units per acre.
   2. Minimum lot area: 5,000 square feet.
   3. Average lot width: 50 feet.
   4. Minimum front setback: 20 feet, except front-facing garages shall be setback a minimum of 25 feet behind sidewalks.
   5. Minimum side setback: 5 feet.
   6. Minimum rear setback: 25 feet.

B. Attached villas within R-SR shall meet the following requirements:
   1. Maximum density: Six units per acre.
   2. Lot Area: No Minimum.
   3. Lot Width: No Minimum.
   4. Internal Road Frontage: No Minimum.
   5. External Road Frontage For Overall Development: 50 feet.
   6. Minimum unit width: 40 feet.
   7. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings and a 10-foot grassed or landscaped strip shall be provided between all buildings and interior driveways/streets.
   8. The following setbacks apply to the perimeter of the development:
      a. Front setback: 50 feet.
      b. Side setback: 20 feet.
      c. Rear setback: 20 feet.

C. Landscaping:
   1. A minimum of 50-foot landscaped building setback shall be provided adjacent to abutting exterior streets. The landscaped setback shall incorporate a 25 foot landscaped buffer with a six foot in height fence or wall consistent with the Design Guidelines in the UDO Appendix. Alternate decorative fence materials may be utilized, subject to review and approval of the Director.
   2. At least one 2-inch caliper street tree shall be planted at least every 35 feet along both sides of internal street(s).
   3. All grassed areas shall be sodded.

210-90.7 **Architectural Standards/ Design.**

A. Refer to the Architectural Design Standards in the Appendix of the UDO.

B. All dwellings shall be limited to single-story; however, bonus rooms over garages shall be allowed.

C. All dwellings shall contain double-car garages.

D. All dwellings shall incorporate ADA accessibility standards and shall include the following:
   1. Easy access step free feature at entrances to the unit.
   2. Easy passage feature requiring 32 inch wide, clear passage doorways throughout the unit.
   3. Easy use feature requiring wheelchair accessible bedroom(s), kitchen, entertainment area and bathroom(s), via step-free entrance.

E. Attached villas shall have a minimum of three units and a maximum of four units per building. A minimum number of two unit villas may be approved by the Director to address specific topographic issues.

210-90.8 **Public Improvement Standards.**

All local streets in a R-SR District, except for alleys, shall be constructed per public street standards, and shall be designed in conformity with the UDO Design Guidelines as follows:

A. Local Streets per the UDO Design Guidelines.

B. Alleys per the UDO Design Guidelines.

C. Multiuse paths, when provided, shall be designed in conformity with the UDO Design Guidelines and Section 900-100 of the UDO.

D. Street Network Standards.
   1. Cul-de-sacs are prohibited, except where approved following review and approval by the Director or their designees because of unusual site conditions such as steep topography, streams, lakes, floodplains, wetlands or stream crossings, safety hazards, or other unusual property development or access constraints.
   2. An interconnected grid pattern is required unless the Director waives this requirement in conformity with the UDO Design Guidelines.
      a. Blocks that are longer than 600 feet (measured inside right-of-way) must be broken by an alley.

E. Driveways and Alleys.
   1. No residential driveways shall be permitted on collector or arterial streets.
      a. If a block contains a majority of lots less than 60 feet in width, individual lot access for that block shall be from an alley, not a public street.
   2. Alleys serving four or more occupied structures shall provide a continuous connection between internal streets.
   3. Project access shall not be located within 150 feet of the centerline of an intersecting collector or arterial street.
   4. Alleys shall be in substantial conformance with the UDO Design Guidelines.
   5. Joint driveways may be approved by the Director where appropriate to allow flexible development opportunities.

F. Streetlights.
   Streetlights shall be provided on all neighborhood streets.

210-90.9 **Underground Utilities.**

A. For all new construction and redevelopment, utilities along streets must be placed underground. The Director may approve an exception, if a unique technical, physical, or economic hardship makes such installation infeasible. This requirement does not apply to the temporary provision of electricity, including but not limited to construction power.

B. Water and sewer utilities shall be located in either street right-of-ways or easements located at the outer edge of street right-of-ways.

210-90.10 **Mandatory Homeowner's Association Required.**

A. The R-SR District shall require a mandatory homeowners association. The association shall publish and adhere to policies and procedures that demonstrate that the community is intended to provide housing for persons 55 and over including maintaining surveys or affidavits verifying compliance with 55 and older occupancy requirements as permitted by 42 U.S.C. Section 3607, (b) (2) (c) of the Federal Fair Housing Act. The association shall also include declarations and bylaws including rules and regulations, which shall at a minimum regulate and control the following:
   1. Restriction on homes being occupied, with at least 80 percent of the occupied units occupied by at least one resident who is age 55 or older.
   2. Restrictions on single-family residential use only and leasing of units. No more than 10 percent of the total units may be leased by individual owners at any one time.
   3. Exterior items such as fences, lawn ornaments and restrictions on removal of landscaped areas and buffers.
   4. Maintenance of detention ponds, common areas and entrance features.

210-90.11 **Application Process.**

The R-SR rezoning process shall follow the same process for rezoning as prescribed in Section 270-20 with the following modifications:

A. All such rezoning applications shall be accompanied by a Zoning Exhibit. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria provided in this Section 210-90.

B. If the rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the Board pursuant to its deliberations on the application.

C. Zoning exhibit approval shall not constitute entitlement to permits.

210-90.12 **Zoning Exhibit.**

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

A. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

B. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, street trees, sidewalks, multiuse trails, stormwater management facility areas, floodplain and wetlands, topography and common space.

C. Specifications, calculations and applicable percentages for common area, density calculations, lot sizes, gross and net acreage, dwelling units, and parking.

D. Color elevations of front, sides and rear of all typical units, including proposed building materials, building heights and any other structures.

E. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Architectural Design Guidelines in the Appendix of the UDO.

210-90.13 **Concept Plan.**

A Concept Plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the Board of Commissioners, along with any conditions added thereto by the Board, according to the plan and plat guidelines listed in Chapter 320.

210-90.14 **Building Plans.**

Prior to issuance of a building permit for any occupied structure to be located within a R-SR District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve building plans for conformity with the requirements of Section 210-90 and the UDO Design Guidelines.

210-90.15 **Other Requirements.**

The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances the requirements of this district shall govern.

Section 210-100. R-TH Residence Townhouse District.

210-100.1 **Purpose and Intent.**
This zoning district is intended primarily for townhouse dwellings with a maximum density of 8 units per acre in areas where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways.

This zoning district is intended exclusively for townhouse dwelling units, villas, residential dormitories, customary accessory uses and structures for development after January 2005. Residential dormitories will only be permitted adjacent to Georgia Gwinnett College property and will be for the exclusive use of students and/or staff of the college.

210-100.2 **Permitted Uses.**
Uses permitted in the R-TH District are listed in the Table of Permitted and Special Uses found in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-100.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the R-TH District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120, Accessory Use Standards of the UDO.

210-100.4 **Special Uses.**
Special uses may be permitted in the R-TH District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-100.5 **Property Development Standards.**
Property in the R-TH District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

210-100.6 **Architectural Standards/Design.**
All development in the R-TH District shall be in conformity with the Gwinnett County Architectural Design Standards and be in substantial conformity with the UDO Design Guidelines.

For developments prior to January 2005, refer to the UDO: Appendix of Inactive Zoning Districts.

A. Within the R-TH Single-Family Residence Townhouse District, the following requirements shall be met:

1. Maximum density: Eight units per acre;
   Residential dormitories shall be limited to a maximum of 90 beds per acre.

2. Lot Area – No Minimum for townhomes or villas;
   Minimum 3 acres for residential dormitories.

3. Lot Width – No Minimum for townhomes or villas;
   Minimum 100 feet for residential dormitories.

4. Internal Road Frontage – No Minimum.

5. External Road Frontage For Overall Development – 50-feet.

6. Minimum unit width:
   a. 22 feet for double-car garage townhomes.
   b. 18 feet for single-car garage townhomes.
   c. 40 feet for villas.

7. Maximum height: 35-feet for townhomes or villas;
   Four stories for residential dormitories.

8. Internal yard requirements: A 20-foot grassed or landscaped strip shall be provided between all buildings and interior driveways/streets.

9. External yard requirements:
   a. Front yard: 50-Feet
   b. Side yard: 40-Feet
   c. Rear yard: 40-Feet

10. Provide three or more off-street parking spaces per dwelling unit for townhomes and villas. At least 80 percent of required parking areas for overall development must be located directly in the front or rear of the dwelling units. The balance of the parking spaces may be located in a parking facility separated from the units. All townhome and villas units shall require at least single-car garages.

    Residential Dormitories shall have a minimum of one parking space per bed and a maximum of 1.5 parking spaces per bed. Parking decks shall be allowed for residential dormitories. The maximum parking space allowance may be exceeded in any amount when a parking deck and/or underground parking structure is constructed to accommodate at least 50 percent of the maximum parking allowance. Excess parking may be shared with the adjacent school facilities.

11. All grassed areas shall be sodded.

12. Provide sidewalks adjacent to both sides of interior streets or private driveways. Design shall be per Development Regulations.

13. A minimum of three and maximum of eight, dwelling units shall be allowed in each row of townhouses. Villas shall have a minimum of three units and a maximum of four units per building.

14. All utilities shall be placed underground.

15. A 50-foot wide landscaped setback shall be provided along all exterior street frontages. The landscaped setback may incorporate natural vegetation and shall include a decorative fence/wall and entrance monument. The fence may be constructed as a solid brick or stacked stone wall, or as a wrought iron-style fence with brick or stacked stone columns (maximum 30-feet on-center).

B. Concept Plan Review.

The purpose of the concept plan review is to encourage logic, imagination, innovation, and variety in the design process and ensure the soundness of the proposed development and its compatibility with the surrounding area. The Director of Planning and Development shall review plans for compliance with concept plan review criteria. The recommendations of both the Director of Planning and Development and the Planning Commission shall be transmitted to the Board of Commissioners. Through the rezoning process, the Board of Commissioners may condition approval of an R-TH request to a specific concept plan, or require a future site plan review by the Planning Commission.

The following exhibits shall be prepared by design professionals, such as planners, engineers, architects, or landscape architects, and submitted to the Department of Planning and Development. No application for an R-TH district shall be accepted for processing without these required exhibits.

1. A location map indicating existing zoning on the site and the adjacent areas.
2. A concept plan drawn no smaller than 1 inch equals 100 feet, including the following information:
   a. Lot lines and setbacks;
   b. Topography with contour intervals greater than 20 feet;
   c. Lakes, ponds and floodplains and the sources of floodplain data;
   d. Stormwater detention areas;
   e. Recreation facilities (if applicable);
   f. Location of typical off-street parking.
3. Color elevations of front, sides and rear of all typical units, including proposed building material, and any other structures such as recreation buildings.
4. Information indicating the following:
   a. Gross and net acreage (see definition of net density);
   b. Lot sizes (typical dimensions and square footage);
   c. Amount of common open space in square feet (if applicable);
5. Such other architectural and engineering data as may be required to evaluate the project.

Section 210-110. RM-13 Multifamily Residence District.

210-110.1 **Purpose and Intent.**

This zoning district is intended primarily for multifamily dwellings with a maximum density of 13 units per acre in areas where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways.

210-110.2 **Permitted Uses.**

Uses permitted in the RM-13 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-110.3 **Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the RM-13 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-110.4 **Special Uses.**

Special uses may be permitted in the RM-13 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-110.5 **Property Development Standards.**

Property in the RM-13 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions of Title 3 of the UDO.

210-110.6 **Architectural Standards/ Design.**
All development in the RM-13 District shall be in conformity with the Gwinnett Architectural Design Standards and in substantial conformity with the UDO Design Guidelines, Section 6.

Section 210-120. RM-24 Multifamily Residence District.

210-120.1 **Purpose and Intent.**
This zoning district is intended primarily for multifamily dwellings with a maximum density of 24 units per acre in areas where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways.

210-120.2 **Permitted Uses.**
Uses permitted in the RM-24 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-120.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the RM-24 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-120.4 **Special Uses.**
Special uses may be permitted in the RM-24 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-120.5 **Property Development Standards.**
Property in the RM-24 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions of Title 3 of the UDO.

210-120.6 **Architectural Standards/Design.**
All development in the RM-24 District shall be in conformity with the Gwinnett County Architectural Design Standards and with the UDO Design Guidelines.

Section 210-130. HRR High-Rise Residence District.

210-130.1 **Purpose and Intent.**
This zoning district is intended to allow for high-rise residential development and associated uses in a mixed-use environment.

210-130.2 **Applicability.**

A. This district may only be permitted on tracts of land or assemblages of land located adjacent to or having immediate access to major thoroughfares, where infrastructure is available to support the intensity of such a use, and with immediate access to major shopping, office or transit connections, within a Regional Mixed-Use or Preferred Office Character Area as designated on the Gwinnett County Future Development Map.

B. Applications for rezoning not located within a Regional Mixed-Use or Preferred Office Character Area shall not be accepted for processing by the Department of Planning and Development.

210-130.3 **Permitted Uses.**

A. Within an approved HRR District, residential uses as set forth in the Table of Permitted and Special Uses in Section 230-100 shall constitute a minimum of 60 percent of the GFA of a high-rise residential structure exclusive of any gross building space devoted to parking.

B. Office, retail, and service uses may occupy up to 40 percent of the gross square footage of the high-rise structure exclusive of any gross building space devoted to parking. Such uses shall be limited to those set forth in the Table of Permitted and Special Uses in Section 230-100.

210-130.4 **Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the HRR District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-130.5 **Special Uses.**

Special uses may be permitted in the HRR District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-130.6 **Property Development Standards.**

A. Property in the HRR District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions of Title 3 of the UDO.

B. Maximum project density.
The Board of Commissioners shall establish maximum project density on a case-by-case basis at the time of rezoning. The Board of Commissioners may increase building height on a case-by-case basis.

210-130.7 **Architectural Standards Design.**

All development in the HRR District shall be in conformity to the Gwinnett County Architectural Design Standards and with the UDO Design Guidelines.

210-130.8 **Application Process.**

The HRR rezoning process shall follow the same process for rezoning as prescribed in Section 270-20 with the following modifications:

A. All such rezoning applications shall be accompanied by a Zoning Exhibit. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria provided in this Section 210-130.

B. If the rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the Board pursuant to its deliberations on the application.

C. Zoning exhibit approval shall not constitute entitlement to permits.

210-130.9 **Zoning Exhibit.**

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

A. A location map indicating existing zoning on the site and the adjacent properties.

B. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, off-street parking, street trees, sidewalks, multiuse trails, stormwater management facility areas, floodplain and wetlands, topography and common space.

C. Specifications, calculations and applicable percentages for common space, density calculations, gross and net acreage, and parking.

D. Scaled architectural elevations of the proposed high rise structure and any proposed accessory structure (i.e. parking garage, recreation buildings, etc).

E. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and the Architectural Design Standards in the Appendix of the UDO.

210-130.10 **Concept Plan.**
A Concept Plan shall be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the Board of Commissioners, along with any conditions added thereto by the Board, according to the plan and plat guidelines listed in Chapter 320.

210-130.11 **Building Plans.**
Prior to issuance of a building permit for any occupied structure to be located within an HRR District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve building plans for conformity with the requirements of Section 210-130 and the UDO Design Guidelines.

210-130.12 **Other Requirements**.
The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

Section 210-140. O-R Office-Residence District.

210-140.1 **Purpose and Intent.**

A. The purpose of the O-R zoning district is to provide standards for the orderly transition and conversion of single-family and duplex residential structures to live-work, office, or institutional.

B. The intent of the O-R District is to provide for the economic reuse of existing single-family and duplex residential structures, while maintaining the residential character of the existing structures and the surrounding neighborhood.

C. The reuse of these structures shall be limited to low-intensity uses that would not create undue traffic safety problems or incompatibilities with adjacent residential property.

210-140.2 **Applicability.**
This zoning district is applicable to existing single-family and duplex residences facing a major thoroughfare that no longer have a viable use for solely residential occupancy. It is also applicable to conversion of an existing residential use to a low-intensity office or institutional use in order to provide an orderly transition in intensity between an existing commercial use abutting along one boundary and an abutting residential zoning district within the same block. In this way, the O-R district is intended to stabilize the neighborhood and prevent further propagation of strip commercial zoning along a thoroughfare.

210-140.3 **Permitted Uses.**
Uses permitted in the O-R District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-140.4 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the O-R District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-140.5 **Special Uses.**

Special uses may be permitted in the O-R District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-140.6 **Property Development Standards.**

A. **Property in the O-R District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts, the applicable site related provisions of Title 3 of the UDO, the UDO Design Guidelines and the following additional standards:**

1. Two adjacent lots may be combined, along with their related buildings, driveways and parking lots where the combination improves the site and building design.

B. Access management.

1. Driveway locations to be reviewed and coordinated with the Department of Transportation.

C. Buffer Standards.

1. Nonconforming structures shall be removed from all required buffer areas.
2. Side yard: Provide a 10 foot wide buffer outside of a 6 foot high opaque fence or wall abutting a residential zoning district.
3. Rear yard: Provide a 20 foot wide buffer outside of a 6 foot high opaque fence or wall abutting a residential zoning district.

D. Building Standards.

1. All development within the O-R District shall be in conformity with the Architectural Design Standards.
   a. New or rehabilitated structures shall have a compatible residential character with the adjacent residential buildings on the same block in terms of similar building materials and types and pitch of roof (gable, hip, mansard, flat).
   b. Existing structures remaining on the site may be enlarged, but shall retain their existing residential character in terms of building materials, entry features, porches, building height, proportions, types of roof, roof slope, dormers, and the types and sizes, proportions of fenestration, and doorways.

E. Parking requirements.

1. Shared parking.
   a. When two or more uses are connected with shared driveways, then shared parking reductions may be approved by the Director in accordance to Section 240-30 Reduction in Minimum Parking Requirements.
2. Location of parking.
   a. No more than two parking spaces may be provided in the front yard of each lot. All other required parking shall be in the side or rear yard.
3. Lighting of parking lots.
   a. Lighting fixtures for parking lots shall be no more than 16 feet in height and shall be directed away from abutting residential property.

F. Sidewalks.

1. Sidewalks and landscape strips shall be provided along the entire street frontage.
2. Sidewalks shall connect to existing sidewalks of adjacent properties.
3. Sidewalks shall be provided connecting the occupied buildings with the sidewalk along the street and parking areas to building entrances.

G. Signs.

Signage in the O-R District shall be provided as described in the Gwinnett County Sign Ordinance.

H. Limit on Accessory Activities.
1. Accessory activities such as loading, unloading supplies and materials shall be limited to business hours (9:00am to 5:00pm Monday through Friday, except state and federal Holidays).
a. On-site storage must be located within a fully enclosed structure and shall be limited to no more than ten percent of the principal gross building space. The cumulative total of all accessory buildings shall not exceed 10 percent of the principal building area. On-site storage buildings are subject to the provisions of Section 230-120 Accessory Use Standards.

I. Code compliance.
Change from residential to non-residential use requires compliance with the Gwinnett County Construction Code for commercial construction.

210-140.7 **Application Process.**
The O-R rezoning process shall follow the same process for rezoning as prescribed in Section 270-20, Zoning Ordinance Text and Map Amendments, with the following modifications:

A. **All such rezoning applications shall be accompanied by a Concept Plan. The Concept Plan shall provide all information necessary to demonstrate that it achieves the criteria provided in this section.**

B. **If the rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Concept Plan, including any modifications or conditions approved by the Board pursuant to its deliberations on the application.**

C. **Rezoning exhibit shall not constitute entitlement to permits.**

210-140.8 **Zoning Exhibit.**

A. **As part of the application for rezoning, an exhibit shall be submitted that includes the following information:**
1. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.
2. A plan showing applicable details, to include lots; streets and right-of-ways; setback lines, existing buildings and structures to remain or be demolished; proposed new buildings and entrances; existing and proposed driveways, parking lots, dumpsters, fences, sidewalks, retaining walls and other structures; trees, buffers and landscaping; preliminary floor plans and elevations for proposed renovations indicating use of proposed building materials; stormwater management facility, drainage easements and floodplain.
3. Information indicating the following:
a. Proposed uses and tenants;
b. Dimensions and square footage of lots;
c. Heated floor areas of existing and proposed buildings; and,
d. Number of off-street parking spaces and method of calculation of need for off-street parking spaces.

210-140.9 **Other Requirements.**
The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

Section 210-150. O-I Office-Institutional District.

210-150.1 **Purpose and Intent.**
This zoning district is established to provide a location for offices, institutions and limited related retail business and service activities in buildings of high character in attractive surroundings.

210-150.2 **Permitted Uses.**
Uses permitted in the O-I District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-150.3 **Accessory Uses and Structures.**

A. Accessory uses and structures shall be permitted in the O-I District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

B. If an office building, hotel or motel as a principal use includes one or more accessory uses from the categories of Retail Trade, Accommodation and Food Services, Arts, Entertainment and Recreation, or Other Services, the total floor area of accessory uses may not exceed 15 percent of the total floor area of the building.

210-150.4 **Special Uses.**

Special uses may be permitted in the O-I District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-150.5 **Property Development Standards.**

Property in the O-I District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

210-150.6 **Limit on Accessory Activities.**

A. Accessory activities such as loading, unloading supplies and materials shall be limited to business hours (9:00am to 5:00pm Monday through Friday, except state and federal Holidays).

1. On-site storage must be located within a fully enclosed structure and shall be limited to no more than ten percent of the principal building area and five percent of the total lot area. On-site storage buildings are subject to the provisions of Section 230-120 Accessory Use Standards.

Section 210-160 C-1 Neighborhood Business District.

210-160.1 **Purpose and Intent.**

The C-1 Neighborhood Business District is intended to provide for commercial uses of a convenience nature for nearby residential neighborhoods. These uses are intended to be facilities serving the everyday needs of these nearby neighborhoods rather than the larger community. The residential character of the area surrounding this district shall be of primary consideration when Rezonings, Special Use Permits or Variances to these regulations are reviewed.

210-160.2 **Permitted Uses.**

Uses permitted in the C-1 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-160.3 **Accessory Uses and Structures.**

Accessory uses and structures shall be permitted in the C-1 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-160.4 **Special Uses.**

Special uses may be permitted in the C-1 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-160.5 **Property Development Standards.**

Property in the C-1 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

Section 210-170. C-2 General Business District.

210-170.1 **Purpose and Intent.**
The C-2 General Business District is intended to provide adequate space in appropriate locations along major streets, thoroughfares and intersections for various types of business use. These uses include the retailing of major goods and services, general office facilities and public functions that would serve a community area of several neighborhoods. The intensity of development and uses in the C-2 General Business District is greater than in the C-1 Neighborhood Business District because it is intended to serve a greater population and to offer a wider range of goods and services.

210-170.2 **Permitted Uses.**
Uses permitted in the C-2 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-170.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the C-2 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-170.4 **Special Uses.**
Special uses may be permitted in the C-2 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-170.5 **Property Development Standards.**
Property in the C-2 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

Section 210-180. C-3 Highway Business District.

210-180.1 **Purpose and Intent.**
The C-3 Highway Business District is intended for business uses which require locations accessible to major highways and arterials that serve significant portions of the community. The C-3 district allows an intensity of development and uses that is greater than in the C-2 General Business District because it is intended to serve a greater population and to offer a wider range of goods and services. Due to the nature of the businesses permitted within the C-3 district, the zoning district should be limited to property fronting on principal arterials, major arterials or minor arterials, not indicated as residential arterials, as shown on the Long Range Road Classification Map. C-3 Districts should provide an internal transition in intensity or provide a step-down to less intensive zoning districts when adjacent to residential districts.

210-180.2 **Permitted Uses.**
Uses permitted in the C-3 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-180.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the C-3 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-180.4 **Special Uses.**
Special uses may be permitted in the C-3 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-180.5 **Property Development Standards.**
Property in the C-3 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

Section 210-190. Mixed-Use Districts.

There are three mixed-use zoning districts, each with its distinct purpose and intent: Neighborhood Mixed-Use District (MU-N), Community Mixed-Use District (MU-C) and Regional Mixed-Use District (MU-R). The primary purpose of these districts is to promote pedestrian-oriented mixed-use developments that will facilitate a more efficient use of land and infrastructure and preserve open space, while allowing varying densities, intensities and flexibility in zoning and development requirements. In all three districts, mixed-uses are permitted both vertically (in one structure) and horizontally (in multiple structures).

Section 210-200. MU-N Neighborhood Mixed-Use District.

210-200.1 **Purpose and Intent.**
The purpose of the Neighborhood Mixed-Use District (MU-N) is to promote complementary groupings of small-scale mixed-use buildings that are within walking distance and compatible with the surrounding neighborhood. It is the intent of this district to provide for diverse housing options to accommodate multigenerational communities with a range of residential building forms, lot sizes and dwelling sizes and neighborhood-oriented retail, services and low intensity office uses that are within convenient walking distances.

210-200.2 **Applicability.**
Developments requesting rezoning to the MU-N district should be located in Community Mixed-Use and Corridor Mixed-Use Character Areas identified in the 2030 Unified Plan.

210-200.3 **Permitted Uses.**
Uses permitted in the MU-N District are listed in the Table of Permitted and Special Uses in Section 230-100, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-200.4 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the MU-N District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-200.5 **Special Uses.**
Special Uses may be permitted in the MU-N District in accordance with Section 230-100 Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-200.6 **Minimum specifications for development of the MU-N Neighborhood Mixed-Use District.**

A. **Include at minimum two or more major land use categories chosen from the permitted uses listed in Section 230-100 provided that no single land use category shall constitute less than 20 percent of the development gross floor area.**
   1. Retail, services and professional uses shall be the primary uses of the ground floor of vertically mixed use buildings to encourage walkability and pedestrian orientation.
   2. Residential uses are permitted within both horizontally or vertically mixed use buildings with a maximum density of eight dwelling units/acre (project acreage).

Section 210-210. MU-C Community Mixed-Use District.

210-210.1 **Purpose and Intent.**
The purpose of the Community Mixed-Use District (MU-C) is to promote complementary groupings of community-scale mixed-use buildings and activity areas along commercial corridors at locations that have adequate infrastructure and transportation access. The intent of this district is to promote diverse uses, including places of employment, shopping and commercial services, varied housing options for multigenerational communities within pedestrian and bicycle friendly mixed-use activity centers and corridors that are compatible with established surrounding neighborhoods.

210-210.2 **Applicability.**
Developments requesting rezoning to the MU-C District should be located in Regional Mixed Use, Community Mixed-Use and Corridor Mixed-Use Character Areas identified in the 2030 Unified Plan.

210-210.3 **Permitted Uses.**
Uses permitted in the MU-C District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses, provided that they comply with the Supplemental Use Standards of Section 230-130.

210-210.4 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the MU-C District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-210.5 **Special Uses.**
Special Uses may be permitted in the MU-C District in accordance with Section 230-100 Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-210.6 **Minimum specifications for development of the MU-C Community Mixed-Use District.**

A. **Include at minimum two or more major land use categories chosen from the permitted uses listed in Section 230-100 provided that no single land use category shall constitute less than 20 percent of the development gross floor area.**
   1. Retail, services and professional uses shall be the primary uses of the ground floor of vertically mixed use buildings to encourage walkability and pedestrian orientation.
   2. Residential uses are permitted within both horizontally or vertically mixed use buildings with a maximum density of 10 dwelling units/acre (project acreage).

Section 210-220. MU-R Regional Mixed Use District.

210-220.1 **Purpose and Intent.**
The purpose of the Regional Mixed-Use District is to encourage the development, redevelopment or revitalization of commercial and residential areas along major transportation corridors into vibrant, high density, pedestrian friendly, live-work-play environments that offer employees and residents the opportunity to fulfill their daily activities with minimal use of single-occupant automobiles. The intent of this district is to allow flexibility in design standards and high density residential development in exchange for innovative and high standards inclusive of landscaping, green space, urban space, and public amenities within a distinct, unified theme that can improve the viability of the development and surrounding communities.

210-220.2 **Applicability.**
Developments requesting rezoning to the MU-R District should be located in Regional Mixed-Use or Preferred Office Character Areas identified in the 2030 Unified Plan.

210-220.3 **Permitted Uses.**
Uses permitted in the MU-R District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130.

210-220.4 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the MU-R District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-220.5 **Special Uses.**
Special Uses may be permitted in the MU-R District in accordance with Section 230-100 Table of Permitted and Special Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-220.6 **Minimum Specifications for development of the MU-R Regional Mixed-Use District.**

A. The Floor Area Ratio (FAR), maximum height and density of the residential uses within MU-R District shall be 0.4 FAR, 45 feet in maximum height and a maximum of eight dwelling units/acre, unless otherwise approved by the Director or as a zoning condition by the Board of Commissioners.

B. Additional bonuses as listed in Table 210.7, Amenities Eligible for FAR Bonus for MU-R District, may be granted by the Director or as a zoning condition by the Board, subject to the approval of a site specific concept plan, to increase the above FAR, height and density for the development to the allowable maximum as shown in Table 210.8, Maximum Allowable Building Height and Residential Density for MU-R District.

C. Include at minimum two or more major land use categories chosen from the permitted uses listed in Section 230-100 provided that no single land use category shall constitute less than 20 percent of the gross floor area.
   1. Retail, services and professional uses shall be the primary uses of the ground floor of vertically mixed use buildings to encourage walkability and pedestrian orientation.
   2. Residential uses are permitted within both horizontally or vertically mixed-use buildings with a maximum density of 8 dwelling units/acre except as follows:

Table 210.7: Amenities Eligible for FAR Bonus for MU-R District

Amenities	FAR Bonus*
For each 1 percent of common area in excess of the required minimum.	Additional 0.1 FAR/each 1% over
For each one half-acre of contiguous area consisting of environmentally sensitive natural, undisturbed area (i.e. wetlands, floodplain, specimen trees) or culturally sensitive features that are preserved and dedicated as conservation space.	Additional 0.25 FAR/ each ½ acre tract.
Structured Parking: 50% of minimum required. 25% of minimum required.	 Additional 1.0 FAR Additional 0.5 FAR
Mixed-use development that includes a minimum of 14 dwelling units per acre of land, and constructed in the same building with office, institutional, commercial, or retail uses.	Additional 0.5 FAR
Mixed-use development that includes office space constituting at least 40 percent of the total GFA.	Additional 0.5 FAR
Mixed-use development assembled from at least three properties, each containing one acre or more.	Additional 0.3 FAR
Transit passenger shelter and related support facilities.	Additional 0.25 FAR
Documentation by a LEED-certified professional that the project, if constructed as proposed, meets the "Silver" standards of LEED or the standards of ASHRAE Standard 189.1 for Sustainable Design.	Additional 0.25 FAR
Multiuse paths located outside of the floodplain, on minor collector or local streets, or within the development and meeting the standards of Section 900-100. Bonus may be granted proportionately to the FAR/ path ratio if more or less than 1000 feet of path is provided.	Additional 0.2 FAR/1000 feet path
Regional stormwater management facility meeting the standards of Section 800-90.	Additional 0.75 FAR
Within the required common areas, at least 50 percent of the area is developed into a contiguous green space for public gathering and related functions (i.e. pocket park, plaza, amphitheater, or greenways).	Additional 0.2 FAR
These bonuses are additive and can be accumulated subject to total maximum FAR of 5.0	

Table 210.8: Maximum Allowable Building Height and Residential Density for MU-R District
(Subject to Approved Bonus Density)

FAR	Building Height	Residential Density
0.41 – 1.00	5 stories and 75 ft.	32 dwelling units/net acre
1.01 – 2.00	10 stories and 140 ft.	48 dwelling units/net acre
2.01 – 3.00	15 stories and 210 ft.	64 dwelling units/net acre
3.01 – 4.00	20 stories and 260 ft.	80 dwelling units/net acre
4.01 – 5.00	25 stories and 300 ft.	96 dwelling units/net acre

Section 210-225. Minimum Design Standards of Mixed Use Districts.

All mixed-use districts MU-N, MU-C and MU-R shall comply with the applicable site related provisions contained in Title 3 of the UDO and the following additional standards.

210-225.1 **Common area.**

At least 15 percent of the net project acreage (total acreage of the project excluding 100-year floodplain and wetland areas) shall be designated on a recorded plat as permanent common area for the use of the residents, workers, patrons and visitors to the development.

A. Common areas shall meet the standards set forth in this section and the UDO Design Guidelines for Public Spaces.
B. Depending on the scale of the development, the common area shall include at least one conveniently located public gathering area or activity center with related amenities and improvements in the form of a square, green, plaza, or similar approved element that is accessible by the general public from at least three points of entry by sidewalks.
C. Common area may include greenways or greenway access to satisfy the requirements of the Gwinnett County Open Space and Greenways Master Plan.

210-225.2 **Connectivity.**

A. Interconnected network.

It is the intent of this section that the public access ways, walkways, transportation facilities, and improvements in the mixed-use district contribute to an inter-connected and continuous network providing convenient vehicular and pedestrian access to abutting properties. The design of developments and related public improvements shall provide for maximum connections for automobiles, pedestrians, bicycles, and public transportation to off-site and on-site attractions such as concentrations of employment, shopping, housing and community services, public parking, parks, and public facilities.

B. Vehicular connectivity.

1. No streets may be longer than 600 feet without an intersection with another street or alley.
2. The street network shall form a connected pattern (grid system), with a minimum of cul-de-sacs approved by the Director only in cases of topographical hardship. Street shapes should be varied with loop streets, curving crescents, eyebrows, ovals, and courts providing visual interest and traffic calming effects. Approved cul-de-sac streets may be no longer than 600 feet in length. Street patterns shall be designed to respect and follow existing terrain as much as possible to minimize earthmoving and disruption of the existing topography.
3. New streets shall contribute to an inter-connected network and meet all of the following standards:
   a. Location of the new street shall be reviewed and approved by the Gwinnett DOT. Such approval shall be contingent on a finding that the new street will serve a public purpose such as improving traffic safety, reducing traffic congestion, or improving vehicular and pedestrian circulation and access to major thoroughfares.
   b. Right-of-way and design of the new street shall meet applicable requirements provided in this Section 210-225 and Chapter 360 of this UDO.
   c. Access to the new street shall not be gated.

C. Pedestrian Connectivity.
1. There shall be adequate separation of pedestrian walkways from automobile traffic within a development. Appropriate design elements or traffic calming measures, such as paving material variation or barrier (structural or spatial) shall be provided to distinguish vehicular and pedestrian access points.
2. Safe, convenient, and continuous pedestrian walkways shall be provided:
   a. Between building entrances for all buildings in the same block.
   b. Along both sides of the street frontage of all streets.
   c. Through parking lots and parking structures at regular intervals connecting to building entrances and the public sidewalks on surrounding streets.

210-225.3 **Public Improvements.**

A. Sidewalks shall be provided as required in Section 900-90.

B. Multiuse Paths shall be provided on one side of streets classified as arterials and shall comply with Section 900-100. Eligible FAR Bonus, if applicable, may be granted by the Director for multiuse paths constructed on all streets, except arterials, and any other locations within the development in accordance to Table 210.7.

C. Crosswalks and pedestrian crossing signage shall be provided consistent with the most recent edition of the Manual of Uniform Traffic Control Devices (MUTCD) and AASHTO, as per Gwinnett DOT approval.

D. Greenway Access.
1. Greenways shall be provided in accordance with the Gwinnett County Open Space and Greenway Master Plan and maintained in accordance to Sections 900-110, and other applicable sections of the UDO. Final location of the greenways shall be coordinated with the Department of Community Services.
2. If a project abuts a greenway, then a multiuse path shall be provided connecting to the greenway for pedestrian and bicycle use.

210-225.4 **Access Easements and Inter-parcel Access.**

A. Inter-parcel access, joint driveways, cross-access drives, and access easements shall be provided, as follows, except where the Director determines that they are infeasible because of topographic or other site-specific constraints:
1. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties on arterials or major collectors designated on the Gwinnett County Long Range Road Classification Map;
2. Joint driveways and cross-access easements shall be established for non-residential tracts wherever feasible along streets classified as arterials or major collectors on the Gwinnett County Long Range Classification Map;
3. Roads are to be designed with a design speed of 25 mph and a two-way travel aisle, with a minimum of 20 feet to accommodate automobiles, service vehicles, and loading vehicles;
4. Driveway aprons, stub-outs, and other design features or traffic calming features may be required by the Director or Gwinnett DOT to indicate cross access or service drive for traffic safety or per County standards.

210-225.5 **Parking Management.**

A. Vehicle Parking.
1. The minimum number of required off-street parking spaces shall be as provided in Chapter 240 or in accordance to the following standards, whichever is lower:
   a. One parking space is required for each 400 square feet of gross floor area of non-residential use.
   b. One and one half (1.5) parking spaces are required for each residential dwelling unit.
   c. The number of required off-street parking spaces may be reduced in equal number by the number of on-street parking, spaces as provided in Chapter 245, On-Street Parking, or by a shared parking agreement as described in Section 240-30, Reduction in Minimum Parking Requirements.
2. All off-street parking must be located to the side or rear of the principal buildings within MU-N and MU-C Districts and screened from residential districts per Section 620-80, No Access Easement Screening Requirements, and the UDO Design Guidelines. Off-site parking in the front yard is not permitted within MU-N and MU-C Districts. In MU-R, no more than 20 percent of the required parking for a building shall be in parking lots located between the facade of the building and the street on which the building faces.

B. Bicycle Racks.
   1. All uses that are required to provide off-street parking spaces for motorized vehicles also shall provide bicycle racks consistent with each of the standards below:
      a. Uses that require more than 100 off-street parking spaces for motorized vehicles shall provide at least one bicycle rack space for every 50 parking spaces required for motorized vehicles.
      b. No single building shall be required to provide more than 20 bicycle rack spaces.
      c. Bicycle racks shall be located outside of the street right-of-way, in a well-lighted area, no more than 100 feet from the intended use area or building.

C. Transit-oriented Development Parking.
   1. The Director may grant an administrative variance to reduce by no more than 20 percent the number of required parking spaces for uses that are located along pedestrian walkways and within 1,320 feet of a fixed public transportation stop.

210-225.6 **Building Services.**

A. Off-street loading and servicing areas shall be located to the rear of all buildings or screened from public view by a Type 4 Landscape Strip as described in the UDO Design Guidelines.

B. Walls shall be constructed of materials and colors that are compatible with those of the principal building facade.

C. Access ways and loading areas used for delivery trucks, service vehicles, and driveway and loading areas for garbage trucks shall provide safe means of ingress and egress from public streets such that delivery vehicles and garbage trucks are not required to back into streets classified as arterials or collectors on the Gwinnett County Long Range Road Classification Map.

D. All access ways and loading areas shall provide a minimum horizontal and vertical clearance of 14 feet at all points.

E. Mechanical equipment located at ground level and roof level shall be screened from view from all streets and public right-of-ways with screening walls or landscaping consistent with the Architectural Design Standards and the UDO Design Guidelines.

F. Dumpsters shall be screened as provided in the Architectural Design Standards.

210-225.7 **Transition Height along Exterior Boundaries.**

A. All buildings, or portion thereof, located within 50 feet of a residential district of lower density shall have a maximum height equal to that of the adjacent district.

B. All buildings, or portions thereof, located beyond the initial 50 feet from a lower residential district shall have a setback at 45 degree angle, measured from the height of 35 feet, and 50 feet from the property line common with such residential district and as illustrated in the UDO Design Guidelines.

C. All buildings within the Mixed-Use Districts are subject to the maximum height and setbacks as established in Table 210-9 Dimensional Standards.

210-225.8 **Dimensional Standards.**

A. All Mixed-Use districts shall meet the dimensional standards as listed in of Table 210.9, Dimensional Standards, and minimum heated floor areas as stipulated in Table 210.10, Dwelling Unit Floor Area. There are no minimum lot sizes; however, the district size shall meet the project area standards as stipulated.

Table 210.9. Dimensional Standards.

Project Area Standard						Off Internal Streets or Private Driveways		
District	Minimum	Maximum	Road Frontage	Max. Height	FAR/ Density	Front (1)	Side (1)	Rear
MU-N	7 ac.	20 ac.	40 ft./lot	45 ft.	0.4 FAR; 8 d.u./ac.	5 – 15 ft.	10 – 20 ft.	25 – 40 ft.
MU-C	10 ac.	None	40 ft./lot	60 ft.	1.0 FAR; 10 d.u./ac.	5 – 15 ft.	10 – 20 ft.	25 – 40 ft.
MU-R	15 ac.	None	40 ft./lot	up to 300 ft. or 25 stories (varies per bonus)	0.4-5.0 FAR; up to 96 d.u./ac. (varies per bonus)	5 – 15 ft.	10 – 20 ft.	25 – 40 ft.

Exceptions: (1) Front setbacks are permitted within the range of 5 feet to 15 feet unless abutting classified streets. Lots abutting a classified arterial or collector street shall have a minimum of 20 feet front and side setbacks.

Table 210.10. Dwelling Unit Floor Area

MU-N, MU-C, MU-R	Minimum Heated Floor Area				
	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
	600 sq. ft.	750 sq. ft.	1,000 sq. ft.	1,200 sq. ft.	1,450 sq. ft.

210-225.9 **Landscape, Buffers, and Tree Protection.**

A. The purpose of landscape requirements in Mixed-Use Districts is to provide for flexibility of design based upon the pedestrian and vehicular connectivity, the type of common space areas, architectural design, and density, while the objective is to maintain the health and well-being of the trees.

B. Buffers and tree protection shall be in conformity with Chapters 600 through 640 of this UDO.

C. Trees within the Mixed-Use Development must meet street tree, parking lot tree and 16 tree density units per acre requirements. Street trees may count towards meeting the tree density units.

1. Street trees.
   a. Trees on major entry drives throughout the development shall be canopy trees.
   b. Trees on local streets throughout the development may be canopy or small trees.
   c. If tree wells are provided within sidewalks, a tree grate, or pavers shall be provided for each tree. Engineered soils and irrigation for each tree is required. An owner or developer shall submit to the Department the engineered soil specifications prior to issuance of development permit. Details of the tree grates are required to be on the plan.
2. Parking Lot Trees.
   a. Parking rows shall terminate with a planting island unless adjacent to a landscape strip.
   b. Recommendations for parking lot planting area designs:
      i. The use of elongated planting strips that is perpendicular to the parking stalls;
      ii. Irrigation and a long term maintenance plan for newly planted trees and shrubs; and,
      iii. The use of at-grade planting areas (bioswales) in parking lots to promote stormwater runoff treatment.

D. Screening Off-Street Parking Lots.
   1. Off-street parking lots may be screened from adjacent roadways and sidewalks by a Type I landscape strip consistent with the UDO Design Guidelines.

E. If landscape strips are provided within the right-of-way they shall be a minimum of 5 feet in width, measured from back of curb and sidewalk.

F. Individual lot trees are not required on detached residential lots.

210-225.10 **Streetscape Design.**

A. The location and specifications of other improvements in public right-of-ways, including street lights, bike racks, trash receptacles, benches, street trees, and landscaping, shall be as provided in accordance with the UDO Design Guidelines and the following design criteria:
   1. Lighting.
      a. A unified lighting plan must be submitted with the concept plan for approval by the Director in according to Section 240-100 and other sections as applicable. Such lighting must provide adequate vehicular and pedestrian visibility and security of on-site areas such as building entrances, parking, service delivery and pedestrian walkways. Light fixtures shall include glare shields to limit direct rays onto adjacent residential properties. Such lighting plan must include typical designs for shielded light fixtures, light poles, and lighting levels that are compatible with or complement the surrounding developments.
   2. Pedestrian amenities.
      a. Public gathering areas shall be designed with appropriately scaled and thematic site furnishings or amenities such as decorative seating, planters or water fountains. Site furnishings and amenities shall be located outside of the street right-of-way and be privately maintained.
      b. Materials should be durable and variable in texture, color and form. Plastic or petroleum-based resin materials are prohibited.
   3. Landscaping shall be separated from vehicular uses by some form of barrier such as high back concrete curb, bollards, curb stops, or other suitable permanent alternative.

210-225.11 **Utilities.**

A. All existing and proposed utilities located along streets in the Mixed-Use Districts, except for substations and major electric transmission lines located on separate easements, are required to be placed underground or relocated to the rear of the property so that they will be less visible from streets.

210-225.12 **Signs.**

Signs for buildings with an individual use or tenant shall be permitted in accordance with the Gwinnett County Sign Ordinance.

210-225.13 **Building Design.**

A. The applicant for a building permit in the Mixed-Use District shall prepare and submit preliminary architectural plans and elevations of all buildings for review by the Director. The Director shall review such plans and elevations in order to determine if they conform to the Gwinnett County Architectural Design Standards and are substantially consistent with the UDO Design Guidelines.

B. Odor Scrubbing.
   1. Where residential uses are located with other non-residential uses within the same building, odor scrubbing equipment shall be required of the non-residential tenant to eliminate obnoxious odor as deemed appropriate for each use.

C. Doors and Entrances.
   1. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
   2. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

210-225.14 **Outdoor Operations.**

A. All uses and operations except off-street parking, off-street loading and delivery and walk-up customer service windows shall be conducted completely within enclosed buildings, except as follows:
   1. Outdoor seating for restaurants shall be subject to the supplemental use regulations of Section 230-130 and be located outside of the street right-of-way.
   2. Outdoor display or sales of merchandise shall be subject to the supplemental use regulations of Section 230-130 and be located outside of the street right-of-way.

210-225.15 **Property Owners Association.**

A. Common areas, stormwater management facilities, floodplain and wetland areas shall be owned in fee-simple by a mandatory property owner's association or approved entity. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat.

B. The property owner's association, or other approved entity shall be responsible for the continuous maintenance and protection of buffers, common areas, and recreation areas established pursuant to this Section.

C. At minimum, the property owner's association bylaws or covenants, shall contain the following provisions:
   1. Governance of the association by the Georgia Property's Association Act (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
   2. Responsibility for maintenance of the open space or common area.
   3. Responsibility for insurance and taxes.
   4. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
   5. Conditions and timing of transferring control of the association from the developer to the lot owners.
   6. Guarantee that the association will not be dissolved without the advance approval of the Board of Commissioners.

210-225.16 **Application Process.**

The Mixed-Use rezoning process shall follow the process for rezoning as prescribed in Section 270-20 with the following modifications:

A. All such rezoning applications shall be accompanied by a Zoning Exhibit for review and approval by the Director. The Zoning Exhibit shall provide all information necessary to demonstrate that it achieves the criteria provided in Sections 210-190 through 210-225 as applicable.

B. If the rezoning application is approved by the Board of Commissioners, then such rezoning shall be conditioned to the applicant's developing in substantial conformity with the Zoning Exhibit, including any modifications or conditions approved by the Board pursuant to its deliberations on the application.

C. Zoning exhibit approval shall not constitute entitlement to permits.

D. Each applicant for the mixed-use district shall provide evidence of the unified control of the entire parcel. During the development process, more than one owner may participate in the development of the approved plan so long as each parcel of land remains subject to all of the terms and conditions of the Zoning Exhibit approved for the property as a whole.

210-225.17 **Zoning Exhibit.**

As part of the application for rezoning, an exhibit shall be submitted that includes the following information:

A. A location map showing the boundaries of the property with the current zoning of the property, as well as zoning on adjacent properties.

B. A plan showing applicable details, to include lots, streets and right-of-ways, setback lines, dwelling sizes, off-street parking, on street parking, street trees, sidewalks, multiuse trails, stormwater management facility areas, floodplain and wetlands, topography and common space.

C. Specifications, calculations and applicable percentages for common area, density calculations, lot sizes, land use, gross and net acreage, dwelling units, and parking.

D. Color elevations of front, sides and rear of all typical units, including proposed building materials, building heights and any other structures.

E. Other architectural and engineering data necessary to demonstrate conformity with applicable standards of the district and with the Architectural Design Guidelines in the Appendix of the UDO.

F. Conceptual Signage Plan.

210-225.18 **Phasing Plan.**
A phasing plan shall be submitted with the Concept Plan, and approved by the Director, unless the entire development is to be completed at one time. Such phasing plan shall describe and illustrate in written and graphic format the incremental implementation of the Mixed-Use development over a number of years, including the sequence, timing and responsibility for construction of each building, support facilities, infrastructure and utilities. The revision of the phasing plan is permitted and must be approved by the Director prior to each construction phase.

210-225.19 **Concept Plan.**
A Concept Plan must be submitted and approved by the Director after the rezoning process and prior to submittal of an application for a Development Permit. The purpose of the Concept Plan review is to ensure the soundness of the proposed development, compatibility with the surrounding area and compliance with zoning conditions. The Concept Plan shall be developed in substantial conformance with the Zoning Exhibit approved by the Board of Commissioners, along with any conditions added thereto by the Board of Commissioners, according to the plan and plat guidelines listed in Chapter 320.

210-225.20 **Building Plans.**
Prior to issuance of a building permit for any occupied structure to be located within a Mixed Use District, the builder shall provide architectural plans and elevations at a scale no smaller than 1/8"=1'-0" that demonstrate compliance with the requirements of the Architectural Design Standards. The Director shall have the authority to review and approve building plans for conformity with the requirements of Sections 210-200, 210-210, 200-220, and 210-225 and the UDO Design Guidelines.

210-225.21 **Other Requirements.**
The applicant shall adhere to all other applicable requirements of this Ordinance and other applicable requirements of Gwinnett County. In any case where the standards and requirements of this district conflict with other provisions of the Gwinnett County Code of Ordinances, the requirements of this district shall govern.

Section 210-230. M-1 Light Industry District.

210-230.1 **Purpose and Intent.**
The M-1 Light Industry District is comprised of lands that are located on or have ready access to a Major Street or State Highway and are well adapted to industrial development but whose proximity to residential or commercial districts makes it desirable to limit the intensity of industrial operations and processes. This district limits industrial, manufacturing and warehousing uses to those which are wholly conducted indoors, with the exception of outdoor storage which is screened and situated in a side or rear yard.

210-230.2 **Permitted Uses.**
Uses permitted in the M-1 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses provided they comply with the Supplemental Use Standards of Section 230-130.

210-230.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the M-1 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-230.4 **Special Uses.**
Special uses may be permitted in the M-1 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

210-230.5 **Property Development Standards.**
Property in the M-1 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

Section 210-240. M-2 Heavy Industry District.

210-240.1 **Purpose and Intent.**
The M-2 Heavy Industry District provides a location for industrial operations and processes conducted both indoors and outdoors, and which due to their intensity of use, should be located on or have ready access to a major thoroughfare or State Highway, and not in close proximity to residential areas.

210-240.2 **Permitted Uses.**
Uses permitted in the M-2 District are as listed in the UDO in Section 230-100 Table of Permitted and Special Uses, provided they comply with the Supplemental Use Standards of Section 230-130.

210-240.3 **Accessory Uses and Structures.**
Accessory uses and structures shall be permitted in the M-2 District in accordance with Section 230-100 Table of Permitted and Special Uses and provisions detailed in Section 230-120 Accessory Use Standards of the UDO.

210-240.4 **Special Uses.**
Special uses may be permitted in the M-2 District in accordance with Section 230-100 Table of Permitted Uses. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 subject to Supplemental Use Standards established in Section 230-130 of the UDO.

210-240.5 **Property Development Standards.**
Property in the M-2 District shall be developed in accordance with Section 230-10 Dimensional Standards of Zoning Districts and the applicable site related provisions contained in Title 3 of the UDO.

Chapter 220. Overlay Zoning Districts.

Section 220-10. Interpretation and Applicability of Overlay Districts.

220-10.1 **Purpose and Intent.**

A. This Chapter establishes standards that apply to the development, use, or alteration of land, buildings and structures within the boundaries of an overlay district.

B. The overlay districts in this Chapter 220 contain development procedures and standards that are supplemental to the zoning district classifications established in Chapter 210, Base Districts, and the provisions of Chapter 270, Procedures, of this UDO. All development and building permits for lots located within an overlay district contained in this Chapter shall meet all of the requirements of the base zoning district in which it is located, all conditions of rezoning or special use permit approvals and, in addition, shall meet the requirements of the overlay district applicable to the lot.

220-10.2 **Applicability.**

A. The procedures and standards contained in the overlay districts in this Chapter apply to each application for a permit for the development, use, or alteration, or modification of any structure where the subject property lies within the boundaries of an overlay district as established by the Board of Commissioners and recorded on the Gwinnett County Zoning Maps, as they may be amended from time to time.

B. The procedures and standards of overlay districts apply only to property within the boundaries of the overlay districts as established by the Board of Commissioners.

C. In any case where the standards and requirements of an overlay district in this Chapter conflict with those of the base zoning district, the standards and requirements of the overlay district shall govern.

D. In any case where the conditions of approval for rezoning or special use permit approved by the Board of Commissioners conflict with the provisions of an overlay district, the conditions shall take precedence.

220-10.3 **Map Amendments.**

No change in the boundary of an Overlay district shall be authorized, except by the Gwinnett County Board of Commissioners pursuant to procedures in Chapter 270.

Section 220-20. Big Haynes Creek-Alcovy Watershed Protection Overlay District.

This section of the UDO is adopted pursuant to Georgia Department of Natural Resources Rules for Environment Planning Criteria.

220-20.1 **Findings.**

The Board of Commissioners finds that:

A. The Big Haynes Creek and Alcovy River Small Water Supply Watersheds provide multiple benefits, which include providing drinking water for public water supply systems.

B. The water quality of the Big Haynes Creek and Alcovy River Watersheds depends upon the water quality of the tributary streams flowing into Big Haynes Creek and the Alcovy River.

C. Sediment and other polluting materials and conditions, including but not limited to pesticides, nutrients such as nitrogen and phosphorous, toxic materials, and elevations in water temperature, are harmful to the water quality of the creek and tributaries.

D. Vegetative buffers and adequate impervious surface setbacks adjacent to perennial streams, as required by Chapter 500 of the UDO, help to preserve water quality by reducing the quantity and concentrations of non-point source pollutants into these streams.

220-20.2 **Purpose.**
Based upon the findings in Section 220-20.1, the Board of Commissioners adopts these regulations to promote the health, safety and welfare of those depending upon the Big Haynes Creek and Alcovy River Watersheds for their supply of drinking water.

220-20.3 **Development Standards.**
Within the Big Haynes Creek and Alcovy River Watersheds, landfills and hazardous waste facilities are subject to the following:

A. New sanitary landfills shall utilize synthetic liners and leachate collection systems.

B. Hazardous waste treatment or disposal facilities are prohibited.

C. Facilities which handle hazardous materials, of the types and amounts determined by the Georgia Department of Natural Resources, shall perform all operations on impermeable surfaces having spill and leak protection systems as prescribed by the Georgia Department of Natural Resources.

220-20.4 **Limitation on Variances.**
Variances from the provisions of this Section 220-20 are prohibited.

Section 220-30. Activity Center/Corridor Overlay District.

220-30.1 **Findings and Purposes.**
The Activity Center/Corridor Overlay District is intended to enhance the viability and livability of the area surrounding major activity centers in Gwinnett County as designated by the Board of Commissioners. The purpose of the Overlay District is to achieve and maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture and signage; and to promote alternative modes of transportation within the district through the provision of pedestrian and local public transit.

220-30.2 **Applicability.**

A. The requirements of the Overlay District shall apply to all non-residential and attached residential properties within the unincorporated areas as shown on:
   1. Mall of Georgia Overlay District Map.
   2. Civic Center Overlay District Map.
   3. Grayson/Highway 20 Corridor Overlay District Map.
   4. Centerville/Highway 124 Corridor Overlay District Map.
   5. Highway 124/324/Hamilton Mill Road Overlay District Map.
   6. These standards shall apply to all new construction and shall apply to the applicable and affected portions of a redeveloped site or refurbished building as determined by the Director of Planning and Development.

220-30.3 **Design Requirements.**

A. Transportation/Infrastructure.
   1. Provide interparcel vehicle access points between all contiguous commercial, office, industrial or attached residential tracts. This requirement may be waived by the Director only if it is demonstrated that an interparcel connection is not feasible due to traffic safety or topographic concerns.
   2. All new utility lines shall be located underground.
   3. Sidewalks shall be required adjacent to all public rights-of-way and into and throughout attached residential developments. The location of sidewalks shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. A sidewalk that is a minimum of four feet wide shall connect entrance(s) of buildings to the public rights-of-way.

4. At the following locations, sidewalks shall be constructed with an additional 2-foot by 8-foot concrete pad, located outside of the right-of-way, designed to accommodate future pedestrian amenities such as benches, planters, and trash containers.
   a. At intersections of the corridor with an arterial, major collector or minor collector identified on the Gwinnett County Long Range Road Classification Map.
   b. At locations along the corridor designated for a transit stop or future transit stop by Gwinnett County Department of Transportation.
   c. At locations along the corridor designated for a school bus stop by the Gwinnett County Board of Education.
   d. Such pedestrian amenity sidewalk pads shall not be required closer than 300 feet from another such pad on the same side of the street.
5. All amenities required and listed above, shall be decorative, commercial-quality fixtures. Sidewalk design and placement of any of these amenities shall be reviewed and approved by the Gwinnett or Georgia Department of Transportation. Locations of pedestrian amenity sidewalk pads shall be coordinated to avoid locations of curb inlets, guardrails and bridges.

B. Streetlights.

1. Provide streetlights along all public rights-of-way utilizing decorative light poles/fixtures. Streetlights shall be staggered, 150 feet on-center, along both sides of the roadway. All street lighting shall be subject to review and approval of the Gwinnett County Department of Transportation. Where applicable, streetlights shall be placed adjacent to required pedestrian amenity sidewalk pads. Specifications of light fixtures are provided in Table 220.1.

Table 220.1: Light Fixture Requirements for Public Rights-of-Way

Fixture Head	Pole Type (Streetlight)	Max. Pole Height
Cobra Head	Smooth black	40 ft.

2. Provide lighting throughout all parking areas utilizing decorative light poles/fixtures. Light source shall be Light Emitting Diodes (LED), Metal Halide, or Color Corrected High-pressure Sodium not exceeding an average of 4.5 foot-candles of light output throughout the parking area. A single light source type shall be used for any one site. Other than pedestrian light fixtures which will be less than 14 feet tall, light fixtures shall be hooded. Lighting shall be directed to avoid intrusion on adjacent properties and away from adjacent thoroughfares. Light Fixtures which are utilized shall be as provided in Table 220.2.

Table 220.2: Light Fixture Requirements for Parking Areas

Overlay District/Corridor	Fixture Head	Pole Type (Parking lot)	Pole Type (Pedestrian)
Mall of Georgia	Box Head	Smooth Black (50' max.)	Smooth or Fluted Green
Civic Center	Box Head	Smooth Black (50' max.)	Smooth or Fluted Black
Grayson/Hwy 20	Box Head	Smooth Black (35' max.)	Smooth or Fluted Black
Centerville/Hwy 124	Box Head	Smooth Black (35' max.)	Smooth or Fluted Black
124/324/Hamilton Mill	Box Head	Smooth Black (35' max.)	Smooth or Fluted Black

C. Greenway Access.

Where required, construction of greenway or greenway access, or dedication of greenway easement shall be in accordance with the Gwinnett County Open Space and Greenway Master Plan and be maintained in accordance with Section 900-10 and other applicable sections of the UDO. If a project abuts a greenway, then a multi-use path shall be provided to connect the greenway for pedestrian and bicyclist use. Final location of the greenways or greenway access shall be coordinated with the Department of Community Services.

D. Landscaping Requirements.

1. Provide, at a minimum, 20 Tree Density Units per acre for all non-residential development. Type and size of plantings shall be in compliance with Chapters 620 and 630 of the UDO. At least 50 percent of plantings shall consist of trees 3 inches caliper or greater.
2. Provide landscaped islands throughout all surface parking areas as required by Section 620-30.
3. Provide a minimum 10-foot wide landscaped strip between all road rights-of-way and the back-of-curb of abutting off-street paved parking lots. Landscaped strips between road rights-of-way and the edge of abutting off-street grassed parking areas shall be a minimum of 5 feet in width. At a minimum, landscaped strips shall be planted in accordance with Section 620-20.
4. Provide street trees spaced 50 feet on-center or grouped at 120 feet on-center along the right of way on the following roads:
    a. Mall of Georgia Overlay:
        i. Buford Drive
        ii. Woodward Crossing Boulevard
        iii. Mall of Georgia Boulevard
    b. Civic Center Overlay:
        i. Sugarloaf Parkway
        ii. Satellite Boulevard
        iii. Duluth Highway
        iv Old Peachtree Road
        v. Meadow Church Road
        vi. North Brown Road
    c. Grayson/Highway 20 Overlay:
        i. Grayson Highway
        ii. Loganville Highway
        iii. Sugarloaf Parkway
        iv. Webb Gin House Road
        v. Hillside Drive
        vi. Cooper/Ozora Road
        vii. Oak Grove Road
        viii. Hope Hollow Road
        ix. Hoke O'Kelly Mill Road
        x. Brand Road
    d. Centerville/Highway 124 Overlay:
        i. Scenic Highway
        ii. Centerville Highway
        iii. Highpoint Road
        iv Everson/Springdale Road
        v. Bethany Church/Zoar Road
        vi. Zoar Church Road
        vii. Annistown/Centerville-Rosebud Road
        viii. Campbell Road
        ix. Lee Road
        x. Anderson-Livsey Lane
    e. Highway 124/324/Hamilton Mill Overlay
        i. Braselton Highway
        ii. Gravel Springs Road
        iii. Auburn Road
        iv. Hamilton Mill Road

5. All street trees shall be a minimum 3-inch caliper at the time of planting. Street trees shall be planted six-feet from back-of-curb subject to review and approval of the Georgia or Gwinnett Department of Transportation. Street trees shall be chosen from the Tree Species List in the UDO Appendix.
6. Natural vegetation shall remain on the property until issuance of a development permit.

E. Parking and Accessory Structures.

1. For retail developments exceeding 125,000 square feet of gross floor area, at least ten percent of all required parking spaces shall be provided in parking areas of porous paving or grass paving systems, such as "Grasscrete" or "Grasspave," not to exceed 1,000 parking spaces or as approved by the Director of Planning and Development.
2. Up to 25 percent of the required parking spaces for any development may be compact spaces reduced in total area, width or depth for designated compact vehicle parking. Each compact vehicle parking space shall not be less than eight feet in width and 17 feet in depth.
3. Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less shall provide no more than 20 percent of parking areas in the front of building(s) and be limited to no more than one double row of parking. No more than 20 percent of off-street parking areas may be located to the sides of building(s), with the balance of parking located to the rear the building(s).
4. For developments exceeding 7,500 square feet, primary building facades and entrances shall be located no more than 70 feet from the public rights-of-way and shall be oriented toward the street and shall provide a sidewalk connecting the front entrance to a continuous sidewalk placed parallel to the street.
5. Decorative, commercial-quality, bicycle racks, benches and trash receptacles shall be required for all retail and office developments.
6. Dumpsters shall be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque gate.
7. Shopping cart corrals located in the parking areas of retail developments shall be of decorative quality. Shopping cart storage within 50 feet of the store entrance shall be screened from view from the parking lot.
8. Vending machines shall be located within the building.

F. Signage; Temporary Uses; Peddling

1. Except as contained herein, sizes and amount of signage shall not exceed the requirements of the Sign Ordinance.
2. Oversized Signs or Billboards shall not be permitted.
3. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.
4. Canopy and awning sign(s) shall be limited to 15 square feet per road frontage. If lighted, lettering shall be individually formed and lighted. No spreader bar signage shall be allowed except as required by the State Fire Marshall.
5. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.
6. Peddlers shall be prohibited.

G. Architectural Standards/Design.

1. Refer to the Gwinnett County Architectural Design Standards and UDO Design Guidelines. All development in the Activity Center/Corridor Overlay District shall be in conformity with the Gwinnett County Architectural Design Standards and in substantial conformity to the UDO Design Guidelines.
2. Building plans shall be subject to review and approval of the Director prior to issuance of a building permit. Building designs that are inconsistent with these standards shall be denied. Denial of the Director's decision shall be subject to appeal pursuant to Chapter 270, Procedures, of this UDO.

Section 220-40. Venture Drive Redevelopment Overlay District.

220-40.1 **Purpose and Intent.**

The purpose of the Venture Drive Redevelopment Overlay District is to promote a mix of high-end, dense, residential housing; commercial businesses and office buildings in an urban setting while offering the residents opportunities for recreation and alternative modes of transportation. Specifically, the Overlay District is intended to:

A. Encourage efficient land use and redevelopment plans forming a live-work-play environment that offers residents and employees the opportunity to fulfill their daily activities with minimal use of single-occupant vehicle trips.

B. Allow and encourage development densities and land use intensities that will provide for productive use of alternative transportation modes such as bus transit, rail transit, ride-sharing, bicycling, and walking.

C. Encourage the revitalization of underutilized commercial areas into pedestrian-oriented developments that provide a complementary mix of uses, including a variety of residential options, within convenient walking distance.

D. Encourage formation of a well-designed, pedestrian-friendly activity center with high-density residential, commercial and office development that increases choices for safe living environments for the citizens of Gwinnett County.

E. Promote development standards that incorporate the design of innovative projects providing for current and future trends in urban design, public amenities and green space concepts.

F. Promote a distinct, unified theme that will reinforce the branding process and improve the market attractiveness of the area for investments by the private and public sectors.

G. Provide appropriate incentives to encourage redevelopment consistent with the Gwinnett County 2030 Comprehensive Plan.

H. Provide for connectivity of streets and sidewalks for improved vehicular and pedestrian circulation and reduce the dependence on automobile uses by increasing the ease of movement and opportunities for alternative modes of travel.

I. Encourage design that improves public safety and security.

220-40.2 **Applicability**

A. The boundaries of the Venture Drive Redevelopment Overlay District shall be as shown on the official overlay district map, maintained by the Department of Planning and Development, and which may be amended from time to time by the Board of Commissioners. (See Exhibit A)

B. The Venture Drive Redevelopment Overlay District shall function as an overlay zoning, wherein the underlying zoning at the time of enactment of the overlay remains effective until such time as the property owner elects to proceed with a redevelopment project in accordance with Venture Drive Redevelopment Overlay District provisions. Once property is proposed for development under the requirements of the Venture Drive Redevelopment Overlay District each parcel of land remains subject to all of the terms and conditions of the Venture Drive Redevelopment Overlay and the Concept Plan approved for the property as a whole and in perpetuity.

C. Redevelopment Overlay Exhibit reviews, and any subsequent plat approvals, land disturbance permits, development permits, and building permits for each parcel located within this district shall meet all applicable requirements of this UDO and the applicable UDO Design Guidelines.

D. Each applicant for a Redevelopment Project within the Venture Drive Redevelopment Overlay shall provide evidence of the unified control of the entire parcel or parcel assemblage. During the development process, more than one owner may participate in the development of the approved plan provided that each parcel of land remains subject to all of the terms and conditions of the Concept Plan approved for the property as a whole.

220-40.3 **Definitions**

The following words, terms, and phrases shall have the following meanings when used in this ordinance:

A. Active Uses – space serviced by plumbing, heating and electricity and are limited to uses permitted within this ordinance.

B. Block Length – the dimension of a block defined by continuous frontage between streets and/or pedestrian ways.

C. Block Area – total land area within the rights of way forming such block.

D. Director – the director of planning and development or designee.

E. Gross Land Area – the entirety of a panel of land prior to designation of any portion thereof to streets.

F. Open Space – usable, generally publicly available land meeting the standards of Section 220-40.10.

G. Pedestrian Way – an external area permitting public accessibility to pedestrian-only traffic containing an unobstructed pedestrian path meeting all requirements of Section 220-40.9.

H. Sidewalk Level – any building floor located within 5 vertical feet of the adjacent sidewalk, supplemental zone or pedestrian way.

I. Supplemental Zone – the area located between any sidewalk zones and/or pedestrian ways and a building façade.

220-40.4 **Permitted Uses**

Uses permitted in the Venture Drive Redevelopment Overlay District are as listed in the UDO in Section 230-100, Table of Permitted and Special Uses provided that they comply with the Supplemental Use Standards of Section 230-130, and listed here below:

Table 220.3

Agricultural and Rural Recreational Uses
Beekeeping
Community Garden
Commercial and Retail Uses
Antique Shop
Art and School Supply Store
Automatic Teller Machine
Bicycle Shop
Book, Music and Media Store
Camera/Photographic Supply Store
Catering Service
Cellular Phone Store
Clothing, Apparel and Shoe Stores
Convenience Store (with or without fuel pumps)
Copy, Blueprint or Printing Shop
Department Store
Discount Department Store, Big-Box Specialty Store or Supercenter
Electronics and Computer Stores
Farmer's Market (off-site products)
Fireworks Sales, ancillary use

Florist or Flower Shop
Food Store, Specialty (butcher, greengrocer, bakery)
Furniture or Home Furnishings Store
Gift Shop or Greeting Card Shop
Grocery Store
Hair Salon, Beauty Parlor or Barber Shop
Hardware Store
Health Club, Spa or Fitness Center
Hotel or Motel
Interior Decorating Shop
Jewelry Store
Laundry or Dry Cleaners
Lounge or Nightclub
Massage, Therapeutic
Movie Theater, Cineplex or Multiplex
Musical Instrument Store
Parking Garage or Lot
Pet Grooming
Pet Shop or Pet Supply Store
Pharmacy or Drug Store
Recreation and Entertainment Facility (indoor)
Repair Shop, Shoe and Leather
Restaurant (coffee shop, doughnut shop or ice cream parlor)
Restaurant (drive-in or drivethru fast food)
Restaurant (full service)
Sporting Goods Store
Sports Training Facility (indoor)
Studio, Art
Studio, Dance or Martial Arts
Studio, Photography
Tailor, Dressmaker, Sewing Shop
Tanning Salon
Toy Store, Hobby Shop or Game Store
Travel Agency
Industrial and Manufacturing Uses
Convention Facility
Depot/Passenger Terminal (bus or rail)
Recording/Rehearsal Studio

Office, Institutional, and Cultural Uses
Animal Hospital or Veterinary Clinic
Art Gallery
Bank or Financial Services Institution
Club, Lodge, or Fraternal Organization
Community Center or Cultural Facility
Corporate Training and Education Centers
Day Care Facility
Medical Office or Clinic
Meditation Center
Museum or Library
Office (business)
Office (professional)
Place of Worship
School or College, Business/Career (for profit)
School, Montessori
School, Private (College or University)
School, Private (Primary and Secondary)
Special Events/Banquet Facility or Rental Hall
Stadium, Concert Hall or Amphitheater
Tutoring and Learning Centers
Residential Uses
Customary Home Occupation
Dwelling, Live/Work
Dwelling, Loft
Dwelling, Multifamily
Dwelling, Single-Family Detached
Dwelling, Townhouse
Dwelling, Villa
Dwelling, Zero Lot Line
Personal Care Home, Congregate

220-40.5

Accessory Uses and Structures

Accessory uses and structures shall be permitted in the Venture Drive Redevelopment Overlay District in accordance with Section 230-100, Table of Permitted and Special Uses, and provisions detailed in Section 230-120, Accessory Building, Structure and Use Standards of the UDO.

220-40.6 **Special Uses**

Special Uses may be permitted in the Venture Drive Redevelopment Overlay District in accordance with Section 230-100 Table of Permitted and Special Uses, and listed here below. Special uses shall be subject to approval of a Special Use Permit as provided in Section 270-30 and may be subject to the additional Supplemental Use Standards established in Section 230-130 of the UDO.

Table 220.4

Agricultural and Rural Recreational Uses
Golf Driving Range
Commercial and Retail Uses
Billboard or Oversized Sign
Hookah/Vapor Bar or Lounge
Outdoor Sales, Storage or Display (retail)
Recreation and Entertainment Facility (outdoor)
Industrial and Manufacturing Uses
Data Center
Office, Institutional, and Cultural Uses
School, Trade or Vocational

220-40.7 **Density, Height & Bulk Requirements**

A. The maximum allowable density within the Venture Drive Overlay is a 5 FAR.

B. Building setbacks are established as the outer edge of the prescribed sidewalk and supplemental zones.

C. FAR is based upon gross land area prior to the removal of land associated with proposed streets and/or pedestrian ways. (See Exhibit B)

D. On projects containing more than one block FAR may be distributed in any manner desired so long as the total allowable FAR for the entire property is not exceeded.

220-40.8 **Block Standards and Connectivity Requirements** (See Exhibit A)

A. Block sizes – New developments shall be planned containing new streets and/or pedestrian ways such that no block within the development shall contain a block frontage greater than 600 feet in one direction and 400 feet in the opposite direction without an intervening street or pedestrian way.

B. Developments shall extend streets and/or pedestrians ways to adjoining property in a manner that facilitates their future extension.

C. Streets and pedestrian ways will meet all standards set for in Section 220-40.8.

D. Streets and pedestrian ways for projects containing multiple blocks may be phase with respect to traffic and pedestrian circulation needs relative to each phase. Phasing will be such to complete block as developed.

220-40.9 **Street and Pedestrian Way Standards** (See Exhibits B & C)

A. Streets

All proposed streets will contain:

1. Minimum 12 foot wide travel lanes.
2. Minimum 8 foot wide parallel parking spaces on both sides of the street.
3. Minimum 6 inch wide header curb.
4. Minimum 15 foot wide sidewalks measured from back of curb consisting of minimum 5 foot wide street tree, lighting, and furniture zone and 10 foot wide clear zone for circulation.
5. An additional minimum 5 foot wide supplemental zone is required which may be either paved or landscape as appropriate to the adjacent use.
6. Street lighting will be provided (CID Standards).
7. Street furnishing will be provided (CID Standards).
8. The right of way will extend to the edge of the outer clear zone on each side of the street.

B. Pedestrian Ways

1. Will be a minimum of 45 feet in width from building to building facades.
2. Will contain a minimum 30 foot wide public zone consisting of landscape, seating, pedestrian level lighting and a minimum 8 foot wide clear zone sidewalk.

220-40.10 **Open Space Requirements** (See Exhibit A)

A. All development shall provide 20% of net lot area as open space.

B. All clear zone and supplemental zone sidewalk areas may be counted as open space.

C. The minimum 30 foot wide public zone of pedestrian ways may count as open space.

D. On projects containing multiple blocks the required open space may be distributed across multiple blocks or aggregated within a single block, so long as the total required open space is achieved.

E. Open space which includes the accommodation of stormwater management as an amenitized element of the open space is allowed and encouraged.

F. Where a development proposes to aggregate the required open space of a phased development, such open space must be built with the first phase of such a development. When a strict adherence of this requirement is deemed infeasible for a site development, the Director of Planning may grant a reduction in the amount of open space required for the initial phase. Such a variance in no way relieves the obligation for the ultimate total open space requirements of the development.

G. All areas utilized to meet the open space requirements will be generally accessible to the public and will be designed to support gathering, social interaction, dining (including outdoor areas specific to restaurants) and special events. Open spaces may be predominately paved or landscape and will be designed to facilitate adequate pedestrian circulation.

H. All areas counted as open space must be within 5 feet of elevation (above or below) adjoining street/sidewalk elevations. In cases where an open space is utilized for stormwater management, the base pool elevation may be 8 feet below the adjoining street/sidewalk elevation, so long as the dimension from the edge of any adjoining public sidewalk is a minimum of 40 feet from the center of the proposed pool.

220-40.11 **Parking Requirements**

A. The following parking requirements are established:

Table 220.5

	Maximum	Minimum
Office	4 per 1,000 sf NRA	2.5 per 1,000 NRA
Retail	5 per 1,000 NRA	4 per 1,000 NRA
Residential	1 per bedroom	.7 per bedroom
Hotel	1 per room	.8 per room

B. On street parking provided may count towards retail parking in full and multi-family parking at 0.3 spaces per required space.

C. Shared parking is allowed and encouraged. The Director of Planning and Development may provide administrative reductions based upon an approved shared parking plan. Administrative reductions for shared parking will be up to 50% of the minimum required. The amount of reduction granted will be based upon the Director's analysis of supporting information presented by the applicant.

D. No surface parking lots shall be permitted between any street and any building.

E. Surface parking lots will meet all standards for landscape contained in the UDO.

F. Bicycle parking shall be provided at a minimum ratio of four (4) bicycle parking spaces per 100 automobile parking spaces.

220-40.12 **Architectural Requirements**

A. Pedestrian Level Facades

All building facades facing a street (public or private) or pedestrian way utilized to define specified block requirements shall be subject to the following requirements:

1. Building facades greater than 100 feet of continuous length shall include variety in façade treatments. Treatments may be in the form of materials, textures, and window and door patterns and colors.
2. The length of a façade without intervening fenestration shall be 20 feet.
3. All residential and/or office buildings shall provide at least one major entry via a sidewalk level lobby. The lobby door must address and be clearly visible for the adjoining sidewalk. Lobbies shall be clearly articulated.
4. All retail uses shall provide direct access to adjoining sidewalks or pedestrian ways. All entrances shall be clearly articulated.
5. All facades must contain 50% fenestration.
6. Glass for windows and doors shall utilize clear or tinted glass. Tinted glass shall have a minimum transmittance factor of 50% and a visible light reflectance factor of ten or less.
7. Arcades or deeply recessed retail or office facades are discouraged. Where utilized, size and spacing of arcade columns must all clear visibility to 65% of the retail or office storefront from any parallel point on the sidewalk.

B. Sidewalk Level Active Uses

1. Active uses shall be provided along all designated streets and/or pedestrian ways.
2. The finished floor elevation of any active use will be set no greater than five feet above or below the adjacent sidewalk. Where strict adherence to this requirement cannot be achieved due to existing topographical challenges, a variance may be granted by the Planning Director.
3. Active uses shall be a minimum of 20 feet of depth measured from the sidewalk street level building façade.
4. Sidewalk level active uses exclude storage areas and parking.
5. Queueing lanes or driveways parallel to the adjoining street are not allowed in the active use zone.
6. The following use shall be placed within a building or parking structure and are subject to the active use provisions, except at their automotive ingress and egress points:
   a. Structures which feature fueling stations with accessory fueling pumps, service bays, and/or car washes.
   b. Drive-thru windows for any use including all areas associated with queueing.

C. General
   1. Each building shall display a street address number clearly visible from the public sidewalk. Said address numbers shall be a minimum of 6 inches in height.
   2. No up-lighting shall be placed a height of less than 8 feet above the required adjoining public sidewalk.
   3. External storefront security grilles shall:
      a. Be designed as to appear as part of the building architecture.
      b. Be fully retractable.
      c. Not be solid or opaque.
      d. Allow visibility into the store when in use.

220-40.13 **Service, Loading, Mechanical, and Accessory Features**

A. All external dumpsters and trash compactors shall be enclosed with opaque walls and gates to a height of 8 feet.

B. All loading and service areas shall be located and oriented in a manner that minimizes visibility for any public or private street or pedestrian way that is utilized to meet the block requirements.

C. Any mechanical and accessory features (including satellite dishes) shall be:
   1. Prohibited between the building and any street.
   2. Located on the roofs of buildings.
   3. Screened to a height equal to the height of the units.

D. No barbed wire, razor wire, or similar elements shall be visible from any public/private street, pedestrian way, plaza, or park. Fences shall not exceed 8 feet in height.

220-40.14 **Submittals and Approvals Process**

A. Any new construction and renovation of more than 60% of the principle structure of an existing property requires the issuance of a Special Administrative Permit (SAP) prior to the application for any demolition, land disturbance or building permit.

B. Applicants needing a SAP shall schedule a pre-application meeting with the Director of Planning (or the designee) prior to the submission for any SAP. Said meeting will be held within 14 days of an applicant's request. The purpose of the meeting will be to:
   1. Ensure the applicant's understanding of the overlay requirement and approvals process.
   2. Inform the staff of the applicant's vision and limits of property.

C. Requirements for the submittal of a SAP are as follows:
   1. Property boundary survey no more than 2 years old from date of application.
   2. Site plan indicating proposed block divisions and street/pedestrian way locations.
   3. Calculations of required and provided open space.
   4. Plans indicating all building locations and streetscape requirements.
   5. Design including materials for all park or plaza spaces utilized to meet open space requirements.
   6. Building elevation illustrating requirements set forth in Architectural Standards.
   7. Notification to planning for any and all variations from the standards established, whether by result of hardship or meeting the goals of the ordinance through equal or superior methods.

D. Review and Response

1. Within 3 weeks of submittal, the Director will establish a meeting with the applicant and present to the applicant any comments relative to the lack of compliance with the standards of the ordinance. If the Director has no comments and the application is deemed to be in compliance, a SAP will be issued on that date.
2. The applicant shall make amendments to plans and resubmit as noted. If all changes are in accordance with the comments rendered in the review meeting, the Director will issue the SAP within 10 days of resubmittal.

E. Variations

The Director of Planning may grant variation from any of the standards set forth in this ordinance with the exception that there will be no will be no variations granted for uses not listed as permitted. Variations may be granted when in the opinion of the Director:

1. The strict adherence to a provision creates a hardship due to extreme topographical or site conditions.
2. The applicant proposes a solution which meets and exceeds the minimum standards of this ordinance in a manner that in the opinion of the Director provides a superior environment.

Exhibit A –
Block Standards

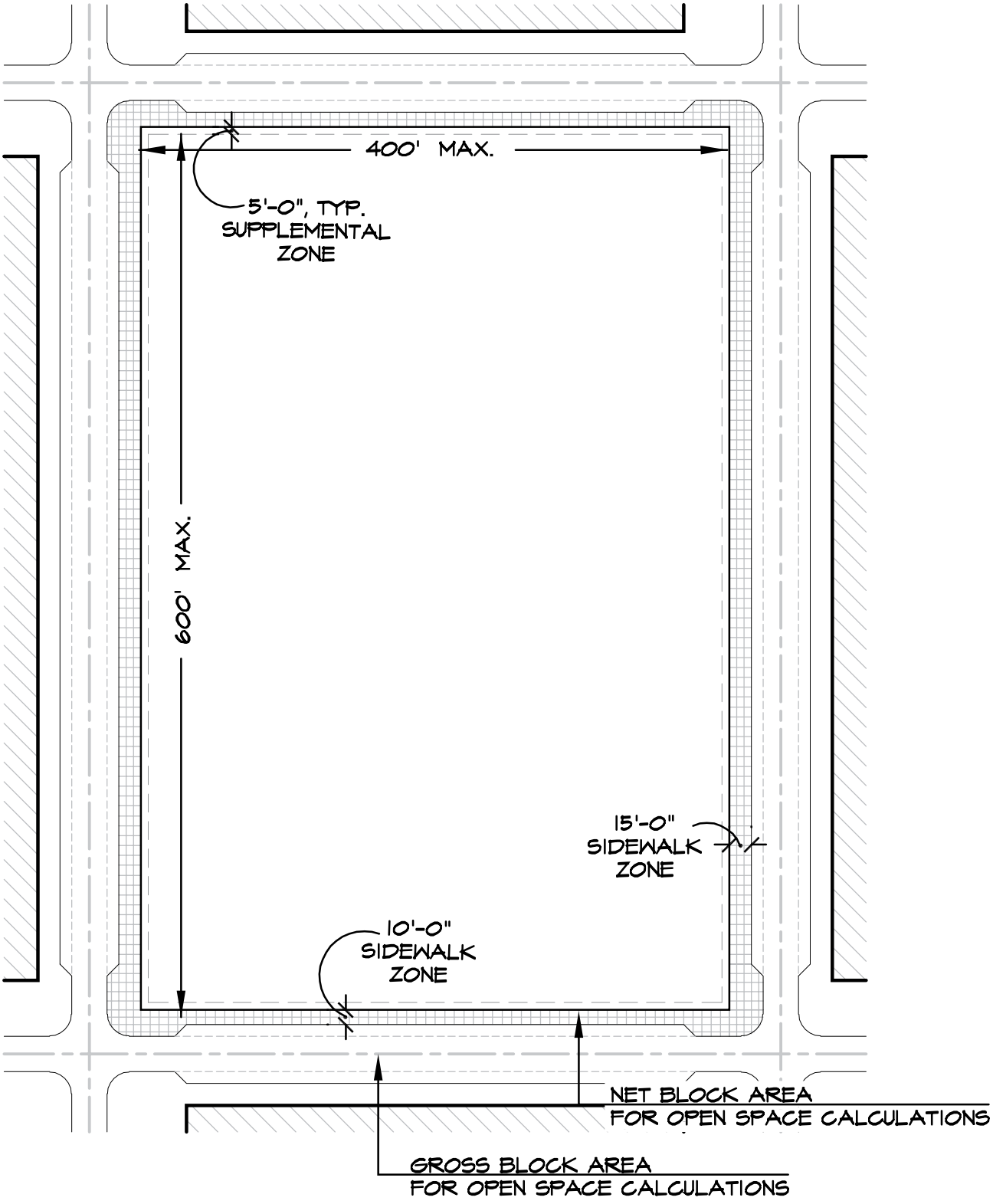


Exhibit B –
Street Standards

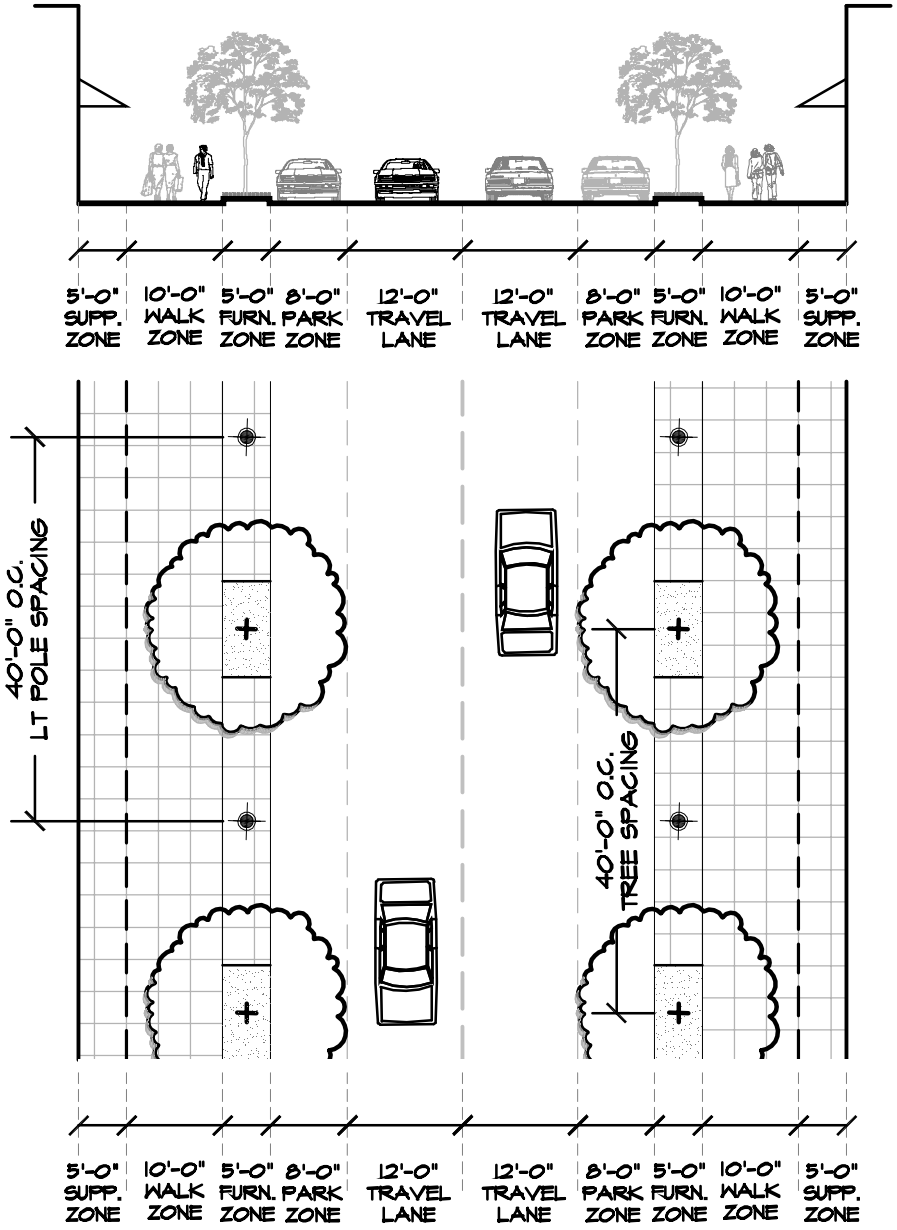
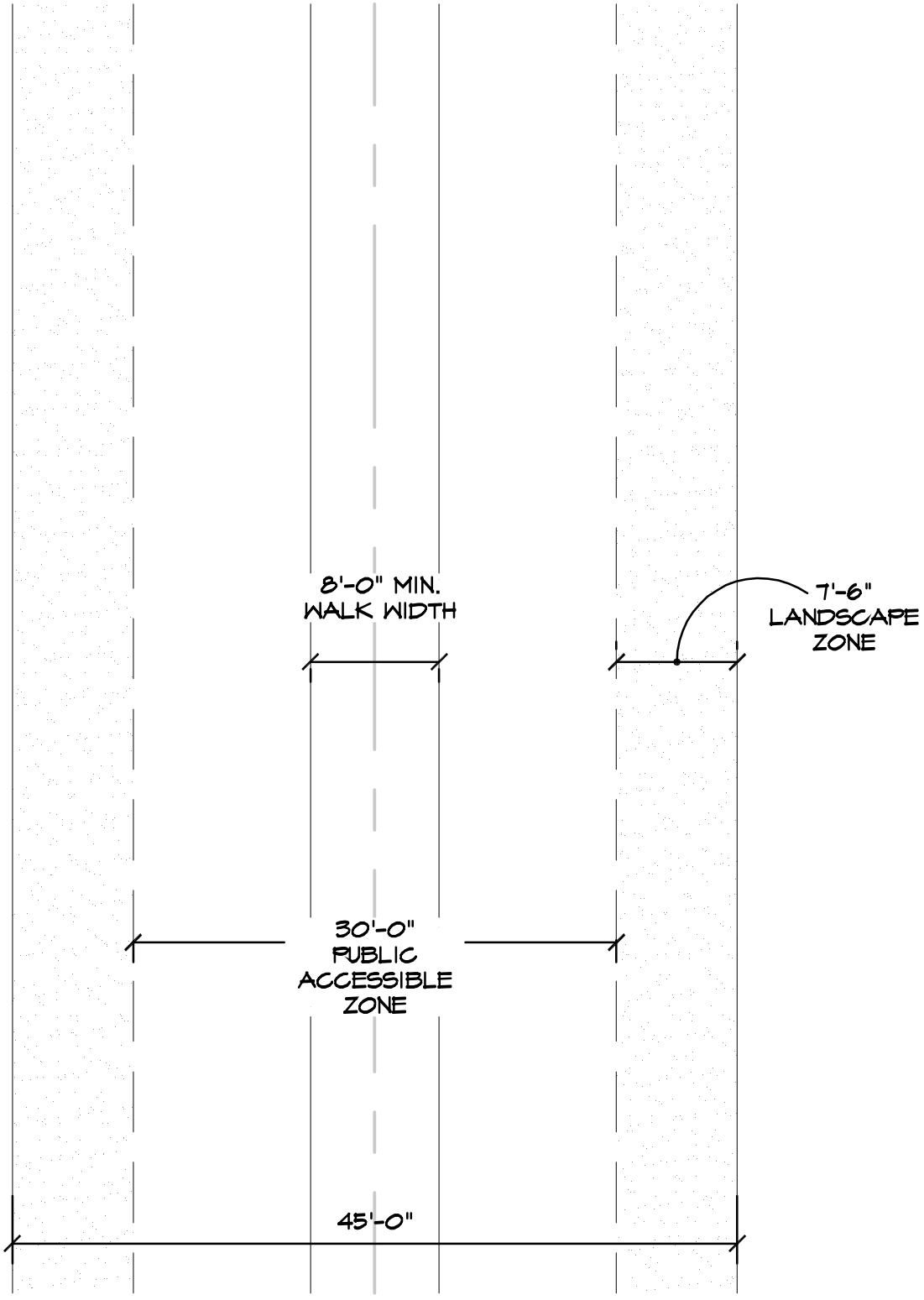


Exhibit C –
Pedestrian Way Standards



Chapter 230. Standards Applying To All Districts.

Section 230-10. Dimensional Standards of Zoning Districts.

When developing under any zoning classification, the provisions listed in Tables 230.1, 230.2 and 230.3 and any additional standards or requirements listed in Chapters 210, and 220 must be met. When a standard in Tables 230.1, 230.2, or 230.3 conflict with a standard in Chapters 210 or 220, the standards in Chapters 210 and 220 shall have precedence.

Table 230.1: Dimensional Standards for Residential Zoning Districts

Zoning District	Min. Lot Size	Max. Net Density	Min. Lot Width	Min. Front Setback [2]	Min. Side Setback	Min. Rear Setback	Min. Heated Floor Area	Min. % Com. Area	Max. Bldg. Hgt
RA-200	40,000 sq. ft.	NA	200 ft.	35 ft. or 50 ft.	20 ft.	40 ft.	1,400 sq. ft.	NA	35 ft.
R-LL	32,000 sq. ft.	NA	125 ft.	50 ft.	20 ft.	40 ft.	2,000 sq. ft.	NA	35 ft.
MH	15 Acres	6.0	NA	NA	NA	NA	NA	8%	35 ft.
R-100	15,000 sq. ft. sewer, 25,500 sq. ft. septic[1]	NA	100 ft.	35 ft. or 50 ft.	10 ft. one yard 25 ft. two yards	40 ft.	1,400 sq. ft.	6% [3]	35 ft.
R-75	10,500 sq. ft. sewer, 25,500 sq. ft. septic[1]	3.0	75 ft.	30 ft. or 50 ft.	10 ft.	30 ft.	1,200 sq. ft.	6% [3]	35 ft.
R-60	7,200 sq. ft sewer	4.0	60 ft.	25 ft.	7.5 ft.	30 ft.	1,000 sq. ft.	6% [3]	35 ft.
OSC	7,500 sq. ft. sewer	2.5	60 ft.	25 ft.	7.5 ft.	30 ft.	1,400 sq. ft.	25%	35 ft.
TND	Varies per Sec. 210-80								
R-SR	Varies per Sec. 210-90						1,000	15%	35 ft.
R-TH	Varies per Sec. 210-100	Varies per Sec. 210-100	Varies per Sec. 210-100	Varies per Sec. 210-100	Varies per Sec. 210-100	Varies per Sec. 210-100	Table 230.2	15%	Varies
RM-13	18,000 sq. ft.	13	100 ft.	15 ft.	10 ft.	30 ft.	Table 230.2	15%	50 ft.
RM-24	18,000 sq. ft.	24	100 ft.	15 ft.	15ft.	30 ft.	Table 230.2	20%	65 ft.

[1] Larger lot may be required by Environmental Health Section.
[2] Setback shall be 50 feet from major thoroughfare, 35 feet from local street, unless otherwise noted.
[3] Common areas are not required for single-family subdivisions having less than 50 acres in gross land area.

Table 230.2: Minimum Heated Floor Area per Unit for RM, HRR, R-SR, and R-TH Zoning Districts

(Only those bedroom configurations and sizes shall be allowed in each respective District)

RM-13 and RM-24	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
	450 sq. ft.	600 sq. ft.	800 sq. ft.	1,000 sq. ft.	1,200 sq. ft.
HRR	Efficiency	1-Bedroom	2-Bedroom	3-Bedroom	4-Bedroom
	600 sq. ft.	750 sq. ft.	1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.
R-SR			2-Bedroom	3-Bedroom	4-Bedroom
			1,600 sq. ft.	1,800 sq. ft.	1,800 sq. ft.
R-TH (Townhomes)			2-Bedroom	3-Bedroom	4-Bedroom
			1,000 sq. ft.	1,200 sq. ft.	1,400 sq. ft.
R-TH (Villas)			2-Bedroom	3-Bedroom	4-Bedroom
			1,600 sq. ft.	1,800 sq. ft.	1,800 sq. ft.
R-TH (Dormitories)		1-Bed	2-Bed	3-Bed	4-Bed
		200 sq. ft.	300 sq. ft.	400 sq. ft.	500 sq. ft.

Table 230.3: Dimensional Standards for Non-Residential, HRR, and Mixed-Use Districts

Zoning District	Min. Lot Size	Max. Net Density/ FAR	Max Height	Min. Lot Width	Min. Front Setback	Min. Side Setback	Min. Rear Setback	Min. % Common Area
O-R	15,000 sq. ft.	None	35 ft.	100 ft.	25 ft.	7.5 ft.	25 ft.	NA
O-I	None	None	35 ft.	50 ft.	15 ft.	10 ft.	25 ft.	NA
C-1	None	None	35 ft.	None	15 ft.	10 ft.	30 ft.	NA
C-2	None	None	45 ft.	None	15 ft.	10 ft.	30 ft.	NA
C-3	None	None	45 ft.	None	15 ft.	10 ft.	30 ft.	NA
HRR	None	Varies	Min 5 stories	75 ft.	15 ft.	0 ft. [a]/10 ft.	25 ft.	20%
MU-N, MU-C, MU-R	None	Varies per Sec. 210-190 through 210-225						15%
M-1/ M-2	1 acre	None	45 ft.	150 ft.	50 ft.	25 ft.	50 ft.	NA

[a] Applies to attached units in a single building.

Section 230-20. Application of Dimensional Standards.

230-20.1 **Method of Density Calculation.**

For any property permitted development shall be calculated on the basis of net density (see definition of "Density").

230-20.2 **Minimum Lot Size.**

A. Lots shall meet the minimum lot size and minimum lot width listed in Tables 230.1, 230.3 of Section 230-10 for each district. However, no lot served by a septic tank shall have a lesser area than that approved by the Environmental Health Section for safe drinking water and septic tank operation.

B. For a lot having the majority of its frontage on a cul-de-sac, the lot width shall be the horizontal distance between the side lines of the lot, measured at the minimum required front setback line or at a line parallel to said setback line at no more than twice the minimum front setback distance from the street.

230-20.3 **Reduction in Lot Dimensions.**

No lot shall be reduced in size so that lot width or depth, size of yards, lot area or any other requirement of the UDO is not maintained. This limitation shall not apply when a portion of a lot is acquired for a public purpose or for unbuildable lots used exclusively for subdivision identification signage, entrance or landscape features, common areas, mail kiosks or stormwater facilities.

230-20.4 **Substandard Lots of Record.**

Any lot of record existing at the time of the adoption or amendment of the UDO, that has an area or width that is less than is required by the UDO, may be used, subject to the following exceptions and modifications.

A. Adjoining Lots. When two or more adjoining lots of record with continuous frontage are in one ownership at any time after the adoption or amendment of the UDO and such lots, individually, have an area or width that is less than is required by the UDO, then such contiguous lots shall be considered as a single lot or several lots of the minimum width and area required in the Zoning District in which they are located and are required to be combined.

B. Individual Lot Not Meeting Minimum Lot Size Requirements. Except as set forth below in 230-20.5.A, in any Zoning District in which one-family dwellings are permitted, any lot of record existing at the time of adoption or amendment of the UDO which has an area, width or depth less than that required by the UDO may be used as a building site for a one-family dwelling.

1. In any case of such a lot, when it is not possible to provide the required side setbacks and at the same time build a minimum width one-family dwelling, the Zoning Board of Appeals is hereby authorized to grant a variance reducing the side setback requirements for such lot the minimum amount necessary for a reasonable dwelling, but in no case shall each of the side setbacks be less than 5 feet in width.

C. Lots of record located within the designated Big Haynes Creek or Alcovy River Watershed Protection Area shall also be subject to the applicable requirements in Section 220-20 Big Haynes-Alcovy Watershed Protection Overlay District.

230-20.5 **Exceptions to Front Setback Requirements.**

A. The front setback requirements of the UDO shall not apply on any lot where the average depth of the front yards of existing buildings on adjoining lots located wholly or partially within one hundred (100) feet on each side of such lot within the same block and zoning district and fronting on the same side of the street is either greater or less than the minimum required front setback depth.

B. If the average depth of the front yards is greater than the required front setback, the depth of the front setback for such lot shall be the average depth of the front yards of the above referenced buildings but need not be greater than 150 percent of the required front setback depth.

C. If the average depth of the front yards is less than the required minimum front setback depth, the depth of the front setback of such lot shall be the average of the front yards of the aforementioned buildings.

230-20.6 **County Approvals that are Required.**

All County approvals that are required for the use of the land and structures and for the location and operation of businesses and industries shall be obtained by the applicant and transmitted by him with his request for a development permit, building permit, or a certificate of occupancy.

230-20.7 **Temporary Buildings.**

A temporary building or buildings for use in connection with a construction project or land subdivision development shall be permitted on the land of the project during the construction period.

230-20.8 **Height Limits, Setbacks, Lot and Floor Areas.**

A. No building or structure shall hereafter be erected, constructed, reconstructed or altered to:

1. Exceed the height limits as set forth in Section 230-10.
2. House a greater number of families per lot or occupy a smaller lot area per family than herein required.
3. Have a narrower or smaller front, rear, or side setbacks than are herein required.

B. All dwelling units shall have a minimum heated finished living area, excluding a basement, attic, carport or garage as set forth in Section 230-10.

230-20.9 **Building Height Requirements.**

A. For all buildings, except one and two family dwellings, accessory buildings, and agricultural buildings, the height requirements of Section 230-10 must be met unless the applicant is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director and the Planning Commission.

B. For all one and two family dwellings, accessory buildings, and agricultural buildings, the height requirements of Section 230-10 must be met unless the applicant is granted a Variance by the Zoning Board of Appeals, after a public hearing.

C. An increase in height of ten (10) feet or less for any structure other than a sign or fence may be requested under the provisions of Section 270-130 as an Administrative Variance, however, no increase may be granted in the number of stories which would otherwise be permitted under the applicable zoning district.

Section 230-30. Building/Structure Height Measurements and Exceptions.

230-30.1 Proposed structures exceeding the height limitations contained herein, and which have not been granted approval by the Board of Commissioners through a related zoning action, shall be subject to a Variance by the Zoning Board of Appeals. The height limitations of this Section shall not apply to:

A. Cupolas, weathervanes, chimneys, parapets and similar architectural features, or satellite dishes or other necessary mechanical rooftop appurtenances, which extend 12 feet, or less, above the allowable building height.

B. Steeples, domes, belfries or ornamental towers which are 100 feet in height, or less.

C. Barns, silos and similar agricultural structures which are 35 feet in height, or less within the RA-200 zoning district.

D. Water towers, smokestacks, conveyors, derricks, and similar industrial structures which are 75 feet in height, or less.

E. Flagpoles which are 80 feet in height, or less.

All other structures, except buildings, which are 50 feet in height, or less.

230-30.2 The height of transmission towers, radio or television towers and antennas and other telecommunication facilities is regulated in the Gwinnett County Telecommunications Tower and Antenna Ordinance.

230-30.3 These exclusions shall not apply in the vicinity of airports where Federal Aviation Administration runway protection zone standards shall apply.

230-30.4 The height of buildings and roof structures is also regulated by the Gwinnett County Construction Code.

Section 230-40. Only One Principal Building or Use on a Lot.

Only one principal building or structure or use and its customary accessory buildings and uses shall be permitted on any lot.

Section 230-50. Minimum Space between Dwelling Units.

The minimum distance between dwelling units shall be 10 feet measured at the closest points between the two structures, excluding building projections such as cornices, eaves, steps, handrails, gutters and downspouts, except where a greater distance is required by the Gwinnett County Construction Code.

Section 230-60. Permitted Encroachments upon Required Setbacks.

230-60.1 Cornices, eaves, chimneys, landings, porches, bay windows, or other similar architectural features may extend into the required front, side, and rear setbacks provided such extensions do not exceed 3 feet. Decks and patios may extend into the side or rear setback but no closer than 5 feet from any property line. Steps and landings may extend into the required setbacks provided that such extensions do not exceed 10 feet for the front and 3 feet for the side. Steps and landings may extend into the rear setback, but no closer than 5 feet from the property line.

230-60.2 Canopies, covered entrances or walkways for non-residential day care facilities, churches, or other similar uses may extend into the required side or rear setbacks provided such extensions do not exceed 3 feet and may extend into the front setback provided such extensions are not closer than 15 feet from the street right-of-way line or future right-of-way line as designated on the Gwinnett County Long Range Road Classification Map, whichever is greater.

230-60.3 Canopies over pump islands or over walkways may extend up to the street right-of-way line or future right-of-way line as designated on the Gwinnett County Long Range Road Classification Map, whichever is more restrictive.

Section 230-70. Road Frontage.

230-70.1 No lot shall be created that does not abut for at least 40 feet, except as otherwise noted in Section 230-10, Chapters 210 or 220, upon an open street which shall be either a public street, a publicly approved street, publicly maintained street, or private street, and except for stormwater facility lots which shall abut for a minimum of 30 feet.

230-70.2 No lot fronting a cul-de-sac shall have less than a minimum road frontage of 35 feet when measured along a straight line along the chord of the arc at the right-of-way line.

Section 230-80. Fences and Walls.

230-80.1 **Height of Fencing or Walls.**
Except as provided in Section 230-80.2, no wall or fence in a residential zoning district shall exceed 4 feet in height within a required front building setback line or 8 feet in height in the balance of the yard.

230-80.2 **Exceptions to Section 230-80.1 are as follows:**

A. A fence or wall that encloses an approved stormwater management facility may be a maximum of 6 feet in height.

B. A fence or wall enclosing a tennis court may be a maximum of 12 feet in height.

C. The Board of Commissioners may condition the approval of a rezoning or special use permit to require that walls or fences of a height in excess of these regulations shall be placed in any yard where such walls or fence is necessary to provide screening.

D. Lots with double frontage may have a fence up to 8 feet in height in the no access easement.

230-80.3 **Subdivision Entrance Features.**
Walls or fences incorporated into a subdivision entrance feature shall not exceed ten feet in height and shall be subject to review and approval by the Director after the submission of a landscape plan, site plan and architectural elevations to the Department.

230-80.4 **Fence Material.**

A. Any wall or fence which extends into the required front yard on property less than 3 acres in area shall be ornamental or decorative and constructed of brick, stone, wood, stucco, wrought iron, or split rail.

B. No wall or fence constructed of woven wire or metal fabric (chain link, hog wire or barbed wire) shall extend into a front yard, except fences enclosing stormwater facilities which may be vinyl coated chain link. Woven wire or metal fabric fences may extend into a front yard when property contain a minimum of 3 acres.

C. Electric and barb wire fences shall be prohibited in residential districts except on lots which meet or exceed the minimum requirements for raising and keeping of livestock (3 acres).

D. Exposed concrete block, tires, scrap metal, sheet metal, plastic/fiberglass sheeting, vinyl siding or fabric, plywood, pallet material, junk or other discarded items shall be prohibited as fence material in residential and non-residential districts.

Section 230-90. Protection of Existing Cemeteries.

230-90.1 Whenever a development site contains or is adjacent to an existing cemetery, the following cemetery protection measures shall be required:

A. A 25 foot in-depth grassed buffer strip and a minimum four-foot high wrought-iron style fence or brick/stone wall shall be provided around the entire perimeter of the cemetery. Said fence or wall shall be located exterior to the required grassed strip. In instances where a cemetery includes an existing fence or wall, the existing fence or wall may be considered to satisfy this requirement.

Section 230-100. Table of Permitted and Special Uses.

230-100.1 The uses set forth in the table below shall be permitted only as listed within each zoning district and only in the manner so listed. Any use not listed in said table shall be prohibited, except as contained herein. Additionally, for any use not listed in said table, the director shall have the authority to determine the most appropriate zoning district(s) and/or Special Use Permit requirements for such use, after receiving documentation from the property owner adequately outlining and describing the specific details of the proposed use.

P: A permitted use.

S: A use requiring a Special Use Permit subject to approval following the application procedures and requirements in Section 270-30 of the UDO.

A: An accessory use subject to the requirements specified and generally applicable to accessory uses.

230-100.2 Any use not listed with the letter P, S, or A in a particular zoning district shall be prohibited in that zoning district, unless it is a non-conforming use lawfully established prior to the effective date of the ordinance or amendment that rendered it legally non-conforming. See Chapter 260.

230-100.3 Any use listed with a "Y" in the column headed by the words "Supl. Reg?" in the table below shall satisfy the applicable supplemental use standards established in Section 230-130 of this Chapter, in addition to the development regulations of the district in which it is located.

230-100.4 Restrictions on the location of telecommunication facilities in certain zoning districts are provided in the Gwinnett County Telecommunications Tower and Antenna Ordinance.

230-100.5 Restrictions on the location and operation of adult establishments are provided in Section 230-130.

230-100.6 Restrictions on the location and operation of temporary outdoor activities are provided in the Temporary Outdoor Activity Ordinance. Temporary outdoor activities shall also meet the parking requirements of Chapter 240 of this UDO.

230-100.7 All uses identified in the following table are intended to mean: 1) terms as may be specifically contained in the definitions section of this ordinance; and, 2) to have the commonly accepted definitions contained in the most recent edition of the Merriam-Webster Dictionary.

Table 230.4

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-I	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Agricultural and Rural Recreational Uses																								
Agricultural Uses (crop or animal production)	Y	P																						
Beekeeping	Y	P	P	P	P	P	P	P	P	P	P	P	P	P	P					P	P	P		
Community Garden	Y	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P		
Country Clubs and Golf Courses	Y	P	S	S	S	S																		
Equestrian Facility, Riding Stables or Academy	Y	P																						
Fishing Club or Fishing Pond		P																						
Forestry and Logging		P																						
Golf Driving Range		S																S	P		S	S	S	S
Greenhouse or Plant Nursery (wholesale)		P																					P	P
Kennel or Pet Boarding	Y	P							S									P	P				S	S
Livestock Sales Pavilion or Auction Facility	Y	P																						
Livestock, keeping of (for personal utility)	Y	P	P	P	P																			
Shooting and Archery Ranges and similar outdoor recreation facilities	Y	S																S	S				S	S
Wild Animals, keeping of	Y	P																						
Winery		P																						
Commercial and Retail Uses																								
Adult Establishment	Y																						P	P
Ambulance or Medical Transport Company																		S	P				P	P
Antique Shop									P					P			P	P	P	P	P	P		
Appliance Repair Shop																		P	P				P	P
Art and School Supply Store									P					P			P	P	P	P	P	P		
Auction House																		P	P				P	P
Automatic Teller Machine									P					P		P	P	P	P	P	P	P	P	P
Automobile Accessories Sales and Installation																		P	P				S	P
Automobile Auction																		S	S				S	P
Automobile Body Repair and Painting																		S	P				S	P
Automobile Brokerage	Y															P	P	P	P				P	P
Automobile Customization, Modification and Rebuilding																		S	P				S	P
Automobile Parts Store (with installation)																		S	P					

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-I	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Automobile Parts Store (without installation)																		P	P					
Automobile Repair Shop, Lubrication and Tire Store																		S	P				S	P
Automobile Sales and Related Service																		S	P					
Bed and Breakfast Inn	Y	S		S	S				S								S	P	P	P	P	P		
Bicycle Shop									P					P			P	P	P	P	P	P		
Billboard or Oversized Sign																		P	P			S	S	S
Boat and Marine Equipment Sales and Service																		S	P				S	P
Book, Music and Media Store									P					P			P	P	P	P	P	P		
Building Materials Sales (wholesale)																							P	P
Building Materials Sales (retail)																		P	P					
Camera/Photographic Supply Store									P					P			P	P	P	P	P	P		
Car Wash (express-service)																		S	P					
Car Wash and/or Detailing (full-service)																		S	P					
Car Wash (self-service)																		S	P					
Catering Service														P			S	P	P	P	P	P	P	P
Cellular Phone Store														P			P	P	P	P	P	P		
Check Cashing or Payday Loan Facility	Y																	S	S					
Clothing, Apparel and Shoe Stores									P					P			P	P	P	P	P	P		
Convenience Store (with or without fuel pumps)																	P	P	P	P	P	P		
Copy, Blueprint or Printing Shop									P					P				P	P	P	P	P	P	P
Department Store	Y													P				P	P		P	P		
Discount Department Store, Big-Box Specialty Store or Supercenter	Y													P				P	P		P	P		
Dollar or Variety Store																		P	P					
Driving Instruction/DUI School																		P	P				P	P
DUI School																		P	P				P	P
Electronics and Computer Stores									P					P				P	P		P	P		
Emissions Inspection Station	Y																	P	P				P	P
Farmer's Market (off-site products)		S							S									P	P		P	P		
Farmer's Market (on-site products only)	Y	P																						
Fireworks Sales, principal use	Y																	S	S				S	S
Fireworks Sales, ancillary use	Y																P	P	P	P	P	P		

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Florist or Flower Shop									P					P			P	P	P	P	P	P		
Food Store, Specialty (butcher, greengrocer, bakery)									P					P			P	P	P	P	P	P		
Funeral Home																		P	P				P	P
Furniture or Home Furnishings Store														P				P	P		P	P		
Garden Supply Center																		S	P					
Gift Shop or Greeting Card Shop									P					P			P	P	P	P	P	P		
Grocery Store														P			P	P	P	P	P	P		
Hair Salon, Beauty Parlor or Barber Shop									P					P			P	P	P	P	P	P		
Hardware Store									P					P			P	P	P	P	P	P		
Health Club, Spa or Fitness Center									P					P			P	P	P	P	P	P	S	S
Home Improvement Store																		P	P					
Hookah/Vapor Bar or Lounge	Y													S				S	S		S	S		
Hotel or Motel	Y													P				P	P	P	P	P	P	P
Ice Vending Machines, Bulk																								S
Interior Decorating Shop									P					P			P	P	P	P	P	P	P	P
Jewelry Store									P					P			P	P	P	P	P	P		
Laundry or Dry Cleaners									P					P			P	P	P	P	P	P		
Lawn and Garden Equipment Sales and Service																		S	P				S	P
Locksmith																		P	P				P	P
Lounge or Nightclub														P				P	P			P		
Massage, Therapeutic														P				P	P		P	P		
Motorcycle, Scooter and ATV Sales and Related Service																		S	P					
Motorcycle, Scooter and ATV Service and Repair																		S	P				S	P
Motorcycle Parts, Apparel and Accessories Store (without installation)																		P	P					
Movie Theater, Cineplex or Multiplex														P				P	P		P	P		
Musical Instrument Store									P					P			P	P	P	P	P	P		
Outdoor Sales, Storage or Display (retail)																		S	P	S	S	S		
Palm/Psychic Reading and Fortune Telling																		P	P					
Parking Garage or Lot														P	P	P	P	P	P	P	P	P	P	P
Pawn Shop (general)																		S	S					
Pawn Shop (jewelry only)																		P	P					
Pet Grooming									P					P			P	P	P	P	P	P		

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Pet Shop or Pet Supply Store									P					P			P	P	P	P	P	P		
Pharmacy or Drug Store									P					P			P	P	P	P	P	P		
Pool or Billiards Halls	Y																	S	S					
Precious Metals Dealer																		P	P					
Recreation and Entertainment Facility (indoor)														P			S	P	P	P	P	P	P	P
Recreation and Entertainment Facility (outdoor)																		S	P	S	S	S	S	S
Recreational Vehicle Park or Campground		S																S	P					
Recreational Vehicle Rental, Sales and Service																		S	P				S	S
Rental, Automobile	Y																	P	P				P	P
Rental, Furniture and Electronics														P				P	P					
Rental, Heavy and Farm Equipment																							S	P
Rental, Light Equipment and Tool																		P	P				P	P
Rental, Truck and Trailer	Y																	S	P				S	P
Repair Shop, Electronics and Small Appliance																		P	P				P	P
Repair Shop, Shoe and Leather									P					P			P	P	P	P	P	P	P	P
Restaurant (coffee shop, doughnut shop or ice cream parlor)									P					P			P	P	P	P	P	P		
Restaurant (drive-in or drive-thru fast food)																	S	P	P	P	P	P		
Restaurant (full service)									P					P			P	P	P	P	P	P	S	S
Self-Storage or Mini-Warehouse Facility	Y																	S	P				P	P
Shooting Ranges, Indoor																		P	P				S	S
Smoke Shop or Novelty Shop																		P	P					
Sporting Goods Store									P					P			P	P	P	P	P	P		
Sports Training Facility (indoor)														P			S	P	P	P	P	P	P	P
Sports Training Facility (outdoor)																		S	P				S	S
Stone Yard or Stone Cutting																		S	S				P	P
Studio, Art									P					P			P	P	P	P	P	P	P	P
Studio, Dance or Martial Arts									P					P			P	P	P	P	P	P	P	P
Studio, Photography									P					P			P	P	P	P	P	P	P	P
Swimming Pool Sales Facility																		P	P				P	P
Swimming Pool Supply Store																		P	P				P	P
Tailor, Dressmaker, Sewing Shop									P					P			P	P	P	P	P	P	P	P
Tanning Salon														P			P	P	P	P	P	P		

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Commercial and Retail Uses																								
Tattoo and Body Piercing Parlor																		S	S					
Taxi or Limousine Service														P				S	P				S	P
Title Loan Facility																		P	P					
Toy Store, Hobby Shop or Game Store									P					P			P	P	P	P	P	P		
Travel Agency									P					P			P	P	P	P	P	P	P	P
Truck Sales, Leasing and/or Service, Heavy																		S	S				S	P
Wholesale Membership Club																		P	P				S	S
Industrial and Manufacturing Uses																								
Aircraft Factory																							S	P
Aircraft Hanger and Maintenance																							P	P
Aircraft Landing Field																		S	S				S	P
Alcoholic Beverage Plant/Distillery																							P	P
Asphalt Plant																								S
Automobile Manufacturing Plant																								S
Automobile or Truck Storage Lot (excl. junk/wrecked vehicles)	Y																	S	P				S	P
Baking Plant																							P	P
Beverage Bottling Plant																							P	P
Bulk Storage Tank (accessory use)																							P	P
Bulk Storage Tank (principal use)																							S	S
Cabinet Shop																							P	P
Call Center																S	S	P	P				P	P
Caretaker or Watchmen Quarters (accessory)																							A	A
Carpet and Upholstery Cleaning Service																		P	P				P	P
Cement, Concrete or Masonry Plant																							S	P
Chemical Plant (non-pharmaceutical)																							S	P
Clothing, Apparel or Shoe Manufacturing																							P	P
Cold Storage Plant																							P	P
Composting Facility (municipal solid waste)																								S
Composting Facility (yard trimmings)	Y																						S	P
Contractors Office, Building Construction																		P	P				P	P
Contractors Office, Heavy/Civil Construction/Logging																							S	P

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Industrial and Manufacturing Uses																								
Contractors Office, Landscape																		S	P				P	P
Contractors Office, Specialty Trade																		P	P				P	P
Convention Facility																		P	P		P	P	P	P
Data Center																P	P	P	P			S	P	P
Depot / Passenger Terminal (bus or rail)																		S	P	S	S	P	P	P
Distribution Facility																							P	P
Die Casting Works																							P	P
Electronics Waste (e-waste) Collection/Recycling																		S	S				P	P
Explosives Plant / Storage																							S	P
Fat and Bone Rendering Plant																								S
Feed Processing Facility																							S	P
Fertilizer Plant																								P
Food Processing/Packaging/Canning Plant (other than poultry/meat processing)																							P	P
Heavy Equipment or Farm Equipment Sales or Service																							S	P
Ice Manufacturing/Packing Plant																							P	P
Janitorial and Maid Services																		P	P				P	P
Laboratory (medical or dental)																		P	P			S	P	P
Laboratory, Research and Testing Facility																						S	P	P
Landfill	Y	S		S																			S	S
Laundry/Dry Cleaning Plant																							P	P
Lawn Treatment Service																		P	P				P	P
Liquid Waste Treatment/Recycling																							S	P
Machine Shop																							P	P
Maintenance Shop (automobile or truck fleet vehicles)																							S	P
Manufactured Building or Mobile Home Sales																		S	P				S	P
Manufacturing or Assembly Plant																						S	P	P
Metal Smelting/Forging Works																								P
Movie Studio																						P	P	P
Moving Company																							P	P
Outdoor Storage (other than junk/ salvage yards)																							P	P
Quarrying, Mining, Borrow Pit																								S
Paper/Pulp Mill																								S

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-I	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Industrial and Manufacturing Uses																								
Pest Control/Extermination Business																		P	P				P	P
Petroleum Refinery/Processing Plant																								S
Pharmaceutical Manufacturing Plant																							P	P
Photo Processing Plant																							P	P
Plastics Extrusion Plant																							P	P
Plumbing Equipment Dealer																		P	P				P	P
Poultry/Meat Processing Plant																							S	S
Printing, Bookbinding or Publishing Plant																							P	P
Radio or Television Station/Studio																		P	P			S	P	P
Railroad Repair or Storage Yard																							S	P
Recording/Rehearsal Studio																		P	P		P	P	P	P
Recovered Materials Processing Facility	Y																						S	P
Research or Testing Facility (indoor)																						S	P	P
Research or Testing Facility (outdoor)																							S	P
Salvage Operation or Junk Yard	Y																						S	S
Sawmills and Logging Facility		S																					S	P
Scrap Tire Processing, Grinding or Retreading																							S	S
Self-Service Ice Manufacturing/ Vending Machine																		S	S				S	S
Septic Tank Pumping Company																							S	P
Slaughterhouse																								S
Soft Drink Bottling/Distribution Plant																							P	P
Solid Waste Transfer Station																								S
Studio, Movie																						P	P	P
Sugar Refinery																								S
Tannery/Leather Processing																								S
Taxidermist																		S	S				S	P
Textile or Carpeting Factory																							P	P
Towing/Wrecker Service and Impound Lot																							S	S
Tree Service and Log Splitting																							S	P
Truck Terminal or Intermodal Terminal																							S	P
Trucking and Hauling (dirt, gravel, sand, etc.; incl. stockpiling)																							S	P
Upholstery Shop																		P	P				P	P
Waste Incineration Facility																								S

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Industrial and Manufacturing Uses																								
Welding Shop																							P	P
Wholesaling and Warehousing (accessory retail <15%)																							P	P
Wood Chipping and Shredding, Log Splitting	Y																						S	P
Office, Institutional, and Cultural Uses																								
Acupuncture																P	P	P	P				P	P
Animal Hospital or Veterinary Clinic	Y	S							P							S	S	P	P	S	P	P	P	P
Art Gallery									P					P			P	P	P	P	P	P	P	P
Bail Bonding Company																		S	S				S	P
Bank or Financial Services Institution									P					P		P	P	P	P	P	P	P	P	P
Blood Plasma Donation Center																S	P	P	P				P	P
Cemetery or Mausoleum	Y	S		S	S													S	S				S	S
Cemetery, Family	Y	S	S	S	S																			
Club, Lodge, or Fraternal Organization									P							S	P	P	P	P	P	P	S	S
Community Center or Cultural Facility	Y	P		P	P				P					P			P	P	P	P	P	P	S	S
Corporate Training and Education Centers														P		S	S	P	P	S	P	P	P	P
Counseling Center															S	P	P	P	P				P	P
Crematory (accessory use)																		S	S				S	P
Crematory (principal use)																								P
Day Care Facility									P					P	S	S	P	P	P	P	P	P	S	S
Hospice Home															S	S	P	P	P					
Hospital																		P	P				P	P
Human Services Ministry																		P	P				P	P
Medical Office or Clinic									P					P	P	P	P	P	P	P	P	P	P	P
Meditation Center		S		S	S										S	P	P	P	P	P	P	P	P	P
Museum or Library									P					P			P	P	P	P	P	P	P	P
Nursing Home																P	P	P	P				P	P
Office (business)														P	P	P	P	P	P	P	P	P	P	P
Office (professional)									P					P	P	P	P	P	P	P	P	P	P	P
Office Park																P	P	P	P				P	P
Office/Showroom Facility																		P	P				P	P
Place of Worship	Y	P	P	P	P				P					P	S	P	P	P	P	P	P	P	P	P
Residential Rehab. Center		S		S	S											S	S	S	S				S	P
School or College, Business/Career (for profit)														P		S	P	P	P	P	P	P	P	P
School, Montessori									S			S	S	P	S	S	P	P	P	P	P	P	S	S

Uses	Supl. Reg.	RA-200	R-LL	R-100	R-75	OSC	R-60	MH	TND	R-SR	R-TH	RM-13	RM-24	HRR	O-R	O-I	C-1	C-2	C-3	MU-N	MU-C	MU-R	M-1	M-2
Office, Institutional, and Cultural Uses																								
School, Private (College or University)	Y	S		S												P	P	P	P	P	P	P	P	P
School, Private (Primary and Secondary)	Y	S		S	S				S							P	P	P	P	P	P	P	P	P
School, Trade or Vocational																		S	P			S	P	P
Shelter, Community	Y																	S	S				S	P
Shelter, Residential	Y																	S	S				S	P
Special Events/Banquet Facility or Rental Hall	Y	S							S					P			S	P	P	S	P	P	P	P
Stadium, Concert Hall or Amphitheater																		S	P		P	P	S	P
Tutoring and Learning Centers									P					P	S	S	P	P	P	P	P	P	P	P
Residential Uses																								
Child Caring Institutions (CCI)	Y	S	S	S	S	S			S															
Community Living Arrangement or Host Home (CLA)	Y	S	S	S	S	S			S															
Customary Home Occupation	Y	P	P	P	P	P	P	P	P	P	P	P	P	P						P	P	P		
Day Care Facility (family)		P	P	P	P	P	P	P	P															
Day Care Facility (group)		S	S	S	S	S	S		S															
Dormitory											P	P	P									S	S	S
Dwelling, Accessory	Y	P	P	P	P				P						P									
Dwelling, Boarding or Rooming House	Y											P	P											
Dwelling, Duplex												P	P							P	P	P		
Dwelling, Live/Work									P						P					P	P	P		
Dwelling, Loft												P	P	P						P	P	P		
Dwelling, Mobile or Manufactured Home		S						P																
Dwelling, Multifamily												P	P	P						P	P	P		
Dwelling, Single-Family Detached		P	P	P	P	P	P		P	P										P	P	P		
Dwelling, Townhouse									P		P									P	P	P		
Dwelling, Villa									P	P	P									P	P	P		
Dwelling, Zero Lot Line									P	P										P	P	P		
Personal Care Home, Congregate																S	P	P	P	P	P	P	S	S
Personal Care Home, Family	Y	S	S	S	S				S															
Retirement Community, Continuing Care																S								
Retirement Community, Independent Living										P		P	P	P		S								

Section 230-120. Accessory Building, Structure and Use Standards.

230-120.1 Accessory uses shall also be subject to other sections of this Chapter 230.

230-120.2 All accessory buildings, structures and uses of land shall be clearly subordinate to and supportive of the principal use and located on the same lot as the principal use to which they are accessory.

230-120.3 All accessory buildings or structures shall be located in the rear yard unless explicitly stated otherwise in this section. Nothing in this subsection shall be deemed to require the removal of any previously permitted and constructed accessory building or structure that was properly permitted and constructed in the side yard of the principal structure.

230-120.4 No accessory uses or structures except driveways and individual mailboxes shall be located within the public right-of-way. Landscaping shall not be located within the public right-of-way unless approved by Gwinnett County Department of Transportation.

230-120.5 Accessory buildings, structures or uses shall not be allowed in the side yard of a corner lot that faces a public street, except those permitted within a front yard.

230-120.6 Accessory buildings or structures shall not be erected on a lot prior to the time of construction of the principal building to which it is accessory.

230-120.7 Accessory buildings or structures shall not be utilized unless the principal structure is also occupied.

230-120.8 Except as provided herein, accessory buildings and structures shall observe the following setback requirements adjacent to all property lines and right-of-way:

i. Up to 100 square feet in area — 5-foot setback
ii. 101 to 300 square feet — 10-foot setback
iii. 301 to 500 square feet — 15-foot setback
iv. Over 500 square feet — 20-foot setback

230-120.9 Driveways, fences and walls may be located up to a property line.

230-120.10 In all zoning districts, the following accessory uses and structures shall be allowed in front yards: fences, walls, gates and gatehouses, signs, mailboxes, covered mail kiosks, sidewalks, walkways, driveways, parking pads, parking lots, parking decks, lampposts, flagpoles, birdbaths, birdhouses, arbors, trellises, and landscaping.

In the RA-200 zoning district, provided the lot is a minimum of three acres in size, the following shall also be allowed in front yards: barns and stables, silos, animal enclosures and agricultural buildings that are customarily related to commercial farming.

In all residential zoning districts, except RA-200, the following shall also be allowed in front yards: basketball goals adjacent to driveways.

In all non-residential zoning districts, the following shall also be allowed in front yards, as applicable: fountains, statuary and similar decorative features; gasoline pumps and canopies; cart corrals; vacuum stands and canopies; donation collection boxes in compliance with the requirements of Section 230-130 of this UDO.

230-120.11 **In all districts, satellite dish antennas shall be permitted as accessory structures subject to the following restrictions:**

A. Located only in rear yards, unless it can be documented that reception is impaired by such a location. In this case, an antenna would be permitted in a side yard, but not a front yard.

B. Satellite dish antennae larger than 18 inches in diameter shall not be located on the roof of a residential building.

230-120.12 Except as provided herein, any variation from the requirements in this section shall require a variance to the Zoning Board of Appeals as specified in Section 270-100 of the Unified Development Ordinance.

230-120.13 **In all residential zoning districts, except RA-200, the following requirements shall apply to all accessory buildings:**

A. The maximum cumulative total square footage of all accessory buildings shall be based on lot size as follows:
   i. Lots under 10,500 square feet — 120 square feet in area
   ii. Lots 10,501 square feet to 0.99 acre — 500 square feet in area
   iii. Lots 1.00 acre to 1.99 acres — 650 square feet in area
   iv. Accessory buildings on lots 2.00 acres and larger shall not exceed 50% of the square footage of the principal structure, up to a maximum 1,000 square feet in area.

B. Accessory buildings shall not be used for any commercial operation whether permanent or part-time or for any type of human habitation except as part of an approved accessory dwelling, as provided in Section 230-100 and subject to the requirements of Section 230-120.

C. Accessory buildings shall not be used for the storage of hazardous materials, waste products or putrescent materials.

D. No commercial vehicles as delineated in Section 240-110 shall be stored inside an accessory building located within a residential zoning district.

E. Accessory buildings greater than 120 square feet in floor area shall abide by the following design guidelines subject to review and approval of the Director of Planning and Development:
   i. Exterior walls shall be finished with brick or stone or with materials and colors similar to that of the principal building.
   ii. Internal floors shall be a solid surface and constructed with materials such as, but not limited to, concrete or wood. Gravel and dirt floors are prohibited.
   iii. Roofing materials and colors shall match that of the principal building. Roof pitch shall be commensurate with the roof pitch of the principal building.
   iv. Building height shall not exceed 12 feet.

F. A Special Use Permit shall be required for any accessory building or cumulative total of accessory buildings over 1,000 square feet in area.

230-120.14 **Dumpsters**

A. **Location.** Dumpsters shall be located in the rear or side yard a minimum of 5 feet from side and rear property lines. Dumpsters are not allowed in front yards. Dumpsters, including the enclosure structure, shall be located a minimum of 5 feet from a buffer.

B. **Pad.** Dumpsters shall be placed on concrete pads of sufficient size and strength to support the weight of service vehicles. The size of the pad shall not be less than 10 feet wide by 30 feet long.

C. **Screening.** Dumpsters that are not inside a building shall be surrounded by an opaque enclosure not less than 6 feet in height with access via an opaque gate. Dumpster enclosures shall have a finish consistent with the finish materials of the building façade and conform substantially with the UDO Design Guidelines.

D. **Lid & Plug.** Dumpsters shall be required to have lids and are prohibited from connecting to sanitary sewer utilities.

E. **Overlay District.** Additional requirements for dumpsters located in Overlay Districts can be found in Section 220-30.3.E.; Section 8.0.0 of the Architectural Design Standards for Accessory Structures and Site Accessories; and the UDO Design Guidelines, General Design.

F. **Construction Dumpster.** Dumpsters for construction and debris materials are allowed for 30 days or with an active building permit and are exempt from screening requirements.

Section 230-130. Supplemental Use Standards.

230-130.1 **Purpose and Intent.**

A. The purpose of these Supplemental Use Standards is to supplement Section 230-100, Permitted and Special Uses, by providing more specific standards for certain uses for which additional use restrictions, site development and/or design standards are necessary to ensure that they will be compatible with surrounding uses, have minimal impact on the environment, promote the health, safety and welfare of the community and meet the intent of the Gwinnett County 2030 Unified Plan.

B. These standards apply to specific uses in all zoning districts (unless otherwise noted) and shall be enforced by the Department.

C. Any use that is regulated by this Chapter and is authorized in a zoning district shall be developed in conformity with the applicable Supplemental Use Standards for that use provided in this Chapter. No permit shall be issued for a use, building or structure that does not conform to applicable provisions of this Chapter; except that, where any requirement of the Supplemental Use Standards conflicts with a condition of rezoning, special use permit or other action of the Board after adoption of the UDO, the condition shall prevail.

230-130.2 **Applicability.**

A. The uses, structures and related standards listed in the following Section are in alphabetical order.

B. The Supplemental Use Standards listed in the following Section are applicable as indicated in the Table of Permitted and Special Uses as requiring Supplemental Use Standards.

C. The Supplemental Use Standards listed in 230-130.4 apply to all such accessory uses and structures regardless of their location or underlying zoning, unless otherwise noted.

230-130.3 **Supplemental Use Standards (Per Table of Permitted Uses).**

The rules, requirements and restrictions listed in this Sub-section are applicable as indicated in the Table of Permitted and Special Uses (Section 230-100) as requiring Supplemental Use Standards.

A. Adult Establishment.
Adult Establishments shall conform to Chapter 18, Article XI and Chapter 86, Article IV of the Gwinnett County Code of Ordinances.

B. Agricultural Uses (crop or animal production).
In agricultural zoning districts: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.

C. Animal Hospital or Veterinary Clinic.
A Special Use Permit shall be required if any outdoor run or pen is used to house or exercise animals.

D. Automobile, Truck or Vehicle Storage Lot (other than impound lot).
Automobile, Truck or Vehicle Storage Lots shall be subject to the following requirements and restrictions:

1. The entire lot shall be surrounded by a 15-foot in depth buffer adjacent to any public street, a 25-foot in depth buffer adjacent to a non-residential zoning district, and a 50-foot in depth buffer adjacent to any mixed-use or residential zoning district.
2. A security fence or wall is required enclosing the lot. The security fence or wall shall meet the requirements of Section 230.80.
3. No outdoor sound amplification device is permitted.
4. No inoperable or junk vehicles are permitted.
5. Outdoor lighting shall consist of cut-off luminaires that shall be directed inward so as not to direct light onto adjacent residential property. When adjacent to residentially-zoned property, any outdoor light fixtures shall not exceed 35 feet in height.

E. Automobile Brokers.

Automobile Brokers shall be subject to the following restrictions:

1. The brokerage shall be limited to office activities only.
2. Vehicles for sale or lease shall not be delivered to, displayed or parked on the premises at any time.
3. Maintenance, repair, refurbishing, washing or detailing of automobiles on the premises is prohibited.

F. Bed and Breakfast Inn.

Bed and Breakfast Inns shall be subject to the following requirements:

1. The operator of the establishment shall reside on the site.
2. The use shall have a lot area of not less than 20,000 square feet and a floor area within the dwelling unit of no less than 2,500 square feet.
3. No guest shall reside in a Bed and Breakfast Inn for a period in excess of 14 days.
4. If located in a residential zoning district, the structure shall be compatible with the character of the neighborhood in terms of height, setbacks and bulk. Any modifications to the structure shall be compatible with the character of the neighborhood.
5. Guestrooms may not be equipped with cooking facilities.
6. In residential zoning districts, food may be served on the premises only for overnight guests and employees of the Bed and Breakfast Inn.

G. Beekeeping

In all non-agricultural residential zoning districts, beekeeping shall meet the following requirements:

1. Honey bees shall not be kept on lots containing less than ten thousand (10,000) square feet. No more than two colonies or hives, with only two swarms, shall be allowed per ten thousand (10,000) square feet.
2. Hives shall be marked or identified to notify visitors.
3. No hive shall exceed twenty (20) cubic feet in volume.
4. No hive shall be located closer than ten (10) feet from any property line.
5. No hive shall be located closer than fifty (50) feet from a public right-of-way or twenty-five (25) feet from the principal building on an abutting lot.
6. A constant supply of water shall be provided for all hives.
7. A flyway barrier at least six (6) feet in height shall shield any part of a property line that is within twenty-five (25) feet of a hive. The flyway barrier shall consist of a wall, fence, dense vegetation or a combination thereof.
8. Any colony or hive which becomes a nuisance as defined by state law must be removed.
9. Abandoned colonies or hives and diseased bees shall be removed (this shall not prohibit the use of swarm traps).

H. Boarding or Rooming House.

Boarding or Rooming Houses shall be limited to no more than six non-transient boarders.

I. Cemetery, Family Cemetery or Mausoleum.

Except when accessory to a place of worship; cemeteries, family cemeteries and mausoleums shall conform to the following requirements:

1. The cemetery may front only on a street classified as a Collector or Arterial roadway or along a State Highway, and the entrance and exits to the cemetery shall only be from the classified street on which it fronts.
2. The cemetery shall be bordered by a 25-foot in depth buffer and a minimum six foot high decorative fence or wall along all of its exterior property lines not bordering the frontage street and not extending into the required front yard. The buffer strip shall be planted with evergreen trees or shrubs that grow at least eight feet tall and provide an effective visual screen. A 25-foot in depth buffer and a four foot high decorative fence or wall shall be installed along the right-of-way of any abutting public street.
3. Prior to the approval of a request to use property as a cemetery, a site plan and a covenant for perpetual care shall be submitted to the Department of Planning and Development. The covenant for perpetual care shall include measures to be undertaken to preserve, protect, and provide for ongoing maintenance including the fencing, landscaping, and gravesites.
4. The covenant for perpetual care and a plat of survey delineating the limits of the cemetery shall be recorded in the Gwinnett County Clerk of Superior Court (Deeds and Records).

J. **Check Cashing Facility.**
Such facilities are allowed by-right as an accessory use when located internal to a Regional Shopping Mall, Discount Department Store or Supercenter, Grocery Store or Convenience Store. There shall be no exterior ground, wall or window signage accompanying the accessory use.

K. **Child Caring Institutions (CCI). (Group Home for Children)**
Child Caring Institutions (CCI) facilities shall be located on a lot of at least one acre in size, and shall be limited to no more than eight residents.

L. **Community Garden.**
Community gardens shall be subject to the following requirements:
1. The garden shall not be located within any required buffer.
2. Outdoor lighting shall be prohibited.
3. The garden shall be within a fully fenced area. See fence regulations in Section 230-80.
4. Signage shall be limited to a single, non-illuminated sign of no more than four square feet.
5. Gardening equipment and machinery must be stored in an enclosed, secure building or shed.
6. Retail sales shall be prohibited.
7. Composting is permitted on the premises if stored in a manner that controls odor, prevents insect or rodent infestation and minimizes runoff into waterways and onto adjacent properties.
8. The garden must maintain an orderly appearance, and may not be neglected or allowed to become overgrown or eroded.
9. If a community garden ceases operation, and is no longer desired by the owners, it shall be stabilized with grass, trees and/or shrubbery in accordance with a plan submitted for approval by the Director.

M. **Community Center or Cultural Facility.**
In residential zoning districts, community centers or cultural facilities shall conform to the following requirements and restrictions. Residentially-zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.
1. They shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway on a site of not less than five acres with 250 feet of road frontage.
2. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
3. Parking shall not be provided in the front building setback area.
4. A minimum 50-foot in depth buffer shall be provided adjacent to residentially-zoned properties.
5. In residential zoning, the following additional uses may be permitted as accessory to a community center or cultural facility only upon approval of a Special Use Permit:
    a. Lighted outdoor ball fields, pools or similar recreation facilities.
    b. Cemeteries or mausoleums.
    c. Day Care Centers.
    d. Kindergartens.
    e. Private schools (K-12).
    f. Health and social services: including out-patient clinics, transitional housing, shelters, and other similar facilities.

N. **Community Living Arrangement (CLA) or Host Home.**
Community Living Arrangement (CLA) facilities and Host Homes shall be located on a lot of at least 1 acre in size, and shall be limited to no more than eight residents.

O. **Composting Facility, Yard Trimmings.**
Yard Trimmings Composting Facilities shall meet the following design standards:
1. Composting materials shall be limited to tree stumps, branches, leaves, and grass clippings or similar putrescent vegetative materials, not including animal products, inorganic materials such as bottles, cans, plastics, metals, or similar materials.
2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a 3-foot high landscape earthen berm with a maximum slope of three to one and/or a minimum 6-foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

P. Country Club

In the RA-200 zoning district, Country Clubs shall conform to the following requirements. Properties not meeting the street classification, acreage or road frontage requirements shall be required to obtain a Special Use Permit.

1. The main clubhouse entrance shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway, unless the entrance is located internal to a planned golf course residential development.
2. The property shall contain a minimum of ten acres and 300 feet of road frontage.
3. Adequate off-street parking shall be provided for the use.
4. The buildings and parking lots shall be located not less than 50 feet from any street and not less than 40 feet from any side or rear property line.
5. Any driving ranges shall be located not less than 50 feet from any street and not less than 100 feet from any side or rear property line.

Q. Customary Home Occupation.

Customary Home Occupations shall be subject to the following requirements and restrictions:

1. The home occupation shall be carried on only by a member or members of the family residing in the residence.
2. To the extent that there is any sale of any item or service related to the home occupation, no sale of that item or service may occur on the premises unless a Special Use Permit is granted by the Board of Commissioners.
3. The home occupation shall not involve group instruction or group assembly of people on the premises.
4. There shall be no exterior evidence of the conduct of a home occupation. Except for Hobby Breeding, the home occupation shall be conducted only within the enclosed living area of the home (including basement, if any). There shall be no display or storage of products, materials, or machinery where they may be visible from the exterior of the residence.
5. Except as contained herein, the conduct of the home occupation shall neither increase the normal flow of traffic nor shall it increase either on-street or off-street parking.
6. No equipment, supplies or materials may be utilized or stored in the conduct of the home occupation except those which are normally used for domestic or household purposes.
7. No more than 25 percent of the dwelling unit may be used for conducting the home occupation.
8. One business vehicle used exclusively by the resident is permissible. This vehicle may only be an automobile, pick-up truck, van or sport-utility vehicle.

R. Department Store; Discount Department Store or Supercenter.

Such stores may offer automobile maintenance and tire service as a by-right accessory use, provided that junked or wrecked vehicles shall not be allowed on-site, and vehicles undergoing routine service are not kept on the property for more than 48 hours.

S. Dwelling, Accessory.

Accessory dwellings shall only be located in a rear yard, and shall be subject to the following setback requirements:

Zoning District	Side Yard Setback	Rear Yard Setback
RA-200 and R-LL	20 feet	40 feet
R-100	10 feet (one yard) 25 feet (two yards)	20 feet
R-75	10 feet	20 feet
TND	5-15 feet	10 feet
O-R	10 feet	15 feet

Prior to occupancy of an accessory dwelling unit, the owner of the principal single-family dwelling shall apply for a Certificate of Occupancy for the accessory dwelling and pay a fee established by the Board of Commissioners. The Director shall arrange for an inspection of the subject accessory dwelling and certify that the requirements below are met.

Accessory dwellings shall be subject to the following requirements:

1. No more than one accessory dwelling unit per primary dwelling unit.
2. The primary dwelling unit shall be owner-occupied.
3. The accessory dwelling unit shall contain at least 400 square feet, but no more than 800 square feet, of heated living space.
4. The accessory dwelling unit shall be in a separate building from the primary dwelling unit.
5. The height of the building containing the accessory dwelling shall not exceed the height of the principal dwelling.
6. The accessory dwelling shall be constructed with the same or similar and compatible exterior style, materials, roof type and slope, doors, window style and proportions, color, trim and landscaping as the principal dwelling.
7. The windows of an accessory dwelling unit shall not be directly opposite windows of a principal dwelling on an abutting lot unless screened by a fence, wall or hedge, or separated by more than 50 feet.
8. An accessory dwelling unit shall contain a kitchen and at least one, but no more than two, bedrooms and at least one full bathroom.
9. Occupancy of the accessory dwelling shall be limited to no more than two persons (including minor children). The occupants of an accessory dwelling shall not be included in the calculation of occupancy for the primary dwelling or for the lot under the definition of a family.
10. An accessory dwelling unit shall have at least one paved off-street parking space dedicated for the use, in addition to any parking spaces for the primary dwelling unit.
11. An accessory dwelling shall have a separate electrical meter and service panel with main disconnect.
12. An accessory dwelling shall have a backflow preventer and shut-off valve on the potable water service line.

T. Emissions Inspection Stations.

Emissions inspection stations shall meet the following design standards:

1. The facility shall be located in a permanent non-combustible structure.
2. The structure shall include a designated indoor public waiting area (minimum three fixed seats) with restrooms; or as an alternative, shall provide the required designated indoor waiting area and restrooms upon the same lot, within 500 feet of the testing facility.
3. The facility shall provide a minimum of four paved parking spaces. Drive-through facilities shall also provide a paved stacking lane for a minimum of four vehicles. Parking spaces and stacking lane shall be striped.
4. If constructed in an existing parking lot, the facility and stacking lane(s) shall not occupy any required on-site parking space or encroach into any minimum required driveway width.

U. Equestrian Facilities, Riding Stables, or Academies.

Stables, corrals, riding rings and other similar facilities shall be located no closer than 100 feet to any property line.

V. Family Personal Care Home.

Family Personal Care Homes shall be located on a lot of at least one acre in size, and shall be limited to no more than eight residents.

W. Farmers' Markets (on-site products only).

Any temporary or permanent structure for the sale of farm products shall be located no closer than 35 feet to any property line, and may be no larger than 1,000 square feet.

X. Fireworks Sales

Retail sales of fireworks shall be subject to the following restrictions:

1. Sales and storage of fireworks shall comply with all applicable federal, state and local regulations.
2. The sale of consumer fireworks as a principal use shall require approval of a Special Use Permit.
3. Ancillary sale of consumer fireworks shall be limited to convenience stores, discount department stores, dollar or variety stores, grocery stores, hardware stores, pharmacy and drug stores, sporting goods stores, and wholesale membership clubs.

Y. Hookah/Vapor Bar or Lounge

Hookah/Vapor Bars or Lounges shall be subject to the following restrictions:

1. Smoking of hookah in any establishment that serves alcohol or food shall be prohibited.
2. Hours of operation shall not extend past 11:00 p.m.
3. Hookah bars and lounges shall not serve patrons under the age of 19.

Z. Hotel or Motel.

Hotels and Motels shall be subject to the following requirements:

1. Guest rooms shall be accessed internally to the building with no direct room access to the outside.
2. Each hotel/motel site shall be a minimum of two acres.
3. Each hotel/motel must provide management on duty 24 hours a day.
4. Each guest room shall be accessed with a magnetic keycard entry-locking device.
5. Outside storage of commercial equipment is prohibited.
6. No business license shall be issued for any business operating from any guest room of the facility.
7. Provide a 75-foot natural buffer, enhanced with an additional 25-foot landscaped buffer (total 100 feet) adjacent to residentially-zoned property.

AA. Kennels and Pet Boarding.

In agricultural zoning, dog runs, pens and other similar facilities shall be located no closer than 100 feet to any property line. In all other zoning districts any outdoor dog runs, pens or other similar facilities shall require approval of a Special Use Permit.

BB. Landfills.

1. A landfill may be permitted in certain zoning districts of Gwinnett County by Special Use Permit, after a public hearing, provided the following conditions are met:
   a. A minimum 200 foot in depth natural, undisturbed buffer shall be provided between all active waste burial areas and exterior property lines except for approved perpendicular access and utility crossings.
   b. A minimum 75 foot in depth natural, undisturbed buffer shall be provided between non-waste disposal operations and exterior property lines except for approved perpendicular access and utility crossings.
   c. The limits of any 100 year floodplain or a stream buffer of 200 feet, whichever is greater, shall be preserved as natural, undisturbed area except for approved perpendicular access and utility crossings.
   d. The entire site shall be fenced with a minimum six foot high chain link security fence.
   e. The landfill shall be located on or have direct private access to a road designated on the Long Range Road Classification Map as a major collector, minor arterial, major arterial, or principal arterial.
   f. The applicant shall include with the Special Use Permit application a report detailing the phasing of the landfill and plans for closure and reclamation.

2. The following waste disposal activities, recycling facilities and recovery activities shall be permitted as accessory uses to landfills, unless otherwise stipulated by the Board:
   a. Composting, Municipal Solid Waste.
   b. Composting, Yard Trimmings.
   c. Consumer Recycling Centers.
   d. Gas Recovery/Gas Co-generation Plant.
   e. Recovered Materials Processing Facility.
   f. Solid Waste Transfer Stations.

CC. Livestock, keeping of (for personal utility).

1. In agricultural zoning districts: corrals, stables, barns, pens, coops, chicken houses, and other similar animal quarters shall be located no closer than 100 feet to any property line.
2. In non-agricultural zoning districts: the raising and keeping of livestock (other than chickens) for personal pleasure or utility on a parcel which contains the dwelling of the owner of the livestock is permitted, provided that the parcel is at least 3 acres in area and all animal quarters are located no closer than 100 feet to any property line.
3. In non-agricultural residential zoning districts: the keeping of chickens for personal pleasure or utility on a parcel which contains the dwelling of the owner is permitted, subject to the following requirements:
    a. The minimum lot size for the keeping of chickens shall be ten-thousand five-hundred (10,500) square feet.
    b. Chickens must be kept securely in an enclosed yard or 6-sided pen at all times.
    c. Minimum pen area for chickens shall be ten (10) square feet per chicken.
    d. Chickens must be housed at least twenty (20) feet from any property line, and fifty (50) feet from any residence other than the owner's.
    e. Any structure housing chickens must be located in the rear yard.
    f. The keeping of roosters is not allowed.
    g. The maximum number of chickens shall be as follows: Lots 10,500 square feet to 12,499 square feet: maximum of 3 chickens; lots 12,500 square feet to 24,999 square feet: maximum of 5 chickens; lots 25,000 square feet to 39,999 square feet: maximum of 8 chickens; lots of 40,000 square feet to 2.99 acres: maximum of 10 chickens; lots 3 acres or larger: no maximum.
    h. Each coop shall have at least four (4) square feet of floor space per chicken over four (4) months old.
    i. Chickens are only permitted as pets or for egg laying production; chickens cannot be kept for slaughter.
    j. Chickens must be kept under sanitary conditions and shall not be a public nuisance as defined by State law.

DD. Livestock Sales Pavilion or Auction Facility.

Livestock Sales Pavilions or Auction Facilities shall meet the following standards:

1. Such facilities shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
2. The property shall contain a minimum of 10 acres.
3. Livestock sales pavilions, auction facilities, show rings or other arenas for the display, exhibition training or sale of livestock, and animal quarters shall be located no closer than 100 feet to any property line.
4. Adequate off-street parking shall be provided for livestock trailers, recreation vehicles, etc., associated with the use.
5. A Special Use Permit is required if any of the following apply:
    a. The property does not meet the minimum acreage or street classification requirements.
    b. The event is held more than three days per month.
    c. Hours of operation extend beyond 6:00pm.
    d. A public address system is utilized.
    e. Permanent concession facilities are provided.
    f. Portable restroom facilities are provided.
    g. Seating facilities for more than 100 people are provided.
    h. Parking facilities for more than 50 vehicles are provided.
    i. An admission fee is charged.

EE. Places of Worship.

1. In all residential zoning districts, places of worship shall conform to the following requirements. Residentially-zoned properties not meeting these requirements shall be required to obtain a Special Use Permit.
   a. They shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway on a site of not less than five acres with 250 feet of road frontage.
   b. The buildings shall be located not less than 50 feet from any street and not less than 30 feet from any side or rear property line.
   c. Parking shall not be provided in the front building setback area.
   d. A minimum 20-foot in depth buffer shall be provided adjacent to residentially zoned properties. This buffer shall be increased to 50 feet in depth adjoining a detention pond and any church recreation facilities, such as, but not limited to an indoor gym or outdoor playground.
   e. The place of worship may utilize one manufactured building for worship services for an initial period not to exceed three years.

2. Uses Requiring Special Use Permit.
   In residential zoning, the following additional uses may be permitted as accessory to a place of worship only upon approval of a Special Use Permit, in accordance with Section 270-30:
   a. Lighted outdoor ball fields, pools or similar recreation facilities.
   b. Cemeteries or mausoleums.
   c. Day Care Centers.
   d. Kindergartens.
   e. Private schools (K-12).
   f. Health and social services: including out-patient clinics, transitional housing, shelters, and other similar facilities.

FF. Pool or Billiards Halls.

A business having three or more pool tables for patron use shall be considered a Pool or Billiards Hall.

GG. Recovered Materials Processing Facility.

Recovered Materials Processing Facilities shall meet the following design standards:

1. The minimum lot area for such facilities shall be 2 acres.
2. Activities shall be limited to collection, sorting, compaction and shipping.
3. Along the entire road frontage (except for approved access crossings), provide a 3 foot high landscaped earthen berm with a maximum slope of 3 to 1 and/or a minimum 6 foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscaped strip. The finished side of a fence/wall shall face the exterior property lines.
4. The facility shall not be located adjacent to or across the street from any property used for or zoned for single-family residential use.
5. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.
6. Materials collected shall not be visible and deposited in a bin or bunker. All sorting and collection bins shall either be enclosed and have chutes available to the public or be located inside a fully-enclosed building.
7. No outdoor storage of uncontainerized materials shall be allowed.
8. Any outside storage areas shall be screened by a minimum eight foot high, solid wood fence, masonry wall or slatted chain-link fence. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
9. The operator shall be required to submit an annual report to the Director that demonstrates that during each 90 day period of operation, the amount of material that is recycled, sold, used, or reused shall equal at least 60 percent by weight or volume of the material received during that 90 day period and sixty percent by weight or volume of all material previously received and not recycled, sold, used, or reused and carried forward into that 90 day period.

HH. Rental; Automobile, Truck and Trailer.

Automobile, truck and trailer rental facilities shall meet the following requirements and restrictions:

1. All vehicles shall be parked on paved surfaces or approved pervious paving materials.
2. All outdoor vehicle display areas shall be no closer than 100 feet from the nearest residence.
3. Vehicle storage, cleaning and maintenance must take place within a building or outside storage area that is screened from public view.
4. Vehicle repair, painting and body work may not be conducted on the premises.

II. Salvage Operation or Junk Yard

1. The minimum lot area for such facilities shall be 2 acres.

JJ. School, Private.

1. This use shall not be located except with direct access to a roadway designated as a collector or higher category on the latest Gwinnett County Long Range Road Classification Map.
2. Minimum Lot Size:
   a. Elementary School: two acres, plus one additional acre for each 100 students based on the design capacity of the school.
   b. Middle School: three acres plus one additional acre for each 100 students based on the design capacity of the school.
   c. High School: 5 acres, plus one additional acre for each 100 students based on the design capacity of the school.
3. When adjacent to a residential zoning district, the following additional standards shall apply:
   a. A 50-foot in depth natural, undisturbed buffer adjacent to residential zoning is required.
   b. Driveways and parking areas must set back 25 feet from side property lines and five feet from any buffer.
   c. No parking lots or outdoor lights shall be closer than 100 feet from residences on adjacent property.
   d. Recreational facilities shall be located at least 100 feet from property lines of adjacent residential properties.
4. Accessory Uses and Facilities.
   In addition to the accessory uses and facilities that are permitted in Chapter 230 for the zoning district in which the private school is located, additional accessory uses and facilities are permitted that are customarily associated with schools and intended primarily for the use of students, such as an auditorium, library, administrative offices, cafeteria and related kitchen and dining area, or outdoor recreational facilities.

KK. Self-Storage and Mini-Warehouse Facilities.

Self-Storage and Mini-Warehouse Facilities shall meet the following restrictions and design standards:

1. Storage units shall not be used for manufacturing, retail or wholesale selling, office, other business or service use, or human habitation.
2. Site access shall not be onto roadways classified as local residential streets.
3. Outdoor speakers or sound amplification systems shall be prohibited.
4. Such a facility may include one accessory manager's office/apartment which is clearly subordinate to the primary use of the facility for warehousing purposes.
5. Provide adequate loading and unloading areas outside of fire lanes.

LL. Shelter, Residential or Community.

All shelters must meet the provisions of Rules for Shelters in Gwinnett County.

MM. Special Events/Banquet Facility or Rental Hall

In the RA-200 zoning district, Special Events/Banquet Facilities or Rental Halls shall conform to the following requirements.

1. Such facilities shall be located on a Principal Arterial, Major Arterial, Minor Arterial, Major Collector Street or State Highway.
2. The property shall contain a minimum of 3 acres.
3. Activities shall be limited to community or private parties, gatherings or charity events; weddings, wedding receptions; showers; business functions. Other similar events may also be included, at the discretion of the Director of Planning and Development.
4. Guests shall be limited to no more than 150 (subject to fire code limitations) at any one time. During inclement weather there shall be sufficient space to safely shelter guests. Adequate, permanent restroom facilities shall be provided, which shall meet the minimum requirements of the Gwinnett County Environmental Health Section and building code requirements.
5. Special event hours of operation shall be limited to between 9:00am and 11:00pm.
6. Adequate off-street parking facilities shall be provided on-site.

NN. Shooting and Archery Ranges and similar Outdoor Recreation Facilities

In residential zoning, Shooting and Archery Ranges and similar Outdoor Recreation Facilities shall conform to the following requirements:

1. Outdoor shooting ranges shall be located on properties with a minimum of 20 acres.
2. Outdoor recreation activities may include:
   a. Community or private sports practices or games including, baseball, softball, football, basketball, soccer, lacrosse, field hockey or similar sports.
   b. Paintball, zip lines, mudder or obstacle courses, or similar activities.
   c. Other such activities may be authorized at the discretion of the Director of Planning and Development.
3. Adequate off-street parking and restroom facilities shall be provided on-site.
4. No buildings or facilities associated with the use shall be located closer than 100 feet any property line. Outdoor shooting ranges shall be a minimum of 300 feet from any property line.

OO. Wild Animals (raising and keeping of).

Any resident who keeps a wild or exotic animal shall meet the following requirements:

1. The owner or custodian of wild or exotic animals shall obtain any and all necessary permits and meet all requirements of the State of Georgia for such activity.
2. No animal quarters may be located closer than 200 feet to any property line.

PP. Wood Chipping and Shredding, Log Splitting Facility.

Wood Chipping and Shredding and Log Splitting Facilities shall meet the following restrictions and design standards:

1. Such facilities shall not be located closer than 200 feet from residentially-zoned property.
2. Along the entire road frontage (except for approved access crossings), and along the side and rear property lines, provide a three foot high landscape earthen berm with a maximum slope of three to one and/or a minimum six foot high, 100 percent opaque, solid wooden fence or masonry wall. The fence/wall or berm must be located outside of any public right-of-way and interior to any landscape strip. The finished side of a fence/wall shall face the exterior property lines.

230-130.4 **Supplemental Use Standards (General Requirements).**

The rules, requirements and restrictions listed in this section apply to all such accessory uses and/or structures, regardless of their location or underlying zoning, unless otherwise noted.

A. Construction Trailer/Temporary Building.

A temporary building or buildings for use in connection with a construction project or land subdivision development shall be permitted on the land of the project during the construction period.

B. Drive-through Service Windows.

Drive-through service windows shall meet the standards for Section 240-80, Stacking Lanes for Drive Through Facilities or Service Windows, and the additional following items:

1. Each drive-through service window is allowed one additional incidental sign adjacent to the drive-through window that shall not exceed 24 square feet in area.
2. Drive-through service windows shall not be permitted for any use in the Mixed Use-Neighborhood, Mixed Use-Commercial, Mixed Use-Regional District, or TND.
3. No outdoor speakers shall be employed within 100 feet of any residential use.

C. Collection Bins.

1. Permit required; dates of issuance, expiration.
   a. It shall be unlawful to erect, place, maintain, or operate any collection bin in unincorporated Gwinnett County without first obtaining a permit issued by Gwinnett County.
   b. A permit issued under this Section shall be valid for one year and renewable for one-year periods thereafter.
   c. Collection bins owned and/or operated by one person or entity for the benefit of permit applications for another person or entity require the contact information for both entities.
2. Fee required.
   The Fee for the Initial Application and Renewal Applications shall be $250.00. The Sticker Fee shall be $25.00. These fees shall remain in effect unless otherwise modified by the Gwinnett County Department of Planning and Development's Fee Schedule.
3. Qualifications of Permittee and Form of Application.
   In order to qualify as a Permittee under this Section, an applicant must either be (1) an organization exempt from taxes under 26 U.S.C. § 501(c)(3) of the United States Internal Revenue Code, and in good standing with the State of Georgia; (2) a business organization in good standing with the State of Georgia; or (3) a natural person. The application for a collection bin permit shall include the following information from the applicant:
   a. If the applicant claims to be a qualified nonprofit organization; (1) a copy of the determination letter issued by the Internal Revenue Service stating that the applicant is an organization exempt from taxation under Internal Revenue Code, 26 U.S.C. § 501(c)(3); and (2) a certificate of good standing issued by the Office of the Georgia Secretary of State. If the applicant is a business organization not exempt from taxation, a certificate of good standing issued by the Office of the Georgia Secretary of State. A certificate of good standing must not be older than 3 months at the time of application for a permit.
   b. Name, address, and telephone number of the contact person of the applicant who will agree in writing to be available by telephone between the hours of 8 a.m. to 5 p.m., Monday through Friday, to receive and respond to complaints or other inquiries regarding the permitted collection bin.
   c. Name, address, and telephone number of a person who is authorized by the owner or operator of the collection bin to accept service of process and to accept citations issued by the County on behalf of the applicant for violations of this Section.
   d. Written and signed consent from the Site Host or the Lawful Occupant, if applicable, to place the collection bin on the property, including name, address, and telephone number of the Site Host or Lawful Occupant and the name, address, and telephone number of the person authorized by the Site Host or Lawful Occupant to accept service of process and to accept citations issued by the County on behalf of the Site Host or Lawful Occupant. A copy of the lease, rental agreement, or other instrument between the Site Host or Lawful Occupant and the Permittee shall be sufficient to satisfy this requirement provided that the lease, rental agreement, or instrument contains the name, address, and telephone number information required above.
   e. Permittee must provide proof to Gwinnett County of a Certificate of Liability Insurance of at least $1 million covering the liability of the Permittee arising out of the placement and maintenance of a collection bin.

f. Permittee must provide a closed boundary survey and a site plan drawn to scale which will indicate the zoning of the property, indicate if there are zoning or overlay conditions on the proposed Site, and show the location of any and all existing bins on the Site; show, and label the dimensions of the proposed bin; show the footprint of the principal building for the Site; show and label the front, rear, and side building setbacks on the Site; label concrete or asphalt surfaces; label landscape and planter areas; label and dimension all buffers (if applicable); show and identify adjacent public streets and rights-of-way; provide a dimension of the distance between the collection bin and the public right-of-way; and any other information deemed necessary by the Director.

g. In addition to the information listed in this Section, the application shall be made on the form provided by the Gwinnett County Department of Planning and Development.

h. Applications which are not complete when submitted shall be returned to the applicant with a list of items that are missing from the application.

i. A complete Collection Bin Permit Application meeting all of the requirements set forth in Subsections (C)(2), (C)(3), and (C)(6) of this section, which is submitted to the Gwinnett County Department of Planning and Development with the required application fee, shall be approved or denied within thirty (30) days of its receipt. Any complete application not approved or denied within 30 days shall be deemed to be approved.

4. Proof of Permit.

Gwinnett County shall provide the Permittee with one permit Sticker for each approved permit. The permit Sticker shall be placed in a conspicuous place on the front of the collection bin that is installed on the permitted property. Gwinnett County will provide replacement Stickers for ($25.00) should the original Sticker become damaged, fall off, or disappear.

5. Management, Maintenance; Requirements.

a. Permittee must maintain the aesthetic presentation of each collection bin including fresh paint, readable signage, and general upkeep.

b. Permittee must provide to the County and Site Host or Lawful Occupant a telephone number for requests to respond to collection bin maintenance complaints.

c. Permittee must respond to complaints within 48 hours of receiving said complaint from the County by telephone during regular business hours of 8:00 a.m. through 5:00 p.m., Monday through Friday. This response may be via telephone and should include a time frame for resolving the complaint.

d. Permittee must remove graffiti within 48 hours following receipt of notice of its existence by telephone during regular business hours of 8:00 a.m. through 5:00 p.m., Monday through Friday.

e. If a collection bin becomes damaged or vandalized, it shall be repaired, replaced or removed within five days of receipt of notice of such condition by telephone during regular business hours of 8:00 a.m. through 5:00 p.m., Monday through Friday.

f. Permittee shall clearly post on its collection bin that no items shall be left outside the collection bin and Permittee shall remove any materials, trash, or other debris placed outside the collection bin within 48 hours following receipt of notice of its existence by telephone during regular business hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.

g. Collection bins shall have a receiving door that can be closed so that only an authorized representative of the owner may access the items deposited in the collection bin.

6. Location and Placement of Collection Bins.

a. On parcels of land which constitute ten (10) acres or less, there shall be no more than two collection bins per parcel of land.

b. On parcels of land greater than ten (10) acres, the Director shall have discretion to allow for one (1) additional collection bin per every two (2) additional acres of land, provided, however, that all bins are separated by at least 500 feet.

c. Collection bins shall only be permitted on developed property which is zoned C-1, C-2, C-3, M-1, or M-2; or on the premises of a church or school, consistent with all applicable ordinances and policies, within any zoning district. Collection bins located on County-owned properties shall meet the requirements of subsection (C) 6.

d. Collection bins shall not be located on property if the principal structure is vacant.

e. Collection bins shall not be placed in a right-of-way, and shall be placed no closer to any adjacent right-of-way than 50 feet or the front or side building plane of the principal structure located on the site, whichever is greater.

f. Collection bins shall be placed on the Site in a manner that does not impede vehicular or pedestrian traffic flow.

g. Collection bins shall not be placed in designated parking spaces or reduce the number of parking spaces below the minimum number required by the Unified Development Ordinance, any other Gwinnett County Ordinance, or state law.
h. Collection bins shall be placed on a concrete or asphalt surface.
i. Collection bins shall not be placed within any landscape strip, landscaped parking lot island, any type of buffer, or within five feet (5') of a zoning buffer.
j. Collection bins shall not be placed on sidewalks.
k. Collection bins shall not be placed within the sight triangle, as defined in The Complete Illustrated Book of Development Definitions, Fourth Edition, and its subsequent revisions, of any intersection and shall not interfere with on-site traffic circulation.
l. Collection bins located at public libraries shall meet the requirements of subsections a through k above.

7. Information and Label Requirement for all Bins.
Every collection bin shall display the following information in boldface letters at least two inches high located on the front of the collection bin and directly underneath the deposit door or on the deposit door:
a. The name, address, telephone number, and the Internet Web Address of the Permittee.
b. Each bin shall meet the requirements set forth by the State of Georgia as found in Title 43, Chapter 17 of the Official Code of Georgia Annotated.

8. Size, Appearance, and Screening of Bins.
a. Collection bins shall not cover a ground surface area in excess of five feet by five feet, nor be more than seven feet in total height.
b. The exterior of collection bins shall be of neutral or earth tone color schemes as found in the Architectural Design Standards, Color and Finish Chart found in the Appendix of the Gwinnett County Unified Development Ordinance. High-intensity colors, metallic colors, black, or fluorescent colors shall be prohibited; however, the use of black color for lettering and accent use is not prohibited provided, however, the majority of the bin shall not be black in color.
c. Collection bins shall be surrounded by a three-sided opaque enclosure not less than six feet in height, with an open side facing away from any public road. Collection bin enclosures shall have a finish consistent with the finish materials of the building facade and conform substantially with the Unified Development Ordinance Design Guidelines.

9. Violations and Penalties.
a. In addition to any other penalties or remedies prescribed for ordinance violations pursuant to the Official Code of Georgia Annotated and this Unified Development Ordinance, Sections 120-60, 120-70, and 120-80, any person, corporation, company, or entity who places a collection bin on property prior to receiving a permit shall be subject to a penalty of $300 for each violation.
b. In addition to any other penalties or remedies prescribed for ordinance violations pursuant to the Official Code of Georgia Annotated and this Unified Development Ordinance, Sections 120-60, 120-70, and 120-80, if a Permittee is found to have violated any provision of this Section, after notice and opportunity to cure the alleged violation, the Permittee shall be subject to a penalty of $250.00 for each violation, including but not limited to the following violations:
    1. Failure to adequately respond to maintenance request;
    2. Failure to maintain collection bins as set forth in Section C(5) above;
    3. Failure to adhere to collection bin placement and removal provisions; or as set forth in Section C(6) above;
    4. Failure to adhere to all permit requirements.
c. If a Permittee is found to have violated the provisions of Section 230-130.4(C) and ignores mitigation on more than 3 occasions in a calendar year, the Permittee shall, in addition to all penalties set forth in this Section along with those allowed by the Official Code of Georgia Annotated, be deemed ineligible to place, use, or employ a collection bin, and apply for any renewal permits for collection bins, within the County for a period of one year, and the County may require removal of any or all of such Permittee's collection bins upon 30 days advance notice.

10. Liability; protections.
The Site Host or Lawful Occupant will be held harmless by the Permittee for the removal of an unauthorized collection bin or where removal is necessary to comply with zoning ordinances.

D. Industrialized Buildings.

1. After the effective date of this UDO, all newly installed industrialized buildings in Gwinnett County are subject to the requirements of this UDO, the State of Georgia Industrialized Buildings Act O.C.G.A. Title 8, Chapter 2, Article 2, Part 1 and "Rules of the Commissioner of Community Affairs, 110-2 Industrialized Buildings".
2. Industrialized buildings shall conform to all requirements of the UDO and other applicable codes of Gwinnett County and the State of Georgia. The installation of an industrialized building shall require zoning certification and a building permit. Industrialized buildings shall conform to the Gwinnett County Architectural Design Guidelines that are otherwise applicable to such buildings or uses in accordance with this UDO.
3. Prior to approval of a building permit, the installer shall provide to the Department of Planning and Development a site plan and a set of building design plans to show compliance of each industrialized building unit with this UDO. Evidence of approval by the Georgia Department of Community Affairs shall also be provided.
4. Transportation of industrialized buildings or components on the streets and highways of Gwinnett County shall be in accordance with applicable requirements of the Georgia State Highway Patrol.
5. Prior to relocation of an existing building that was constructed in an industrialized fashion but does not bear the insignia of approval of the Commissioner of the Department of Community Affairs required for new industrialized buildings, the owner of such building shall apply for and receive certification of the Department of Community Affairs as provided in Section 110-2-11 of the Rules of the Commissioner of the Department of Community Affairs.

E. Outdoor Display or Sales of Merchandise.

Outdoor display or sales of merchandise shall be subject to approval of a Special Use Permit, with the following exceptions:

1. Automobile, truck and other vehicle sales facilities shall be exempt for the parking of vehicle inventory.
2. Farmer's Markets and Livestock Sales Facilities in the RA-200 zoning district.
3. Businesses which have obtained a valid Temporary Outdoor Activity Permit (TOAP) shall be exempt during the permit period.
4. Merchandise may be displayed on the front sidewalk immediately adjacent to a retail building or immediately beneath an actively operating fuel island canopy, subject to the following restrictions and requirements:
    a. Merchandise shall be permitted only along the business' tenant bay or storefront façade.
    b. Merchandise shall not block an entrance or exit to or from the building.
    c. Merchandise displayed for sale shall be that normally found within the on-premise business.
    d. Merchandise shall not be located on sidewalks that are less than six feet in depth and may not extend beyond the limits of the sidewalk.
    e. All such display or sales shall meet applicable building, fire and safety codes.

F. Outdoor Seating.

Outdoor seating for restaurant service is permitted subject to the following requirements and restrictions:

1. The number of outdoor seats shall be no greater than 50 percent of the total number of seats located indoors within the restaurant.
2. Outdoor seating areas are restricted to the front or side yard including space abutting the sidewalk frontage of the subject property.
3. No outdoor seating associated with a sidewalk café shall be used for calculating seating requirements pertaining to the location of, applications for, or issuance of a liquor license for any establishment nor shall the additional seats be used to claim any exemption from any other requirement of any county or state code or ordinance.
4. The perimeter of the outdoor seating area shall be delineated using non-permanent fixtures such as railings, planters, decorative chains, or other similar decorative fixtures other than signs that are not inconsistent with the UDO and that do not present a public health or safety hazard.
5. Tables, chairs, umbrellas, canopies, awnings and other similar fixtures shall be of uniform design and shall be made of quality materials and workmanship to ensure the safety and convenience of users and to enhance the visual quality of the urban environment.
6. Design, materials and colors shall be compatible with the abutting building for all locations, and any applicable design guidelines.

7. Hours of operation. The hours of operation of outdoor seating area adjacent to residential uses shall be limited to 9am to 9pm daily.
8. Outdoor seating abutting a public sidewalk shall be subject to the following additional development standards:
   a. Outdoor seating areas shall not be located abutting sidewalks that are less than ten feet in width.
   b. A minimum of one unobstructed pedestrian path of at least six feet wide shall be maintained along the sidewalk connecting any abutting businesses at all times.
   c. A minimum of one unobstructed pedestrian path of at least six feet wide shall be maintained to connect the building entrances to the curb line of the abutting street.

G. **Outdoor Storage.**
1. Outdoor storage in residential zoning districts shall be governed by the Gwinnett County Property Maintenance Ordinance (PMO).
2. In mixed-use and non-residential zoning districts (other than industrial), outdoor storage of equipment, materials and/or merchandise shall be subject to approval of a Special Use Permit.
3. In industrial zoning districts, outdoor storage of equipment and materials shall be allowed, subject to the following restrictions and requirements:
   a. Outdoor storage shall be set back at least 15 feet from any side or rear property lines.
   b. Shall not be located within a required front yard.
   c. Outdoor storage shall not be located in the area between the front of the principal structure and the public street.
   d. Outdoor storage shall be fully screened by a solid wood fence, masonry wall or slatted chain-link fence at least 8 feet in height.
   e. Materials stored outdoors shall not be placed or stacked at a height exceeding that of the screening fence.
   f. The setback distance shall be landscaped to provide a year-round vegetative screen.

Chapter 240. Off-Street Parking Standards.

Section 240-10. General Requirements.

240-10.1 **Purpose and Intent.**

A. To ensure that the development and redevelopment of property provides safe and adequate parking for automobiles and bicycles for the convenience and safety of all residents, employees, visitors, and shoppers, including persons with disabilities.

B. To provide design standards for parking facilities and driveways to minimize harm to motorists and private property, provide adequate emergency vehicle access, and to protect the safety and capacity of public streets.

C. To ensure that the number of off-street parking spaces does not impact adjacent residential areas from encroachment of commercial parking into neighborhood streets.

D. To minimize the impacts of stormwater runoff from off-street parking facilities due to erosion and pollution of water bodies.

240-10.2 **Applicability.**

Vehicle parking shall be in accordance with this Chapter of the UDO.

240-10.3 **Parking surfaces.**

A. In any non-residential district, the parking of any vehicle on other than a paved surface (or other system approved by the Director) is prohibited.

B. In a residential district, the parking of any motor vehicle except on a hard-surfaced driveway or in carport or garage is prohibited. Any recreational vehicle or non-motor vehicle may only be parked in a carport, enclosed structure, or in the rear yard on a paved surface or approved porous or grassed paving system. Any vehicles parked in the rear yard not in a carport or an enclosed structure must be parked at least 15 feet from the property line. Vehicles or equipment used for agricultural purposes on residential property with 5 or more acres are exempt from hard surface requirements if parked outside the required front setback.

C. Maximum allowable paved parking or hard surface area in the front yards (excluding walkways and required sidewalks):
   1. Single-family attached zoning districts – not more than 45 percent.
   2. Single-family detached zoning districts – not more than 35 percent.
   3. In the R-TH zoning district, driveways for adjoining units shall be separated by at least a 4-foot wide grassed strip, unless the units are villa-type with connecting driveways.

240-10.4 **Application for Additions and Renovations.**

A. Additional parking and loading space is required for each addition or renovation to a building or use that increases the gross floor area by at least 500 feet. Residential uses are exempt from this provision provided that the addition or renovation does not increase the number of families.

B. When an addition or renovation of an existing building or use increases the gross floor space of a building or use by more than 50 percent, the entire building or use shall meet parking and loading requirements of this UDO, unless an administrative variance is granted in accordance with Section 240-30.4.

240-10.5 **Prohibited Uses.**

No parking areas may be used for the sale, repair, dismantling, servicing or long-term storage of any vehicles or equipment, unless permitted by the zoning district in which the area is located.

Section 240-20. Parking Space Requirements.

240-20.1 **Minimum Parking Space Requirements.**
The minimum number of parking spaces shall be determined based on the spaces required for principal uses from the Table of Minimum Parking Requirements, unless the development qualifies for a reduction in minimum parking requirements as provided in Section 240-30. Where parking requirements for any use are not specifically defined in the Table of Minimum Parking Requirements, such requirements shall be determined by the Director based upon the most comparable use specified herein, and other available data.

240-20.2 **Maximum Parking Requirements.**
Maximum parking requirements are established in order to promote efficient use of land, enhance urban form, encourage alternate modes of transportation, provide for better pedestrian movement, reduce the amount of impervious surface and protect air and water quality.

240-20.3 **Required area for each parking space.**

A. Each automobile space shall be 9 feet wide and 18 feet deep as measured from face-of curb.

B. Alternative surfaces used for parking and approved by the Director which do not require curb and gutter, shall be 9.5 feet wide and 18.5 feet deep as measured from the terminating edge.

C. Up to 15 percent of the overall parking spaces provided for a non-residential development may be in the form of compact spaces. Compact parking spaces shall be 8.5 feet in width and 16.5 feet in depth as measured from back-of-curb, and shall be clearly marked as compact spaces.

TABLE 240.1: Minimum Parking Requirements.

Use/Development Category	Minimum Parking Spaces	Maximum Parking Spaces
Adult establishment	1 per 400 sq. ft.	1 per 25 sq. ft.
Automobile or truck rental	1 per 300 sq. ft.	1 per 150 sq. ft.
	No min. for inventory	No max. for inventory
Automobile sales; used car or new car dealership	1 per 400 sq. ft.	1 per 150 sq. ft.
	No min. for inventory	No max. for inventory
Automobile service center, tire store or lubrication facility	1 per bay	3 per bay
Bank, Credit Union	1 per 500 sq. ft.	1 per 200 sq. ft.
Billiard or Pool Hall	1 per 300 sq. ft.	1 per 100 sq. ft.
Bowling Alley	1 per 300 sq. ft. or	1 per 100 sq. ft. or
	2 per bowling lane	5 per bowling lane
Call Center (Office)/Data Center	1 per 300 sq. ft.	1 per 175 sq. ft.
Car wash, full service	1 per 500 sq. ft., plus 4 stacking spaces per line	1 per 250 sq. ft., plus 10 stacking spaces per line
Car wash, self service	1 within each wash bay	3 per wash bay
Place of Worship *	1 per 5 seats in main sanctuary	1 per 2 seats in main sanctuary
Community Garden	No min.	5 spaces
Convenience store, gasoline stations	1 per 500 sq. ft.	1 per 125 sq. ft.
Daycare center	1 per 400 sq. ft.	1 per 300 sq. ft.

Use / Development Category	Minimum Parking Spaces	Maximum Parking Spaces
Equestrian Facility	1 per 10 stables	1 per 2 stables
Equipment rental	1 per 500 sq. ft.	1 per 200 sq. ft.
Funeral home	1 per 400 sq. ft.	1 per 200 sq. ft.
Golf course	15 per 9 holes	30 per 9 holes
Golf driving range	1 per tee box	1.5 per tee box
Health Club, freestanding	1 per 300 sq. ft.	1 per 150 sq. ft.
Hospital, nursing home, or personal care home	1 per 3 beds	1 per 2 beds
Hotel/motel	1 per unit	2 per unit
Industrial/manufacturing	1 per 2,000 sq. ft.	1 per 1,000 sq. ft.
Kennel	2 spaces	10 spaces
Laboratory/scientific research center	1 per 1,000 sq. ft.	1 per 300 sq. ft.
Lodges and clubs	1 per 200 sq. ft.	1 per 100 sq. ft.
Mini-warehouses	2 for office, plus 1 per 5,000 sq. ft.	2 for office, plus 1 per 2,000 sq. ft.
Office; business or professional	1 per 500 sq. ft.	1 per 225 sq. ft.
Office, medical	1 per 500 sq. ft.	1 per 150 sq. ft.
Plant nursery	1 per 500 sq. ft.	1 per 200 sq. ft.
Private club/Country club	1 per 500 sq. ft.	1 per 300 sq. ft.
	Golf course additional	Golf course additional
Public assembly (with fixed seating)	1 per 4 seats	1 per 2 seats
Public assembly (without fixed seating)	1 per 40 sq. ft. used for seating	1 per 20 sq. ft. used for seating
Recreation Area, subdivision	1 per 10 homes	1 per 5 homes
Recreation, indoor	1 per 300 sq. ft.	1 per 100 sq. ft.
Recreation, outdoor (miniature golf)	10 spaces	20 spaces
Recreation, outdoor (water park, amusement) park, etc.)	1 space per 3,000 sq. ft. of the gross site area	1 space per 1,000 sq. ft. of the gross site area
Residences (one and two family dwellings on individual lots)	2 per dwelling	6 per dwelling
Residences (townhomes)	3 per dwelling	6 per dwelling
Residences (multifamily)	1.5 per dwelling	3 per dwelling
Restaurant, freestanding	1 per 150 sq. ft.	1 per 75 sq. ft.
Retail use, shopping center, or regional shopping mall	1 per 500 sq. ft.	1 per 200 sq. ft.
Rooming/boarding house	1 per 4 beds	1 per 1.5 beds
School, private (elementary and middle, offering general education)	1.5 per classroom	2 per classroom, plus 1 per 50 sq. ft. of largest assembly area

Use / Development Category	Minimum Parking Spaces	Maximum Parking Spaces
School, private (high school offering general education)	3 per classroom	5 per classroom, plus 1 per 50 sq. ft. of largest assembly area
School, trade, vocational, or college	5 per classroom	10 per classroom, plus 1 per 50 sq. ft. of largest assembly area
Shelter	1 per 4 beds	1 per 1.5 beds
Theater	1 per 3 seats	1 per 1.5 seats
Warehouse (including office) (0 – 100,000 sq. ft.)	1 per 2,500 sq. ft.	1 per 500 sq. ft.
Warehouse (including office) (100,000 – 250,000 sq. ft.)	1 per 2,500 sq. ft.	1 per 750 sq. ft.
Warehouse (including office) (>250,000 sq. ft.)	1 per 2,500 sq. ft.	1 per 1,000 sq. ft.
Wholesale Membership Club	1 per 500 sq. ft.	1 per 200 sq. ft.
** If fixed seating is not applicable for a worship facility, the seating count shall be equal to the occupant load for the main sanctuary as determined by the Fire Code.*		

Section 240-30. Reduction in Minimum Parking Requirements.

240-30.1 If the required automobile off-street parking spaces cannot reasonably be provided on the same lot on which the principal use is located, such spaces may be provided on other off-street property lying not more than 400 feet from the main entrance to the principal use. In this situation the applicant shall submit with his/her application for a building permit or an occupancy permit an instrument duly executed and acknowledged which accepts as a condition for the issuance of a building permit or an occupancy permit the permanent availability of such off-street parking spaces to serve his /her principal use.

240-30.2 One-half of the off-street parking spaces required by a use whose peak attendance will be at night or on Sundays may be shared with a use that will be closed at night or on Sundays.

240-30.3 **On-street Parking.**
On-street parking requirements may be found in Chapter 245, On-Street Parking Standards.

240-30.4 **Administrative variance.**
The Director shall have the authority to grant a reduction or increase in the total number of off-street parking spaces by up to 30 percent of the number required by the Table of Minimum Parking Requirements through administrative variance. Such administrative variance requires review and approval of the applicant's written documentation and justification that one or more of the following conditions exist:

A. **Because of unique circumstances including the shape, topography, soils and vegetation of the site, the provision of the minimum number of required spaces would cause the applicant to suffer unique and undue hardship.**

B. **The site is located in an environmentally sensitive area, such as a water supply watershed, where stormwater runoff should be minimized.**

C. **The unique circumstances of the use make the minimum number of parking spaces excessive for actual needs.**

Section 240-40. Parking Structures.

240-40.1 Parking structures shall provide an adequate ingress and egress with a minimum vertical clearance of 14 feet.

240-40.2 Non-residential, mixed-use, and multifamily residential developments exceeding 1,500 overall parking spaces shall be required to provide at least 25 percent of their overall parking total within a decked or underground parking structure. A building height increase of 1 vertical foot is permitted for each 1 vertical foot of parking placed under a building. Single-family residential or townhouse component(s) of mixed-use developments shall not be subject to this requirement.

240-40.3 Parking structures shall conform substantially with the Architectural Design Standards for façade and elevation. A Type 1 landscape strip is required per each building elevation facing public streets.

Section 240-50. Handicap-accessible Parking.

Off-street parking shall comply with ADA standards and Georgia State Law for Accessible Design and the Georgia Accessibility Code for Buildings and Facilities for all multifamily and non-residential uses.

Section 240-60. Construction and Dimensional Requirements of Parking Areas.

240-60.1 **Layout.**

Except for single and two-family residential uses, all off-street parking areas for more than 5 vehicles shall be laid out, constructed, and maintained in accordance with the following requirements:

A. All parking areas shall have access to a public street and shall be designed to ensure ease of mobility, ample clearance, and the safety of pedestrians and vehicles.

B. Adequate interior driveways shall connect each parking space with a public right-of-way. The design of driveways, or parking aisles, shall conform with Section 240-70.

C. Bumper stops shall be installed to separate parking spaces from sidewalks, rights-of-way, adjacent properties and landscape strips to prevent overhangs or encroachments. Where required, bumper stops shall be a minimum of 6 inches in height and 6 inches in width. Bumper stops shall be constructed of concrete, stone, or approved equal, and be permanently secured to the pavement surface.

240-60.2 **Pedestrian Circulation.**

A. Non-residential parking lots containing 200 spaces or more shall incorporate pedestrian access corridors into their design.

B. Pedestrian corridors shall include 4-foot wide sidewalks with 2-foot grassed strips along at least one side of primary driveways. The pedestrian corridors shall connect parking areas directly with buildings and adjacent public streets. These corridors shall not apply to auto sales lots.

C. Where pedestrian corridors cross a driveway, they shall be constructed as a raised, flat hump with a height of 4 inches and a 6-foot wide top with 4-foot wide ramps and marked as a crosswalk; or shall be constructed with an approved contrasting paver and marked as a crosswalk.

D. Parking spaces shall not be located more than 200 feet from any pedestrian corridor.

240-60.3 **Improvement of off-street parking lots.**

A. Parking lots shall be graded to insure proper drainage, installed on a minimum 4-inch gravel aggregate base with a minimum 2-inch asphalt topping or other approved surface of, concrete, porous concrete, or porous asphalt. An approved porous concrete, porous asphalt or grassed paving system may be permitted for surplus parking. Spaces with surfaces of modular block or grass shall be located on the outside perimeter of a parking lot.

B. Each parking space, except for approved grassed paving systems, shall be clearly marked by a painted stripe no less than 3 inches wide running the length of each of the sides of the space or by curbing or by other acceptable method which clearly marks and delineates the parking space within the parking lot. Single and two-family residential uses are exempt from this provision.

C. Maintenance and Appearance:
Parking lots shall be maintained in good condition, free of potholes, weeds, dust, trash and debris. Porous paving and grass paving systems shall be maintained to function as designed.

Section 240-70. Driveways.

240-70.1 **Interior driveways.**

A. Interior driveways shall connect each parking space with a public right-of-way.

B. Inter-parcel driveway connection or provision of a future inter-parcel driveway stub (with appropriate cross-access easements) shall be required between adjacent non-residential properties. This requirement may be waived by the Director only if it is demonstrated that an inter-parcel connection is not feasible due to traffic safety or topographic concerns.

C. Interior driveways, with or without parking, shall be 10 to 12 feet wide for one-way traffic, and 22 to 24 feet wide for two-way traffic. Driveways that are determined to be essential fire access shall be increased to a minimum of 20 feet in width.

D. Interior driveways providing primary access to loading/unloading zones or loading docks for truck traffic shall be increased to 14 feet in width per travel lane.

E. Interior driveways surrounding gasoline pumps shall be increased to 40 feet in total width (as measured from the base of the gasoline pump islands).

240-70.2 For single-family residential lots, minimum driveway width shall be 10 feet.

Section 240-80. Stacking Lanes for Drive-through Facilities or Service Windows.

240-80.1 A separate driveway and stacking lane is required for any drive-through window, bank drive-through, ATM stand-alone structure, or drop-off or pick-up area. These stacking lanes shall be separate and distinct from the required through-lane providing circulation around the building or service facility.

240-80.2 **The following general standards shall apply to all stacking spaces:**

A. Each stacking space shall be a minimum of 20 feet in length and 10 feet in width along straight portions.

B. Stacking spaces shall be a minimum of 12 feet in width along curved segments.

C. Provide adequate queue space for a minimum of five cars per lane

240-80.3 **The following general standards shall apply to all stacking lanes:**

A. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked or otherwise distinctly delineated.

B. Stacking lanes shall be a minimum of 10 feet in width, and parallel the entire length for the drive-through service area and narrowing to 8.5 feet adjacent to the service window or facility.

C. Stacking lanes shall be a minimum of 12 feet in width along curved segments.

D. Stacking lanes shall be delineated from traffic aisles, other stacking lanes and parking areas with striping, curbing, landscaping and the use of alternative paving materials or raised medians.

E. Entrances to stacking lane(s) shall provide adequate storage length from the nearest intersection.

F. Stacking lanes shall be designed to prevent circulation congestion, both on-site and on adjacent public streets. The circulation shall: (a) separate drive-through traffic from site circulation, (b) not impede or impair access into or out of parking spaces, (c) not impede or impair vehicle or pedestrian traffic movement, and (d) minimize conflicts between pedestrian and vehicular traffic with physical and visual separation between the two.

G. Stacking lanes shall not interfere with required loading and trash storage areas and loading or trash operations shall not impede or impair vehicle movement. If said separate stacking lane is curbed, an emergency by-pass or exit shall be provided.

H. Service areas and stacking lanes shall be set back 5 feet from all lot lines and roadway right-of-way lines.

I. All stacking lane entrances shall provide adequate storage length from the nearest intersection.

Section 240-90. Landscaping in Parking Lots.

Parking lots shall be designed with landscape areas, in accordance with Chapter 620 of the UDO.

Section 240-100. Lighting in Parking Lots.

240-100.1 **Within non-residential and multifamily developments, except properties subject to Section 220-30, Activity Center/Corridor Overlay District, the following lighting standards shall apply:**

A. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
   1. All lighting fixtures (luminaries) shall be cutoff luminaries whose source is completely concealed with an opaque housing. Fixtures shall be recessed in the opaque housing. Drop Dish Refractors are prohibited.
   2. Light source shall be Light Emitting Diodes (LED), Metal Halide, or Color Corrected High-pressure Sodium not exceeding an average of 4.5 foot-candles of light output throughout the parking area. A single light source type shall be used for any one site. Fixtures must be mounted in such a manner that the cone of the light is not directed at any property line of sight. The minimum mounting height for a pole is 12 feet. The maximum mounting height for a pole is 25 feet excluding a 3-foot base.
   3. All site lighting shall be designed so that the minimum and maximum levels of illumination as measured in foot-candles (f-c) at any one point meets the standards shown in Table 240.2.
   4. Average level of illumination shall not exceed the calculated value, as derived using only the area of the site included to receive illumination.
   5. Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic.

Table 240.2: Illumination Levels (In Foot-Candles)

Location or Type of Lighting	Minimum Level	Average Level	MaximumLevel[1]
Non-residential Parking Lots	0.6	2.40	10.0
Multifamily Residential Parking Lots	0.2	1.50	10.0
Walkways, Access Drives and Loading/ Unloading Areas	0.2	2.00	10.0
Landscaped Areas	0.0	0.50	5.0

[1] Maximum levels for high security areas shall be 12.0 foot-candles. Examples of high security areas include entrances and exits of buildings and ATM machines.

B. **Exceptions to site lighting standards:**
   1. Lighting activated by motion sensor.
   2. Construction or emergency lighting provided it is temporary and is discontinued immediately upon construction completion or emergency cessation.
   3. Security lighting less than 2.0 average foot-candles.

C. **Site Lighting Plans shall be submitted to the Director and indicate the following:**
   1. Location and mounting information for each light.
   2. Illumination calculations showing light levels in foot candles at points located on a 10 foot center grid, including an illustration of the areas masked out per the requirements above regarding points of measurements.
   3. A schedule listing the fixture design, type of lamp, distribution and wattage of each fixture, and number of lumens.
   4. Manufacturer's photometric data for each type of light fixture, including initial lumens and mean depreciation values.
   5. An illumination summary, including the minimum average and maximum foot-candle calculations ("array values") and the total number of array points (points used on the 10 foot grid calculations).

Section 240-110. Vehicle Parking Area.

240-110.1 In any commercial or office zoning district, delivery/service vehicles and vehicles displaying advertising must be parked within the side or rear yard and may not be parked within the front yard.

240-110.2 Except as permitted in Section 240-10.3 in all residential zoning districts, the parking of the following vehicles is prohibited: any vehicle for hire including but not limited to limousines, taxis, box trucks, flatbed trucks, dump trucks, tow trucks, transport wreckers, tandem axle trucks, cab-on-chassis trucks, tractor trailers, wheeled attachments, pull behind cement mixers, or trailers, bucket trucks, buses, earth moving machinery, semi-trailers, and this restriction also applies to any vehicle over 20 feet in length, or 7 feet in height, or 7 feet in width. Vehicles used for agricultural purposes on residential property with five (5) acres or more are permitted if parked outside the required front yard setback.

240-110.3 **Notwithstanding the above provisions of Section 240-110, in all residential zoning districts, the parking of the following vehicles is permitted:**

A. An automobile, pick-up truck, van, or SUV used to provide daily transportation to and from work (except those vehicles that fall under the requirements for Section 230-130 Customary Home Occupation).

B. A commercial vehicle that is parked temporarily in conjunction with a commercial service, sale, or delivery.

Section 240-120. Off-Street Loading Standards.

240-120.1 **Purpose and intent.**

A. To ensure that off-street loading facilities and driveways are adequate to protect the safety and capacity of public streets.

B. To ensure that the design and location of off-street loading facilities do not have a negative impact on adjacent property or surrounding residential areas.

240-120.2 **Application.**

Whenever the normal operation of any development requires that goods, merchandise or equipment be routinely delivered to or shipped from the development, a sufficient off-street loading and unloading area shall be provided in accordance with this section of the UDO. Loading docks meet this requirement.

240-120.3 **Minimum number of spaces.**

Off-street loading spaces shall be provided as follows:

No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities.

Table 240.3: Off-street Loading Requirements.

Type of Use	Gross Floor Area (Sq. Ft.)	Loading Spaces Required
Single retail establishment services	0 to 19,999;	None
	20,000 to 49,999;	One
	50,000 to 250,000;	Two
	Over 250,000	Three
Shopping centers	0 to 19,999;	None
	20,000 to 49,999;	One
	50,000 to 100,000;	Two
	Each additional 100,000	One
Office buildings, multi-family residential over 4 stories, hospitals, health care establishments, hotels and motels	0 to 999,999;	None
	1,000,000 to 2,000,000;	One
	More than 2,000,000	Two
Manufacturing, warehousing, wholesaling, etc.	Up to 14,999;	One
	15,000 to 39,999;	Two
	40,000 to 65,000;	Three
	Each additional 80,000	One
Recycling centers		2 loading spaces measuring no less than 12 ft. by 35 ft. and having 14 ft. of vertical clearing

240-120.4 **Location of off-street loading spaces.**

A. All required off-street loading spaces shall be located on the same lot as the building that they are intended to serve or on an adjacent lot where shared with the use occupying said adjacent lot.

B. Each required off-street loading space shall have direct access to a street or alley that provides safe and adequate ingress and egress for trucks.

240-120.5 Areas reserved for off-street loading, in accordance with the requirements of this UDO, shall not be reduced in area or changed to any other use unless the permitted use that is served, is discontinued or modified; except where equivalent loading space is provided and approved by the Director.

Section 240-130. Construction and Dimensions of Off-street Loading.

240-130.1 **Required dimensions for each loading stall.**
Each loading stall shall be a minimum of 10 feet wide and 30 feet in length, except that for wholesale and industrial use, loading stalls shall be a minimum of 10 feet wide and 50 feet in length.

240-130.2 Loading areas shall provide adequate ingress and egress with a minimum vertical clearance of 12 feet and a driveway grade no greater than 4 percent. The loading area shall not exceed a grade of 2 percent.

240-130.3 **Paving.**
All required loading areas shall be paved with asphalt or concrete or other materials subject to approval by the Director. Paving areas shall be of sufficient size and strength to support the weight of service vehicles.

240-130.4 **Screening.**
Loading areas shall be screened from public view with vegetative or non-vegetative material such as an opaque fence, wall, or evergreen trees and shrubs or a combination thereof. Screening requirements can be found in Section 610-20.3 of this Ordinance.

Chapter 245. On-Street Parking Standards.

Section 245-10. General Requirements.

245-10.1 **Purpose and Intent.**

A. To ensure that the development and redevelopment of property provides safe and adequate parking for automobiles and bicycles for the convenience and safety of all residents, employees, visitors, and shoppers, including persons with disabilities.

B. To provide design standards for parking facilities and driveways to minimize harm to motorists and private property, provide adequate emergency vehicle access, and to ensure the provision of safe effective and efficiently designed public streets.

C. To ensure that the number of on-street parking spaces does not impact adjacent residential areas from encroachment of commercial parking into neighborhood streets.

D. To minimize the impacts of stormwater runoff from on-street parking facilities causing erosion and pollution of water bodies.

245-10.2 **Applicability.**

A. On-street parking shall only be allowed if approved by the Gwinnett County Board of Commissioners.

B. On-street parking may be used on Gwinnett County maintained public streets if approved by the Board of Commissioners and shall be limited to local streets internal to Mixed-Use (MU-N, MU-C, MU-R) and Traditional Neighborhood (TND) zoning districts that provide pedestrian walkability within the project.

C. On-street parking shall be shown on the zoning exhibit and the concept plan and is subject to Gwinnett County Department of Transportation and the Director of the Gwinnett County Department of Planning and Development review and approval prior to submission to the Gwinnett County Board of Commissioners.

D. On-street parking shall not be permitted for a single building on an individual parcel, but rather shall be permitted to serve multiple buildings or parcels within in a Mixed-Use or TND development. In addition, individual businesses shall not designate any one on-street parking space for exclusive use by their patrons.

Section 245-20. Parking Space Requirements.

245-20.1 On-street parking calculations shall be provided on the zoning exhibit and concept plan.

245-20.2 Handicap parking shall comply with the ADA Standards, the Georgia State Law for Accessible Design and the Georgia Accessibility Code for Buildings and Facilities for all multi-family and non-residential uses.

245-20.3 245-20.3 A maintenance agreement for on-street parking shall be authorized between the owner/developer and the Department of Transportation prior to development permit issuance.

245-20.4 245-20.4 On-street parking shall be constructed to the street standards as established in this UDO and maintained in accordance with GCDOT Standards and further maintained so as not to create any hazards with traffic flow on the adjacent street. A mandatory property owners association shall be established. The property owners association shall be responsible for the maintenance of any on-street parking in the development. A maintenance responsibility statement for on-street parking shall be placed on the approved plans and the covenants shall include a section that specifically states who is responsible for maintenance and what the maintenance standards are for on-street parking.

Section 245-30. On-Street Parking Requirements Specific to Zoning Districts.

245-30.1 The following parking requirements apply to TND zoning Districts:

A. Up to 100 percent of the on-street parking spaces available within 700 feet of a use may be counted towards the minimum off-street parking requirements for the entire development as shown on the zoning exhibit and concept plan.

B. No more than 25 percent of the number of required off-street parking spaces may be provided by on-street parking.

Chapter 260. Non-Conforming Uses.

Section 260-10. Continuance of Non-Conforming Uses.

260-10.1 **Continuance of Non-Conforming Uses.**

A. The lawful use of any building or structure or land existing at the time of the enactment or amendment of this Ordinance may be continued even though such use does not conform with the provisions of this Ordinance, except that the non-conforming use shall not be:
   1. Extended to occupy a greater area of land.
   2. Extended to occupy a greater area of a building or structure unless such additional area of the building or structure existed at the time of the passage or amendment of this Ordinance and was clearly designed to house the same use as the non-conforming use occupying the other portion of the building or structure.
   3. Reestablished after discontinuance for twelve months.
   4. Changed to another non-conforming use.

Section 260-20. Continuance of a Non-Conforming Building.

260-20.1

A. A non-conforming building existing at the time of the enactment or amendment of this Ordinance may be retained except as follows:
   1. No building other than a single-family detached dwelling may be enlarged, or altered except in conformance with this Ordinance but it may be repaired to the extent necessary to maintain it in a safe and sanitary condition.
   2. No building other than a single-family detached dwelling shall be rebuilt, altered or repaired after damage exceeding 50 percent of the replacement cost of the above-ground structure at the time of destruction, except in conformity with this Ordinance, provided that such damage occurred as a result of fire, flood, wind, earthquake, or other natural disaster.

Section 260-30. Buildings and Structures Where Construction Has Begun.

260-30.1 To avoid undue hardship, nothing in this Chapter shall be deemed to require a change in the plans, construction, or designated use of any building or structure for which a development or building permit was lawfully applied for or issued, or a subdivision development plan or final subdivision plat was lawfully approved, prior to the effective date of the UDO or amendment thereto, provided:

A. Such permit or approval has not by its own terms expired prior to such effective date.

B. Actual building construction is commenced prior to the expiration of such permit or approval.

C. Actual building construction is carried on pursuant to said permit or approval and limited to and in strict accordance with said permit or approval.

Section 260-40. Prior Authorization.

Variances, rezonings, and special use permits lawfully authorized and granted and conditions of such approvals or occurring prior to the effective date of this Title 2 shall continue to be enforced provided the terms and conditions of said authorization are followed.

Chapter 265. Temporary Outdoor Activity Uses.

Section 265-10. General Requirements and Restrictions.

265-10.1

A. The following requirements and restrictions apply to all temporary outdoor activities, agriculture oriented recreational uses, and holiday activities:

1. All activities governed by this chapter shall require a temporary outdoor activity permit which is issued by the Department of Planning and Development. The department of planning and development shall collect a fee for the issuance of such permit.
2. All activities governed by this chapter shall require an occupation tax certificate, which is issued by the licensing and revenue manager unless such license, business or entity already holds an occupation tax certificate.
3. Written permission from the property owner shall be obtained and submitted by the applicant to the Gwinnett County Department of Planning and Development prior to the issuance of a temporary outdoor activity permit.
4. All activities shall be permitted only on property where such activities shall not disrupt controlled vehicular ingress and egress or occupy required off-street parking spaces.
5. Mobile food services and the preparation of food onsite shall not be permitted as separate stand-alone temporary outdoor activities.
6. No display shall be erected or installed, nor shall any activities take place, within 50 feet of a county or state right-of-way.
7. Display tables may be used.
8. No operator, employee, or representative of the operator of a temporary outdoor activity shall solicit directly from the motoring public.
9. Charitable or nonprofit events for which sale proceeds benefit charitable organizations are not regulated by this article.

Section 265-20. Temporary Outdoor Activities.

265-20.1

A. In addition to the provisions of Section 265-10, temporary outdoor activities other than agriculture oriented recreational uses and holiday activities shall adhere to the following provisions:

1. Peddling goods and merchandise not customarily sold on a day-to-day basis in the business which constitutes the principal use of the premises is prohibited.
2. Temporary outdoor activities shall be permitted only within the county's C-2 and C-3 zoning districts.
3. A temporary outdoor activity permit shall not be issued on parcels of land that are less than two acres in size.
4. No structure or covering shall be erected as a part of a temporary outdoor activity.
5. Multiple temporary outdoor activity permits shall not be simultaneously issued on a parcel of land containing less than five acres.
6. Temporary outdoor activities shall be conducted on a paved surface and not on grassed or landscaped areas.
7. No evidence of the temporary outdoor activity shall remain on a parcel of property for more than 12 consecutive hours of any calendar day.
8. Temporary outdoor activities shall be permitted for a period not to exceed 20 consecutive days. A second permit for a temporary outdoor activity on the same property may not be applied for or renewed within six months from the date of any prior approval of a temporary outdoor activity, unless noted otherwise.

Section 265-30. Agriculture Oriented Recreational Uses.

265-30.1

A. **In addition to the provisions of Section 265-10, agriculture oriented recreational uses shall adhere to the following uses:**
   1. Agriculture oriented recreational uses shall be permitted with the county's C-2, C-3, and RA-200 zoning districts.
   2. The activity shall be permitted for 90 consecutive days due to the seasonal nature of such activities.
   3. Pumpkin sales shall be permitted from September 15 through October 31 due to the seasonal nature of such sales.
   4. Christmas tree sales shall be permitted between November 1 and December 31 due to the seasonal nature of such sales.
   5. Carnivals shall be permitted as agriculture oriented recreational uses so long as no structure or equipment is located within 500 feet of any residential property line.
   6. Agriculture oriented recreational uses may have one (1) banner per frontage. Any such banner may be no more than 32 square feet in area. In addition to one (1) banner per frontage, any permitted agriculture oriented recreational uses may have up to two (2) inflatable devices which are used to attract attention. Due to the temporary nature of these uses, any permitted agriculture oriented recreational use with banners or inflatables in accordance with this section shall not be in violation of any overlay district regulations.

B. **Agriculture oriented recreational uses located in an RA-200 zoning district shall meet the following additional criteria:**
   1. Agriculture oriented recreational use permits shall not be issued on parcels of land that are less than five acres in size.
   2. Operation must close at 11:00 P.M.
   3. No public address system or loud speakers shall be permitted.
   4. Any structure or associated activity must be a minimum of 50 feet from any adjoining residentially zoned property.
   5. Portable restroom facilities must be provided and must be located a minimum of 100 feet from any adjoining residentially zoned property.
   6. The project access must be from an existing, paved county maintained road.

Section 265-40. Holiday Activities.

A. **In addition to the provisions of Section 265-10, holiday activities, not meeting the definition of agriculture oriented recreational uses, shall adhere to the following uses:**
   1. Holiday activities shall be permitted only within the county's C-2 and C-3 zoning districts.
   2. A temporary outdoor activity permit for holiday activities shall not be issued on parcels of land that are less than two acres in size.
   3. Multiple temporary outdoor activity permits shall not be simultaneously issued on a parcel of land containing less than five acres.
   4. The activity shall be permitted for 30 consecutive days due to the seasonal nature of such activities.

Section 265-50. Inspection.

The Director of the Department of Planning and Development, or his designee, is hereby authorized to inspect the temporary outdoor activity for compliance with the provisions of this article.

Chapter 270. Procedures.

Section 270-10 Administration and Legislative Bodies.

The provisions of this Title 2 of the UDO shall be administered by the Department of Planning and Development, in association with and in support of the Planning Commission, Zoning Board of Appeals, and Board of Commissioners, as described herein.

Section 270-20. Zoning Ordinance Text and Map Amendments.

270-20.1 **Zoning Ordinance and Official Zoning Map Amendment Procedure.**

A. The Zoning Ordinance (as contained in Titles 1 and 2 of this UDO), including the Official Zoning Maps, may be amended from time to time by the Board of Commissioners, but no text or map amendment shall become effective unless it shall have been proposed by or shall have first been submitted to the Planning Commission for review and recommendation.

B. If the Planning Commission fails to submit a report within 30 days of its first meeting after it has received an amendment request complete in all respects, it shall be deemed to have given a recommendation of "no comment" on the proposed amendment. However, the Planning Commission and the applicant for an amendment may jointly agree to an extension of the thirty-day period.

270-20.2 **Public Hearing Required.**

A. Before the Planning Commission submits a report or the Board of Commissioners enacts an amendment, they shall each hold a public hearing thereon.

B. At least fifteen but not more than forty-five days prior to the date of each such hearing, the Board of Commissioners shall cause to be published within a newspaper of general circulation within the territorial boundaries of Gwinnett County, a notice of the hearing. The notice shall state the time, place and purpose of the hearing.

C. If a proposed amendment is for the rezoning of property and involves a change in the zoning classification of 25 or fewer parcels of land, then:

1. The notice, in addition to the requirements above, shall include the location of the property, the present zoning classification of the property, and the proposed zoning classification of the property;
2. A sign containing the information outlined above shall be placed in a conspicuous location on the property not less than fifteen days prior to the date of the hearing. The sign shall be placed in accordance with the Gwinnett Public Notification Policies for Rezoning, Special Use Permit, and Variance Applications.

270-20.3 **Initiation of Amendments.**

Applications for amendment of the text or maps of the Zoning Ordinance may be initiated by resolution of the Board of Commissioners, or by motion of the Planning Commission, Director of Planning and Development, or by petition of any property owner addressed to the Board of Commissioners. In the case of a petition for the rezoning of property, such petition shall be submitted by the owner of record of said property, the owner's agent or by a contract purchaser with the owner's written consent.

270-20.4 **Limitation on Permits**

Once a map amendment is initiated by the Board of Commissioners, no application for a clearing, grubbing, grading, septic tank, building, development or other similar permit, or for a Variance or Special Use Permit for the affected property shall be accepted for processing or acted upon until final action is taken by the Board of Commissioners on the proposed map amendment. Provided, however, that if the Board of Commissioners does not take final action on the proposed map amendment within six (6) months from the date of initiation, Permit, Variance and Special Use Permit applications shall again be accepted and reviewed pursuant to existing zoning. And, further provided that such permit applications shall be accepted during the map amendment process if the proposed use is authorized under the same conditions in both the existing and proposed zoning district.

270-20.5 **Standards Governing Exercise of the Zoning Power.**

The Board of Commissioners finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to the unrestricted use of property and shall govern the exercise of the zoning power:

A. Whether a proposed rezoning will permit a use that is suitable in view of the use and development of adjacent and nearby property;

B. Whether a proposed rezoning will adversely affect the existing use or usability of adjacent or nearby property;

C. Whether the property to be affected by a proposed rezoning has a reasonable economic use as currently zoned;

D. Whether the proposed rezoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools;

E. Whether the proposed rezoning is in conformity with the policy and intent of the Unified Plan and Future Development Map; and

F. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed rezoning.

270-20.6 **Impact Analysis.**

If a proposed amendment is for the rezoning of property and involves a change in the zoning classification of 25 or fewer parcels of land, then:

A. The initiating party, if a party other than the Board of Commissioners, shall be required to file, with its application for amendment, a written, documented analysis of the impact of the proposed zoning with respect to each of the matters enumerated in Section 270-20.5, above. Such a zoning proposal and analysis shall be a public record.

B. The Department shall, with respect to each such zoning proposal, investigate and make a recommendation with respect to each of the matters enumerated in Section 270-20.5 above.

C. The Department shall make a written record of its investigation and recommendations, and this record shall be a public record.

D. The Planning Commission shall, with respect to each such zoning proposal, investigate and make a recommendation with respect to each of the matters enumerated in Section 270-20.5 above. The Planning Commission shall make a written record of its investigation and recommendations, and this record shall be a public record.

270-20.7 **Action by Board of Commissioners.**

Following its public hearing the Board of Commissioners may:

A. Approve the proposed amendment as presented;

B. Approve the proposed amendment with conditions;

C. Approve a similar or less intense use (including special uses), with or without conditions, if the proposed amendment is for the rezoning of property;

D. Deny the proposed amendment in whole or in part;

E. Refer the matter back to the Planning Commission for reconsideration;

F. Table final action to a future regularly scheduled business session or public hearing, or table the final action indefinitely.

270-20.8 **Plans and Other Documents Showing Proposed Use and Impact Required.**
An application for an amendment to create or extend a Zoning District shall be accompanied by a sketch plan at scale and such other plans, elevations or additional information as the Director and this Ordinance may require, showing the proposed development and its impact on natural and built systems. Additional information may include without limitation traffic studies, utility studies, and drainage studies.

270-20.9 **Change in Conditions of Zoning.**
Changes to the conditions of an approved Rezoning shall be subject to the same application, review and approval process as a new application, including the payment of relevant fees.

270-20.10 **Actions to be Taken if Plans are not Implemented within Specified Time Limits.**

A. For any zoning map amendment for which the Board of Commissioners is not the applicant, and upon which property no development permit, building permit, or certificate of occupancy has been issued within 12 months of the date of approval of said amendment, the Board of Commissioners may review the zoning district classification of the property and determine whether it shall be continued or initiated for rezoning.

B. Such properties shall first be reviewed by the Planning Commission, which shall make such findings and recommendations as it deems appropriate.

Section 270-30. Special Use Permits.

270-30.1 **Purpose.**
The purpose of a Special Use Permit is to provide a process for review of a use that is generally compatible with the use characteristics of a zoning district, but requires individual review of its location, design, height, intensity, configuration and public facility impact to determine the appropriateness of the use for any particular site and its compatibility with adjacent uses.

270-30.2 **Authority.**
The Board of Commissioners shall take final action on applications for Special Use Permits in accordance with the procedures, standards and limitations of the UDO. In order to accommodate these special uses, the Special Use Permit allows the Board of Commissioners to approve a special use on a particular parcel without changing the general zoning district. Such approval shall be subject to the requirements set forth in this UDO and any additional conditions deemed necessary to ensure the compatibility of the special use with the surrounding properties. All Special Use Permit applications shall be for firm development proposals only. The Special Use Permit shall not be used for securing early zoning for conceptual proposals which may not be undertaken for some time.

270-30.3 **Special Use Permit Procedure.**
The application and review process for a Special Use Permit shall be the same as those contained in Section 270-20, herein. In addition to the information and/or site plans which are required to be submitted for the proposed development, additional information deemed necessary by the Director in order to evaluate a proposed use and its relationship to the surrounding area shall be submitted.

270-30.4 **Staff Analysis and Recommendation.**
The Staff analysis and recommendation on each application for a Special Use Permit shall follow the same procedures as those contained in Section 270-20, herein. In the review process, particular emphasis shall be given to the evaluation of the characteristics of the proposed use in relationship to neighboring properties and the compatibility of the proposed use with its surroundings.

270-30.5 **Public Hearing Required**
The public hearing process, impact analysis and application of the Standards Governing the Exercise of Zoning Power for a Special Use Permit shall be the same as those contained in Section 270-20, herein.

270-30.6 **Action by the Board of Commissioners**

When considering a Special Use Permit application, the Board of Commissioners shall consider the policies and objectives of the Unified Plan and Future Development Map, particularly in relationship to the proposed site and surrounding area, and shall consider the potential adverse impacts on the surrounding area, especially in regards to but not limited to traffic, storm drainage, land values and compatibility of land use activities. Following its public hearing the Board of Commissioners may:

A. Approve the proposed special use as presented;

B Approve the proposed special use with conditions;

C. Deny the proposed special use in whole or in part;

D. Refer the matter back to the Planning Commission for reconsideration;

E. Table final action to a future regularly scheduled business session or public hearing, or table the final action indefinitely.

270-30.7 **Special Uses Within or Accessory to a Dwelling.**

An application for a Special Use Permit in a residential zoning district where the use is proposed to operate in a dwelling or as an accessory use to a dwelling is subject to the following additional requirements:

A. The Special Use Permit shall be valid for no more than an initial two-year period. Upon or before the expiration of the Special Use Permit, the owner shall make application to renew the Special Use Permit if continuance is desired. As part of a Special Use Permit renewal, the Board of Commissioners may waive any subsequent time limitation.

B. The special use shall operate within the dwelling on the property or, if approved by the Board of Commissioners, in an accessory structure.

C. The exterior character of the dwelling shall be preserved in its residential state and there shall be no outside evidence of the operation of the special use to the neighborhood, except for any accessory structure approved by the Board of Commissioners.

D. The owner of the property or business shall occupy the property and shall operate any business associated with the special use.

E. The owner of the property shall submit with the application a signed statement in which he/she agrees that the Special Use Permit, if approved, shall automatically terminate in the event that the property is sold, transferred, or otherwise conveyed to any other party; or the business which operates the special use is sold, transferred, otherwise conveyed or discontinued. The owner shall also agree to notify the Director in writing upon the occurrence of any of these events.

F. In addition to the information and/or site plans required, the owner of the property shall submit with the application for a Special Use Permit information regarding the ownership of any business associated with the use, the experience and background qualifications related to the operation of said business, prior similar businesses operated, applicable State of Georgia certifications, licenses and like information.

270-30.8 **Voluntary Termination of a Special Use Permit.**

The owner of the property approved for a Special Use Permit may voluntarily request termination of the Special Use Permit by notifying the Director in writing. The Director shall notify the Board of Commissioners through the Planning Commission of voluntary terminations as they occur and shall change the official zoning maps to reflect any voluntary terminations. The approval of a Special Use Permit for a specific use which may be operated by a lessee under a private agreement with a lessor in any zoning district shall not obligate the Board of Commissioners to be responsible for or be required to resolve any disputes which may arise out of the voluntary termination of the Special Use Permit by the property owner.

270-30.9 **Change in Conditions or Modification of a Special Use Permit.**
Changes to the conditions or modification of an approved Special Use Permit shall be subject to the same application, review and approval process as a new application, including the payment of relevant fees.

270-30.10 **Development of an Approved Special Use.**

A. The issuance of a Special Use Permit shall only constitute approval of the proposed use, and development of the use shall not be carried out until the applicant has secured all other permits and approvals required. The Department shall not issue a Certificate of Occupancy for the specific use unless all requirements and conditions of the Special Use Permit have been fulfilled by the owner of the property.

B. If an application is approved and a Special Use Permit is granted, all conditions which may have been attached to the approval are binding on the property. All subsequent development and use of the property shall be in accordance with the approved plan and conditions. Once established, the special use shall be in continuous operation. Upon discovery that the operation of the special use has or had ceased for a period of 90 days or more and the owner of the property has not requested voluntary termination of the Special Use Permit, the Director may forward a report to the Board of Commissioners through the Planning Commission which may recommend that action be taken to remove the Special Use Permit from the property.

270-30.11 **Compliance with Special Use Permit Requirements.**
The Planning and Development Department shall have the right to periodically examine the operation of the specific use to determine compliance with the requirements and any conditions. If the Director determines that the requirements and conditions are being violated, a written notice shall be issued to the owner of the property outlining the nature of the violation and giving the owner of the property a maximum of 10 days to come into compliance. If after 10 days the violations continue to exist, the Director shall forward a report to the Board of Commissioners through the Planning Commission which may recommend that action be taken to remove the Special Use Permit from the property.

270-30.12 **Actions to be Taken if Plans of Property Owner are not Implemented within Specified Time Limits.**
The special use for which a Special Use Permit is granted shall commence operations or construction within 12 months of the date of approval by the Board of Commissioners. If, at the end of this 12-month period, the Director determines that active efforts are not proceeding toward operation or construction, a report may be forwarded to the Board of Commissioners through the Planning Commission which may recommend that action be taken to remove the Special Use Permit from the property.

270-30.13 **Appeal of a Special Use Permit Decision.**
Any person, persons or entities jointly or severally aggrieved by any decision of the Board of Commissioners regarding a Special Use Permit application may take an appeal to the Superior Court of the County. The appeal shall be limited to the proceedings and record of the Board of Commissioners. Any appeal must be filed within 30 days of the decision of the Board of Commissioners, and upon failure of such appeal, the decision of the Board of Commissioners shall be final.

Section 270-40. Conditional Approvals.

270-40.1 In adopting an amendment to the Official Zoning Map, or approving a Special Use Permit, the Board of Commissioners may impose special conditions which it deems necessary in order to make the requested action acceptable and consistent with the purposes of the district(s) involved and to further the goals and objectives of the 2030 Unified Plan.

270-40.2 **Such conditions may consist of (but are not limited to):**

A. Restrictions as to what land uses or activities shall be permitted;

B. Permitted hours of operation;

C. Setback requirements from any lot line;

D. Specified or prohibited locations for buildings, parking, loading or storage areas or other land uses;

E. Maximum building heights or other dimensions;

F. Architectural style, or exterior treatments;

G. Driveway curb cut restrictions, or inter-parcel access requirements;

H. Landscaping or planted areas which may include the location, type and maintenance of plant materials;

I. Preservation of existing trees or other vegetation;

J. Fences, walls, berms, or other buffering provisions or protective measures;

K. Special measures to alleviate undesirable views, light, glare, noise, dust or odor;

L. A requirement that the existing building(s) be removed or retained, or a limitation on exterior modifications of existing buildings;

M. Special drainage or erosion provisions;

N. A requirement that developers must build according to the site plans as adopted;

O. Any other requirement that the Board of Commissioners may deem appropriate and necessary as a condition of rezoning or issuance of a Special Use Permit.

270-40.3 **Such conditions shall:**

A. Only be valid if they are included in the motion approving the amendment for adoption;

B. Be recorded in the Resolution of the Board of Commissioners if enacted pursuant to an amendment of the text of the UDO or the Official Zoning Maps.

C. Be continually in effect, or for the period of time specified in the amendment.

D. Be required of the property owner and all subsequent owners as a condition of their use of the property.

E. Be interpreted and continually enforced by the Director in the same manner as any other provision of this UDO.

270-40.4 **Violations of Conditions**

Notwithstanding any other remedies available in this UDO and under local and state law, violations of conditions imposed pursuant to this Section 270-40 shall be handled in accordance with Chapter 120.

Section 270-50. Exceptions from the Definition of the Term "Family".

The Board of Commissioners shall have the power to hear and decide requests for exceptions from the definition of the term "Family" by Special Use Permit when such requests are submitted by groups of more than three persons who are not all related by blood or marriage. Such exceptions may be granted in cases of unnecessary hardship upon a finding by the Board of Commissioners that:

270-50.1 There are extraordinary or exceptional conditions pertaining to the group in question, and relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of this UDO;

270-50.2 The group consists of between four and eight persons who live together as a single housekeeping unit and who would otherwise find it economically prohibitive to live in a group of three or fewer persons in a single-family residential district;

270-50.3 The residential dwelling which forms the subject of the variance request contains at least eighty square feet of bedroom space per occupant;

270-50.4 The residential dwelling which forms the subject of the variance request is served by public water and sewer service or public water and a septic system approved by the Environmental Health Section for the proposed number of occupants;

270-50.5 The residential dwelling which forms the subject of the variance request is located on a lot having an area of at least one acre;

270-50.6 The residential dwelling lot which forms the subject of the variance request contains a paved parking area of no less than 1,200 square feet.

Section 270-60. Withdrawal of Application.

270-60.1 Once an application for an amendment to the Official Zoning Map or an application for a Variance or Special Use Permit has been made, the applicant may withdraw such application without prejudice only until such time as the official withdrawal deadline published in the Public Hearing Schedule, maintained by the Department.

270-60.2 An application may not be withdrawn by an applicant or property owner under any circumstance after the official withdrawal deadline. Once past the published withdrawal deadline, all applications shall be considered by the Board of Commissioners or Zoning Board of Appeals, as appropriate, and shall receive final action, unless having been administratively withdrawn for cause by the Department.

Section 270-70. Lapse of Time Requirement for Reapplication.

The following shall apply to the reapplication for a Zoning Map Amendment, Variance or Special Use Permit.

270-70.1 No application or reapplication for any zoning map amendment affecting the same land or any portion thereof shall be acted upon within 12 months from the date of last action by the Board of Commissioners unless such 12-month period is waived by the Board of Commissioners, and in no case may such an application or reapplication be reconsidered in less than six months from the date of last action by the Board of Commissioners.

No application or reapplication for the same type of Variance or Special Use Permit affecting the same land or any portion thereof shall be acted upon within 12 months from the date of last action by the Board of Commissioners or Zoning Board of Appeals, as appropriate, unless such 12 month period is waived by the Board of Commissioners or Zoning Board of Appeals as appropriate, and in no case may such an application or reapplication be reconsidered in less than six months from the date of last action by the Board of Commissioners or Zoning Board of Appeals, as appropriate.

270-70.2 Administrative variances, as outlined in Section 270-130, shall not be subject to this time lapse requirement.

Section 270-80. Zoning Board of Appeals.

270-80.1 **Authority.**
The Zoning Board of Appeals shall have the authority granted by enabling ordinance approved by the Board of Commissioners of Gwinnett County, Georgia, on September 17, 1985, and as may be amended from time to time.

270-80.2 **Membership and Appointment.**
The Zoning Board of Appeals shall consist of five members residing within Gwinnett County, appointed by the County Commissioners of Gwinnett County. One member of the Zoning Board of Appeals may be a member of the Planning Commission. No other member of the Zoning Board of Appeals shall simultaneously hold any employment or elected office within the Gwinnett County Government which is inconsistent with his or her duties on the Zoning Board of Appeals.

270-80.3 **Terms of Office.**

A. The term of office of each member of the Zoning Board of Appeals shall be for one year, or thereafter until his successor is appointed and qualified. Members may be reappointed. Any vacancy in the membership shall be filled for the unexpired term in the same manner as the initial appointment.

B. Members shall be removable for cause by the Board of Commissioners of Gwinnett County upon written charges and after a public hearing.

C. Any member of the Zoning Board of Appeals shall be disqualified to act upon a matter in which the member has an interest.

270-80.4 **Officers.**
The Zoning Board of Appeals shall elect one of its members, other than the member of the Planning Commission, as Chairman and a second one as Vice-Chairman. The Chairman and Vice-Chairman shall serve for one year or until reelected or until successors are elected. The Zoning Board of Appeals shall appoint a Secretary who may be an employee of the County or of the Planning Commission.

270-80.5 **Procedure.**
The Zoning Board of Appeals shall adopt rules of procedure. Meetings of the Zoning Board of Appeals shall be at the call of the Chairman and at such other times as the members of the Zoning Board of Appeals may determine. The Chairman or, in his absence, the Vice-Chairman, may administer oaths and compel the attendance of witnesses by subpoena.

270-80.6 **Powers of the Zoning Board of Appeals.**

A. The Zoning Board of Appeals shall have the following powers:
   1. To hear and decide appeals when it is alleged there is error in any order, requirement, decision or determination made by the Department of Planning and Development Director in the enforcement of this UDO.
   2. To authorize, upon appeal in specific cases, such variances from the terms of Title 2 and applicable sections of Title 3 of the UDO as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of Title 2 and applicable Sections of Title 3 of the UDO will, in an individual case, result in unnecessary hardship, so that the spirit of Title 2 of the UDO shall be observed, public safety and welfare secured and substantial justice done. Such variances may be granted in such individual cases of unnecessary hardship upon a finding by the Zoning Board of Appeals that:
      a. There are extraordinary and exceptional conditions pertaining to the particular property in question because of its size, shape, or topography;
      b. The application of Title 2 of the UDO to this particular piece of property would create an unnecessary hardship;
      c. Such conditions are peculiar to the particular piece of property involved;
      d. Such conditions are not the result of any actions of the property owner;
      e. Relief, if granted, would not cause substantial detriment to the public good nor impair the purposes or intent of Title 2 of the UDO.
   3. No variance may be granted for a use of land or building or structure that is prohibited by Title 2 of the UDO or which would result in a greater intensity of development on a property than would otherwise be allowed if no variance were involved.

B. In exercising the above powers, the Zoning Board of Appeals may, in conformity with the provisions of Title 2 of the UDO, reverse decisions or determinations from which the appeal is taken and, to that end, shall have all the powers of the Director from whom the appeal is taken and may issue or revoke or direct the issuance or revocation of a Building or other permit.

Section 270-90. Appeals to the Zoning Board of Appeals.

270-90.1 **Appeals to the zoning board of appeals may be taken by any person aggrieved or by any official of the County affected by any decision of the Director.**

A. Such appeal shall be taken within 15 days after the decision appealed from by filing with the Director and with the Zoning Board of Appeals a Notice of Appeal specifying the grounds thereof.

B. The Director shall forthwith transmit to the Zoning Board of Appeals all the papers constituting the record upon which the action appealed from was taken.

270-90.2 An appeal shall stay all proceedings in furtherance of the action appealed from unless the Director certifies to the Zoning Board of Appeals that, by reason of facts stated in the certificate, a stay would, in his opinion, cause imminent peril to life or property. In such a case, proceedings shall not be stayed other than by the Zoning Board of Appeals or by a restraining order granted by a court of record on application, and notice to the Director for good cause shown.

Section 270-100. Variances to the Zoning Board of Appeals.

270-100.1 **Authority.**
Unless otherwise provided for in the UDO, the Zoning Board of Appeals shall have authority to grant variances from the requirements of Title 2, in accordance with the standards and procedures as set forth in this Section.

270-100.2 The purpose of a variance is to provide a mechanism when, owing to special conditions, the strict application of Title 2 would impose on a landowner exceptional and undue hardship that can be mitigated without conferring on the applicant special privilege.

270-100.3 **Initiation.**
A written petition for a variance is to be initiated by the owner(s) of the subject property or the authorized agent(s) of the owner(s) of the property for which relief is sought. Applications shall be filed on forms provided by the Department and shall not be considered accepted unless complete in every respect. Application fees shall be as established by the Board of Commissioners.

270-100.4 **Application Procedures.**
An application for a variance shall be filed with the Department, accompanied by a non-refundable fee, as established from time to time by the Board of Commissioners, to defray the actual cost of processing the application. The application shall be in such form and shall contain at a minimum the following information and documentation:

A. Name, address, telephone number, fax number and email address of owner(s) and applicant, if not owner.

B. Legal description, street address, lot number and subdivision name, if any, of the property that is the subject of the application.

C. The size of the subject property.

D. The purpose for the requested variance, and a statement of the intended development of the property if the variance is granted.

E. The specific provision of Title 2 from which a variance is requested.

F. A statement explaining how the proposed variance is consistent with the general spirit and intent of Title 2 of the UDO and the Unified Plan.

270-100.5 **Staff Report.**

The staff of the Department shall conduct a site inspection and shall prepare an analysis of each application for variance. The staff report shall be presented in written form to the Zoning Board of Appeals at least 7 days prior to the scheduled hearing date.

270-100.6 **Public Hearing Procedures.**

A. Before the Zoning Board of Appeals acts upon an application for a Variance, it shall hold a public hearing thereon.

B. The notice of the time and place of such hearing shall be published at least 15 days prior to the hearing in the official organ/of the County. At the hearing any party may appear in person or by agent or attorney.

C. In addition, the applicant shall erect in a conspicuous place on the property involved a sign which shall contain information as to the Variance applied for and the time and place of hearing. Said sign shall be erected in accordance with the Gwinnett County Public Notification Policies for Rezoning, Special Use Permit, and Variance Applications.

270-100.7 **Standards for Granting Variances.**

A. Granting Variances.

The Zoning Board of Appeals shall not grant a variance unless evidence is presented supporting conclusions that the variance meets each of the following criteria:

1. Arises from a condition that is unique and peculiar to the land, structures and buildings involved.
2. Is necessary because the particular physical surroundings, the size, shape or topographical condition of the specific property involved would result in unnecessary hardship for the owner, lessee or occupants; as distinguished from a mere inconvenience, if the provisions of Title 2 of the UDO are literally enforced.
3. The condition requiring the requested relief is not ordinarily found in properties of the same zoning district as the subject property.
4. The condition is created by the regulations of Title 2 of the UDO and not by an action or actions of the property owner or the applicant.
5. The granting of the variance will not impair or injure other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, create a hazard to air navigation, endanger the public safety or substantially diminish or impair property values within the neighborhood.
6. The variance granted is the minimum variance that will make possible the reasonable use of the land, building or structures.
7. The variance desired will not be opposed to the general spirit and intent of Title 2 of the UDO or the purpose and intent of the Gwinnett County 2030 Unified Plan.

B. No variance shall be authorized to:

1. Allow a structure or use not authorized in the applicable zoning district or a density of development that is not authorized within such district.
2. Allow any variance that conflicts with or changes any requirement enacted as a condition of zoning or of a Special Use Permit by the Board of Commissioners.
3. Reduce, waive or modify in any manner the minimum lot area established by the Board of Commissioners through a special condition of approval.
4. Permit the expansion or enlargement of any non-conforming use of land, non-conforming use of land and buildings in combination, non-conforming use of land and structures in combination, or non-conforming use requiring a Special Use Permit.

5. Permit the re-establishment of any non-conforming use of land, non-conforming use of land and buildings in combination, non-conforming use of land and structures in combination, or non-conforming use requiring a Special Use Permit where such use has lapsed.
6. The Zoning Board of Appeals may attach reasonable conditions to a variance when necessary to prevent or minimize adverse impacts upon property or the environment.

Section 270-110. Burden of Proof in Appeals and Variances.

270-110.1 **Requirements.**
It shall be the responsibility of an applicant seeking relief to present facts and evidence to explain how the proposed appeal or variance is consistent with the general spirit and intent of Title 2 of the UDO.

270-110.2 **Review.**
It is the duty of the Zoning Board of Appeals to review such facts and evidence in light of the intent of Title 2 of the UDO to balance the public health, safety and general welfare against the injury to a specific applicant that would result from the strict application of the provisions of the UDO on the applicant's property.

Section 270-120. Appeals to Decisions of the Zoning Board of Appeals.

270-120.1 Any person or persons severally or jointly aggrieved by any decision of the Zoning Board of Appeals may present an Appeal to the Superior Court. Such an Appeal to the Superior Court shall be via Writ of Certiorari as specified in the Official Code of Georgia, except, however, that the Appeal shall be filed within 30 days from the date of the decision of the Zoning Board of Appeals. Upon failure to file the appeal within 30 days, the decision of the Zoning Board of Appeals shall be final.

270-120.2 Appeals from a final decision of the Department made pursuant to the provisions of Section 270-90 shall be to the Zoning Board of Appeals in accordance with Section 270-110. Decisions made by the Zoning Board of Appeals shall be final. All Appeals of decisions made by the Zoning Board of Appeals shall be made to the Gwinnett County Superior Court pursuant to Sections 270-120.1.

270-120.3 Appeals from a final decision of the Department made pursuant to the provisions of Section 270-90 shall be to the Zoning Board of Appeals in accordance with Section 270-110. Decisions made by the Zoning Board of Appeals shall be final. All Appeals of decisions made by the Zoning Board of Appeals shall be made to the Gwinnett County Superior Court pursuant to Sections 270-120.1 and 270-120.2.

Section 270-130. Administrative Variances.

270-130.1 The Director shall have the power to grant variances (except for density and use variances) from the development standards as established in Title 2 and applicable Sections of Title 3 of the UDO where, in his/her opinion, the intent of the ordinance can be achieved and equal performance obtained by granting a variance.

270-130.2 The authority to grant such variances shall be limited to variances from the following requirements:

A. **Front yard or yard adjacent to public street – variance not to exceed 10 feet.**

B. **Side yard – variance not to exceed 5 feet.**

C. **Rear yard – variance not to exceed 10 feet.**

D. **Height – variance up to but not exceeding 10 feet, provided that no increase in the height for a sign or fence may be granted nor may the variance result in an increase in the number of stories than would otherwise be allowed under the applicable zoning district.**

E. **Buffers – the dimensions or screening treatment of a buffer as required under Chapter 610 may be reduced by no more than 50 percent where the Gwinnett County 2030 Unified Plan recommends a more compatible land use on the neighboring property than that for which said property is actually zoned, or in other situations where the intent of the required buffer can be equally or otherwise achieved; provided, however, that no buffer required as a condition of zoning shall be modified.**

F. **Demarcation of parking spaces – parking spaces may be left unmarked, provided all the of the following conditions are present:**
   1. The parking lot must be designated to serve only a multi-family residential project which is designed and intended for rental occupancy.
   2. The parking lots must be designed in relation to the internal circulation system such that the areas reserved for parking are easily identified and clearly distinct from the interior driveways because of their location, design, orientation, or configuration, such as in parking areas with a single interior driveway having parking spaces located perpendicular to and along the sides of the access driveway, allowing the curbing to delineate the exterior dimension of the single parking bay.
   3. Approval for the elimination of the striping has been obtained by the applicant in writing from the Department of Transportation and the Department of Fire and Emergency Services.

G. **Accessory structures allowed within the front yard – accessory structures may be allowed within the front yard of residential zoning districts provided all the following conditions are met:**
   1. The residentially-zoned property contains at least three acres.
   2. The accessory structures are limited to a swimming pool, garage/carport, barn, storage building, or other similar structures.
   3. The accessory structure is setback a minimum of 100 feet from the right-of-way and located no closer than 40 feet to any side property line. (If the accessory use is for animal quarters, this must be a minimum of 100 feet from any property line.)
   4. The accessory structure shall be screened with walls, fences, or suitable landscaping so that it is not visible from the street.

H. **Reduction in unit width for villas in R-TH Zoning District, not to exceed 10 feet.**

I. **The Director shall have the power to grant variances from the requirements of Title 2 of the UDO regarding the keeping of livestock and household pets within residential zoning districts, where, in his/her opinion, the intent of the amendment can be achieved and equal performance be obtained by granting a variance. Other than for conditions of zoning which specify a minimum area or distances for animal quarters, the Director may grant the following variances:**
   1. For livestock or cattery, a reduction of no more than 25 feet in the minimum distance to any property line.
   2. For kennels and fur farms, a reduction of no more than 50 feet in the minimum distance to any property line.
   3. The minimum distance to any property line for any animal quarters may be further reduced when a property line abuts a Flood Hazard area, steep slopes, ravines or other features which would provide a separation between the animal quarters and the uses on abutting property equal to or exceeding the minimum requirements of the UDO.
   4. The reduction of the minimum area required for the keeping of livestock as specified within the R-100 Single-Family Residence District up to maximum of 10 percent of the minimum area required.
   5. Reduction of the minimum distance to any property line for animal quarters for wild animals up to a maximum of 50 feet.

270-130.3 **Application Procedures.**

A. Application form and Documentation.

The application shall be in such a form and contain such information and documentation as shall be prescribed by the Department, but shall contain at least the following:

1. Name and address of the applicant.
2. Legal description of the subject property.
3. Size of the subject property.
4. A statement of the hardship imposed on the applicant by the UDO and a statement of why the variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located.
5. A notarized letter of consent for proposed variance from adjoining property owners as required.
6. A non-refundable application fee shall accompany the application, as established from time to time by the Board of Commissioners, to defray the actual cost of processing the application.

B. Standards for Issuance of Administrative Variances.

In deciding whether to grant an application for an Administrative Variance, the Department shall consider all of the applicable standards provided in Title 2 and Title 3 of the UDO.















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Unified Development Ordinance

TITLE 3: DEVELOPMENT & PERMITTING

Chapter 300. Reserved.

Chapter 310. Subdivision Standards.

Section 310-10. Application of Subdivision Standards.

310-10.1 **Application.**
Any land-disturbing activity or any land development activity must first comply with this Unified Development Ordinance.

310-10.2 **Developer's Responsibility for Compliance.**
No permit shall be interpreted to relieve any developer or subdivider of the responsibility of maintaining full compliance with all codes, ordinances, and other regulations of Gwinnett County except as amended by an approved waiver, variance, or other relief granted by the Director or other reviewing body such as the Board of Commissioners, Zoning Board of Appeals, or Board of Construction Adjustments and Appeals whether through bonding process, or through applicable formal appeal procedures for a specific property or application. Any permit issued in error or in contradiction to the provisions of an adopted code, ordinance, or regulation of Gwinnett County shall be considered to have been null and void upon its issuance.

310-10.3 **Dedication of Public Land and Facilities.**
No land dedicated as a public street or other public purpose shall be opened or accepted as a public street or for any other public purpose, and no subdivision of land shall be made, nor subdivision plat, nor part thereof, shall be recorded before obtaining final approval from the Gwinnett County Department of Planning and Development. Said approval shall be entered in writing on the Final Plat by the Director of the Department of Planning and Development. Said Director is hereby authorized to accept such dedications of lands and public facilities on behalf of Gwinnett County and to cause such dedications to be recorded by the Clerk of Superior Court of Gwinnett County, subject to ratification by the Board of Commissioners. However, no dedication of improvements shall be accepted by the County until the expiration of one year from the issuance date of the security or the recording of the final plat, and inspection and determination by the County at the expiration of such time that all the improvements meet all County specifications and requirements under the UDO.

310-10.4 **Transfer of Land Ownership.**

A. Conditions applicable to title transfers.
No person, firm, partnership, association, corporation, estate, trust, developer, subdivider or any other owner or agent shall transfer title or attempt to record the title to any land in unincorporated Gwinnett County, and no building permit may be issued on said land, unless:

1. Said land existed as a single parcel of ownership, recorded as such in its entirety and present boundaries with the Clerk of Superior Court of Gwinnett County prior to the 1970 Subdivision Regulations; or,
2. Said land is shown in its entirety and present boundaries on a Final Plat as approved (under these or any previous applicable regulations) and duly recorded with the Clerk of Superior Court of Gwinnett County; or,
3. Said land is shown in its entirety and present boundaries on a plat authorized by the Director and recorded with the Clerk of Superior Court of Gwinnett County pursuant to the regulations governing Subdivision Exemptions contained herein; or,
4. Said land is an aggregation of properties for land assembly purposes, and no building permit will be requested prior to the filing of an application for an issuance of a development permit, pursuant to this Unified Development Ordinance.

B. Sale of land by reference to unapproved final plat prohibited.
No person, firm, partnership, association, corporation, estate, trust, developer, subdivider or any other owner or agent shall transfer title to any property by reference to, exhibition of, or any other use of any map of plat illustrating the subdivision of land without a Final Plat of said land showing said property first having been duly approved under the procedures of this Unified Development Ordinance or any previously applicable regulations and recorded with the Clerk of Superior Court of Gwinnett County.

Section 310-20. Subdivision Exemptions.

310-20.1 **General Requirements.**

For the purpose of the UDO the types of activities contained in this Section shall be considered subdivisions but exempt from the "procedures" and "required public improvements" portions of this Unified Development Ordinance, except as noted. Each such subdivision shall be drawn in accordance with Final Plat standards (except Subsection 310-20.4 B and Section 310-20.7) pursuant to the requirements of this Unified Development Ordinance and shall be submitted in an appropriate format and number of copies together with the appropriate fees to the Department for review and approval. Upon approval, the Director shall authorize the recording of the plat with the Clerk of Superior Court of Gwinnett County and grant the issuance of building permits pursuant to the Codes and Ordinances of Gwinnett County.

310-20.2 **Recombinations.**

The combination or recombination of all of two or more buildable lots of record, where the total number of lots is not increased and the resultant lots or parcels are in compliance with Title 2 of this Unified Development Ordinance. A Final Plat or Exemption Plat shall not be required for aggregations of properties for land assembly purposes where no building permit will be requested prior to issuance of a development permit.

310-20.3 **Minor Subdivision.**

A. The division of a buildable lot of record into 5 or fewer lots, provided:
   1. Each proposed lot complies with all requirements of Title 2 of this Unified Development Ordinance and is limited to single-family detached residential use.
   2. Each proposed lot abuts upon an existing public street.
   3. All project related slope and utility easements as well as necessary street right-of-way shall be provided at no cost to the County as determined by the Department based upon the officially adopted Long Range Road Classification Map.
   4. Each lot thus created may not be re-subdivided unless it complies with the provisions described herein.
   5. Each proposed lot shall comply with the requirements of the Water and Sewer Plan Review Section of the Department of Planning and Development, as appropriate, whose approval shall be required prior to approval of the Exemption Plat by the Department.
   6. Each proposed lot shall comply with the requirements of the Environmental Health Section, as appropriate, whose certification of approval shall be required prior to approval of the Exemption Plat by the Department.
   7. The Director is authorized to grant a modification from the 5 lot maximum exemption; provided, however, modifications shall not be granted to exceed a total of 7 exempt lots. The Director may impose conditions of approval upon any modification thus granted as may be necessary to ensure the general public welfare.

310-20.4 **Estate Subdivisions.**

A. The division of land in any single-family detached residential zoning district into lots having a minimum lot area of at least 5 acres, provided:
   1. Each proposed lot abuts upon an existing public street which contains the necessary right-of-way width as determined by the officially adopted Long Range Road Classification Map.
   2. Each proposed lot shall provide at least 100 feet of frontage upon the street, shall provide at least 200 feet of lot width measured in accordance with the requirements of Title 2 of this Unified Development Ordinance, and shall meet or exceed all other minimum requirements of the applicable single-family detached residential zoning district.
   3. All project related slope and utility easements as well as necessary street right-of-way shall be provided at no cost to the County as determined by the Department based upon the officially adopted Long Range Road Classification Map.
   4. No lot thus created may be re-subdivided to less than 5 acres as an exemption to the UDO, unless it complies with the provisions described herein.
   5. Each proposed lot shall comply with the requirements of the Water and Sewer Plan Review Section of the Department of Planning and Development, as appropriate, whose approval shall be required prior to approval of the Exemption Plat by the Department.
   6. Each proposed lot shall comply with the requirements of the Environmental Health Section, as appropriate, whose certification of approval shall be required prior to approval of the Exemption Plat by the Department.

B. The division of land in any single-family detached residential zoning district into lots having a minimum lot area of at least 10 acres, provided:
   1. Each proposed lot abuts upon an existing public street.
   2. Each proposed lot shall provide at least 100 feet of frontage upon the street, shall provide at least 200 feet of lot width measured in accordance with the requirements of Title 2 of this Unified Development Ordinance, and shall meet or exceed all other minimum requirements of the applicable single-family detached residential zoning district.
   3. No lot thus created may be resubdivided to less than 5 acres as an exemption to the UDO, unless it complies with the requirements as described herein.
   4. A Record Survey certified by a Land Surveyor currently registered in the State of Georgia shall be submitted to and approved by the Department showing all lots.
   5. Each proposed lot shall comply with the requirements of the Water and Sewer Plan Review Section of the Department of Planning and Development, as appropriate, whose approval shall be required prior to approval of the Exemption Plat by the Department.
   6. Each proposed lot shall comply with the requirements of the Environmental Health Section, as appropriate, whose certification of approval shall be required prior to approval of the Exemption Plat by the Department.

310-20.5 **Final Plat of Non-Residential Lots.**

The division of land in any non-residential, commercial, office or industrial subdivision where the purpose of the subdivision is for platting purposes only, where there are no proposed improvements, shall comply with the provisions of Section 320-110 Non-residential Final Plat Specifications for "Platting Only" Purposes, provided that the following provisions are met:

A. Each lot complies with all applicable requirements of Title 2 and Title 3 of the UDO and is limited to commercial, office or industrial use.

B. Each lot abuts an existing street right-of-way.

C. All project related slope and utility easements as well as necessary street right-of-way shall be provided at no cost to the County as determined by the Department based upon the officially adopted Long Range Road Classification Map.

D. Each lot complies with the utility and stormwater requirements of the Department of Water Resources, as appropriate, whose signature of approval shall be required prior to the Final Plat approval by the Department.

E. Each lot complies with the requirements of the Environmental Health Section, as appropriate, whose signature of approval shall be required prior to Final Plat approval of the Department.

F. Each lot complies with the requirements of the Fire Plan Review and Building Plan Review Sections of the Department, as appropriate, whose signature of approval shall be required prior to the Final Plat approval of the Department.

G. All existing buildings and structures shall be shown on the plat and shall meet the dimensional standards of the applicable zoning district, unless a variance or waiver is approved for each non-standard condition.

H. Applicable easement agreements for shared access or facilities between lot owners are recorded and copies provided to the Department.

310-20.6 **Non-residential Project Management.**

The creation of a lot for recording within an overall non-residential development, provided:

A. The overall non-residential development is being undertaken as a single multi-phase or multi-use project under the unified control of a single developer, is zoned for such use or development, and an overall Concept Plan for the entire project has been approved by the Director.

B. The proposed subdivision is clearly intended to transfer title for financing or building management purposes and not for the sale of the property for future development, to the satisfaction of the Director.

C. The proposed lot has been approved by the Department to be provided permanent vehicular access by private drive. Said access shall be established by easement or acceptable covenant prior to or concurrently with recording of the Final Plat.

D. The proposed lot must encompass a principal structure which has been granted a building permit and which is under construction or has been completed.

E. The Final Plat shall be drawn to include the entirety of the overall development and shall clearly identify those lots to be recorded, those lots previously recorded and the remainder of the development which shall be labeled "not included." All easements, dedications, etc., shall be shown as appropriate or as required. Each lot shall be consistent with the zoning approved for the overall development and the applicable requirements of Title 2 of this Unified Development Ordinance.

310-20.7 **Amnesty Lots.**

The designation of a lot as a buildable lot of record if the lot was recorded between June 2, 1970, and the effective date of this Unified Development Ordinance but not reviewed and approved under the provisions of the Subdivision Regulations in effect at that time, provided:

A. The Exemption Plat is limited to one individual lot and no property which adjoins the lot is, or has been, owned by the applicant in whole or in part.

B. The lot meets all requirements of Title 2 of this Unified Development Ordinance, and the applicant demonstrates to the satisfaction of the Director that approval of the lot will not create nonconformity to the requirements of Title 2 of this Unified Development Ordinance on any other portion of the original property from which the lot was subdivided.

C. The lot abuts upon an existing public street.

D. All project related slope and utility easements as well as necessary street right-of-way shall be provided at no cost to the County as determined by the Department based upon the officially adopted Long Range Road Classification Map.

E. The lot shall comply with the requirements of the Water and Sewer Plan Review Section of the Department of Planning and Development, as appropriate, whose approval shall be required prior to approval of the Exemption Plat by the Department.

F. The lot shall comply with the requirements of the Environmental Health Section, as appropriate, whose certification of approval shall be required prior to approval of the Exemption Plat by the Director.

G. A Record Survey certified by a Land Surveyor currently registered in the State of Georgia shall be submitted to and approved by the Department showing the lot.

Section 310-30. Priority of Conditions of Zoning over these Regulations.

310-30.1 **Discrepancy between Minimum Standards; What Applies.**

Whenever there is a discrepancy between minimum standards or dimensions required in this Title and those contained in zoning regulations, building codes, or other official regulations or resolutions, the most restrictive shall apply. In those instances where a specific project is subject to a condition of zoning approval, the requirements of the zoning condition shall control, whether more or less restrictive than the requirements of this Unified Development Ordinance.

Chapter 320. Plan and Plat Guidelines.

The following paragraphs outline the required elements of both the required and optional plans and plats mentioned throughout this UDO.

Section 320-10. Concept Plans.

320-10.1

A. **Concept Plan Specifications Size.**
The Concept Plan for a subdivision or site development shall be clearly and legibly drawn at a scale of not less than 100 feet to 1 inch. Sheet size shall not exceed 48 inches by 36 inches, provided, however, a scale of 200 feet to 1 inch may be used to avoid sheets in excess of 48 inches by 36 inches. The Director may approve other scales and sheet sizes as deemed appropriate.

B. **Freehand Drawing (Approximate Scale).**
The Concept Plan may be prepared as a freehand drawing to approximate scale of the proposed improvements, right-of-way, lot lines, etc., shown on a boundary survey or other property outline map of the property.

C. **List of what is required to be shown.**
The Concept Plan shall contain the following:

1. Approximate total acreage.
2. Proposed total number of lots and minimum lot size.
3. Size and location of adjoining existing streets or access drives and proposed right-of-way, roadways, access drives, and adjoining sidewalks.
4. For multifamily and non-residential site developments (not subdivisions), the approximate location and arrangement of buildings, parking areas, and other improvements including storm water detention areas, and all required buffers.
5. Topography with contour intervals no greater than 10 feet.
6. Proposed method of sewage disposal (expressed as a note).
7. Boundary lines of the overall property showing bearings and distances along all lines and the bearings and distance to an existing street intersection or other recognized permanent landmark. The source of said boundary information shall be indicated.
8. All contiguous property under the ownership or control of the developer, except those lands of a dissimilar zoning category specifically approved to be excluded by the Department. Areas not planned at the time of the submittal shall be shown as "Future Development".
9. Authorization statement on Concept Plan to read as follows:

   I hereby submit this Concept Plan as authorized agent/owner of all property shown thereon, and certify that all contiguous property under my ownership or control is included within the boundaries of this Concept Plan, as required by the Unified Development Ordinance.

   _____ _____
   Signature of Authorized Agent/Owner Date

10. Location sketch (vicinity map).
11. Location and size (in acres) of lakes, ponds, wetlands and floodplains and the source of the information.
12. Required recreation areas, and other public areas to be dedicated to the public or held in common ownership by a homeowner association or other similar entity.
13. Existing zoning of the property and adjoining properties.
14. Land lot and district.
15. Subdivider's name, local, and permanent (if different) address and phone number.
16. Name of company or person who prepared plan.
17. Boundaries of the Chattahoochee River Corridor and Chattahoochee River Tributary Protection Areas, if applicable to the property.

18. General development data (in tabular form) for individual multifamily or non-residential site developments, such as number of residential units, number of gross square feet of non-residential floor area by building, number of parking spaces, number of stories, etc.
19. General development data (in tabular form) for single-family developments, such as minimum lot size, floor area, and all relevant conditions of zoning.
20. Location of public utilities.
21. Signature block to read as follows:

    This Concept Plan has been reviewed and approved for general compliance with Gwinnett County Unified Development Ordinance and other applicable regulations of Gwinnett County, Georgia.

    _____ _____
    Director, Date
    Department of Planning and Development

320-10.2 **Concept Plans Submittal.**

Concept Plans for developments in an OSC, TND, HRR, R-SR, MU-N, MU-C, or MU-R district must be prepared by an authorized registered professional and must include all required plan elements as identified above in Section 320-10.1 and the following additional plan elements:

A. Location, foot print, number of residential units, non-residential floor space, and stories for non single-family residential structures.

B. Proposed street networks, including street cross sections.

C. Location and size (in acres and square feet) of uses in each phase, including number of units and/or amount of square feet of each use in each phase.

D. Location and size (in acres and square feet) of plaza, common areas, parks, recreation areas and similar amenity areas.

E. Location of greenways, paths, bike routes, etc., both on-site and within 1,000 feet of the project boundary that will be used to promote connectivity.

F. Location of storm water management facilities and BMP's. If these facilities are proposed for inclusion in required common area calculations, detailed design plans of these facilities shall be required.

G. Location of proposed landscaped areas and features.

H. Proposed phases or stages of development.

I. Location of off-street and on-street parking areas and detail drawings of any required decorative fencing or screening.

J. Location of transit stops and/or features to be used for public transit. The plan designer shall incorporate transit stops and options into the plan design subject to coordination with the Department of Transportation.

K. A Pedestrian Access Plan (subject to the review and approval by the Director) that shall indicate the location of and connectivity between and among, sidewalks, multi-use paths, greenways, trails and bike routes. The plan shall also include provisions and details for bike racks, street furniture and directional signage.

L. A Street and Pedestrian Lighting Plan (subject to the review and approval by the Director) that shall include the location and details of lighting fixtures.

M. An Architectural Design Plan, when required, is subject to the review and approval by the Director, and shall include building elevations for each use type, and decorative elements (i.e. fountains, street furniture, outdoor restaurant seating, etc.) as applicable.

N. A Unified Signage Plan, when required, is subject to the review and approval by the Director, and shall include typical sign locations, elevations, and construction materials for all signage as applicable.

Section 320-20. Specimen Tree Survey and Specimen Tree Concept Plan.

320-20.1 **Specimen Tree Survey.**

A survey specifically identifying specimen trees is required for proposed developments prior to submittal of construction drawings. The specimen tree survey shall be to scale and prepared, certified, or sealed by a certified arborist, registered forester, or authorized registered professional. If any specimen trees are identified when the survey is completed a specimen tree concept plan is shall be prepared. See Section 320-20.2 for specimen tree concept plan requirements.

A. The plan shall be prepared on a closed boundary survey of the property and at minimum the following items shall be shown on the Specimen Tree Survey:
   1. Parcel identification number(s).
   2. Project name.
   3. Property owner's name and contact information.
   4. Developer's name, company name, address, phone, and email address.
   5. Designer's name, company name, address, phone, and email address.
   6. Specimen trees located and labeled with tree identification number, diameter, genus and/or common name.
   7. Specimen tree stands located and labeled with their tree identification number, diameter, genus and/or common name.
   8. Existing structures and their location.
   9. Abandoned and existing wells and their location.

B. Provide information, in chart form, that includes: specimen tree identification number; genus or common name; size (dbh); condition description (See Section 630-70.3.A.2); and state if the specimen tree is in excellent, good, fair, or poor condition.

320-20.2 **Specimen Tree Concept Plan.**

After a specimen tree survey has been completed and results in the location of specimen sized trees a specimen tree concept plan shall be prepared and is required in addition to the specimen tree survey. The specimen tree concept plan shall be submitted and approved prior to submittal of construction drawings.

A. The plan shall be prepared on a closed boundary survey of the property. The items listed in Section 320-20.1.A (1 through 9) above and the following additional items shall be shown on the Specimen Tree Concept Plan:
   1. Dripline or critical root zone of each specimen tree (whichever is greater) and tree save areas.
   2. Building footprint.
   3. Driveways.
   4. Parking Lot(s).
   5. Utility lines and easements (both existing and proposed).
   6. Limits of disturbance.
   7. Detention Areas.
   8. Existing or abandoned well(s).

B. Provide the percentage of disturbance for each specimen tree when critical root zone is partially disturbed (See Section 630-70.9 for critical root zone disturbance allowance).

C. Provide information, in chart form, that includes: specimen tree identification number; genus or common name; size (dbh); condition description (See Section 630-70.3.A.2); and state if the specimen tree is in excellent, good, fair, or poor condition; state if tree is to be removed or preserved/protected; state the tree density unit credit for each specimen tree; and provide a column for assigned recompense in the event the tree is removed or critical root zone disturbance is greater than 30 percent.

D. Trails and Greenways.
In the case of trails and greenways that are not located on public access easements and public or private utility easements show the proposed trail or greenway, show the trail or greenway limits of clearing, show a 25-foot corridor on either side of the trail or greenway limits of clearing and show any specimen tree that is within that trail or greenway corridor.

E. Given a site with limited land disturbance: a tree survey is required for the area within the land disturbance and 50 feet beyond the limits of the disturbance line.

Section 320-30. Site Development Plan.

320-30.1 **Application for a Development Permit for a Site Plan.**
An application for a development permit for a multifamily or non-residential site shall consist of the Site Development Plan, a certified boundary survey or Final Plat reference, associated slope or construction easements (if any), and other development plans as may be required by this UDO.

320-30.2 **Conformation to Concept Plan.**
The Site Development Plan shall generally conform to the Concept Plan, if any, and may constitute only that portion of the approved Concept Plan which the developer proposes to construct at one time as a single unit, provided that such portion conforms to the requirements of these rules and regulations and all setbacks, maximum density, and other zoning restrictions. If no Concept Plan was approved on the property, the Site Development Plan shall include the entire property being developed having the same zoning category.

320-30.3 **Scale.**
The Site Development Plan and other applicable development plans shall be clearly and legibly drawn at an engineering scale convenient to illustrate the details of the project. Sheet size shall not exceed 42 inches by 36 inches. Plan and Profile sheets, if any, shall have a horizontal scale of no less than 100 feet to 1 inch and a vertical scale of no less than 10 feet to 1 inch.

320-30.4 **Project Boundary Data.**

A. The Site Development Plan shall be based on the boundaries of a lot as recorded on a Final Subdivision Plat or on a certified boundary survey delineating the entirety of the property contained within the project, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000 feet, and shall meet all requirements of Georgia Law regarding the recording of maps and plats.

B. Each Site Development Plan shall be drawn on, accompanied by, or referenced to a boundary survey which shall at least meet the requirements of Subsection 320-30.4A, above.

320-30.5 **List of what is required to be shown.**

The Site Development Plan shall contain the following (on one or more sheets):

A. Proposed name of development. If the project is located within a subdivision, the name of the subdivision, lot, and block number must also be shown.

B. Name, address, and telephone number of the owner of record, and of the developer (if not the owner).

C. Name, address, and telephone number of each professional firm associated with the Site Development Plans (engineer, landscape architect, etc.).

D. Date of survey, north point, and graphic scale, source of datum, date of plan drawing, and space for revision dates.

E. Proposed use of the site, including gross square footage for each different use type or building.

F. Location, District, Land Lot(s) and Parcel(s) acreage or area in square feet, and density (if applicable).

G. Location sketch locating the development in relation to the surrounding area with regard to well-known landmarks such as major thoroughfares or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.

H. Size and location of all buildings, building setback lines, minimum yard lines, and distances between buildings and from buildings to property lines; location of outdoor storage areas; parking and loading areas, driveways, curb cuts and designated fire lanes. Each building shall be identified with a number or letter.

I. Boundary lines of the perimeter of the tract indicated by a heavy line giving lengths to the nearest one-hundredth of a foot and bearings to the nearest second. Bearing and distance to designated tie point.

J. Directional flow arrows for street drainage.

K. Contour lines based on sea level datum. These shall be drawn at intervals of not more than two feet and shall include the entire site and all abutting public streets. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic contour shown shall be specified and dated.

L. Natural features within the proposed development, including drainage channels, bodies of water, and other known significant features such as extensive exposed rock. On all water courses the direction of flow shall be indicated. The 100-year floodplain shall be outlined and the source of the depicted floodplain information shall be indicated. The acreage or area in square feet within the floodplain shall be indicated.

M. Man-made and cultural features existing within and adjacent to the proposed development including existing right-of-way measured from centerline, pavement widths, and names of jurisdiction lines; existing structures on the site and their disposition, Chattahoochee River Corridor information and Chattahoochee River Tributary Protection Areas (if applicable), and other significant information. Location and dimensions of existing bridges; water, sewer, and other existing utility lines and structures; culverts and other existing features shall be indicated.

N. Street names, roadway and right-of-way lines and widths and sites reserved through covenants, easement, dedication or otherwise for public uses.

O. Identify unit number, division or stage of development, if any, as proposed by the developer.

P. Show all adjoining property owners, subdivision names, lot numbers, lot lines and block letters, and zoning.

Q. Show the location and number of parking spaces according to the size of the building on the plans. Show factors used in determining number of spaces as required in Chapter 240 of this UDO. Parking spaces for persons with disabilities shall be shown as required by Title 30 Chapter 3 of the Official Code of Georgia and any other applicable state laws.

R. Show the zoning district, rezoning case number, date of approval and conditions as applicable. Modifications, Waivers, or Variances obtained on the property shall be shown with the case number, date of approval and conditions as applicable.

S. If buffers or other landscaping or screening treatments are required, show the location, size, and type (natural or planted) on the plans conforming to the Tree Preservation/Replacement Plan or Buffer and Landscape Plan, as applicable.

T. Location, height, and size of all freestanding signs to be erected on the site, and indication whether lighted or unlighted.

U. Location of all known existing landfills and proposed on-site bury pits (State EPD Permit and Gwinnett County Special Use Permit or other approval may be required).

V. Such additional information as may be reasonably required to permit an adequate evaluation of the project.

W. Certificate of Development Plans Approval.

Each Site Plan shall carry the following certificate printed or stamped thereon:

All requirements of the Gwinnett County Unified Development Ordinance (UDO) relative to the preparation and submission of a development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval of this site plan is hereby granted and all other development plans associated with this project shall be subject to all further provisions of said UDO.

_____ _____

Director Date
Department of Planning and Development

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED

Section 320-40. Subdivision Development Plan.

320-40.1 **Subdivision Development Plan.**
An application for a Development Permit for a subdivision shall consist of the Subdivision Development Plan, a certified boundary survey, associated slope or construction easements (if any), and other development plans as may be required by this UDO.

320-40.2 **Conformation to Concept Plan.**
The Subdivision Development Plans shall generally conform to the Concept Plan, if any, and may constitute only that portion of the approved Concept Plan which the subdivider proposes to construct at one time as a single unit, provided that such portion conforms to the requirements of this Ordinance. If no Concept Plan was approved on the property, the Subdivision Development Plans shall include the entire property being developed within the same zoning category.

320-40.3 **Scale.**
The Subdivision Development Plans shall be clearly and legibly drawn at a scale of not less than 100 feet to 1 inch. Sheet size shall not exceed 48 inches by 36 inches. Plan and Profile sheets shall have a horizontal scale of no less than 100 feet to 1 inch and a vertical scale of no less than 10 feet to 1 inch.

320-40.4 **Certified Boundary Survey.**

A. The Subdivision Development Plan shall be based on a Certified Boundary Survey delineating the entirety of the property contained within the Subdivision Development Plan, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000 feet, and shall meet all requirements of Georgia Law regarding the recording of maps and plats.

B. Each Subdivision Development Plan shall be drawn on, accompanied by, or referenced to a Certified Boundary Survey which shall at least meet the requirements as described above.

320-40.5 **List of what is required to be shown.**
The Subdivision Development Plan shall contain the following:

A. Proposed name of subdivision.

B. Name, address, and telephone number of the owner of record, and of the subdivider (if not the owner).

C. Name, address, and telephone number of each professional firm associated with the Subdivision Development Plans (engineer, surveyor, landscape architect, etc.).

D. Date of survey, north point, and graphic scale, source of vertical datum, date of plat drawing, and space for revision dates.

E. Proposed use of the site, such as single-family detached residences, duplexes, townhouses, office park, industrial subdivision, etc. For residential, indicate total number of dwelling units within plat.

F. Location, District, Land Lot(s) and Parcel(s), acreage, and density (if applicable).

G. Location sketch locating the subdivision in relation to the surrounding area with regard to well-known landmarks such as major thoroughfares or railroads. Sketches may be drawn in freehand and at a scale sufficient to show clearly the information required, but not less than 1 inch equal to 2,000 feet. U.S. Geological Survey maps may be used as a reference guide for the location sketch.

H. Name of former subdivision, if any or all of the land in the Subdivision Development Plan has been previously subdivided, showing boundaries of same.

I. Boundary lines of the perimeter of the tract indicated by a heavy line giving lengths in feet and hundredths of a foot, and bearings in degrees, minutes, and seconds. Bearing and distance to designated tie point.

J. Directional flow arrows for street drainage and individual lot drainage when finished grading of lots is not shown.

K. Contour lines based on sea level datum. These shall be drawn at intervals of not more than 2 feet. Contour lines shall be based on field surveys or photogrammetric methods from aerial photographs. The basis for the topographic contour shown shall be specified and dated.

L. Natural features within the proposed subdivision, including drainage channels, bodies of water, and other known significant features such as extensive exposed rock. On all water courses the direction of flow shall be indicated. The 100-year floodplain shall be outlined and the source of the depicted floodplain information shall be indicated. For those lots containing floodplain, a Floodplain Lot Chart shall be provided showing the area (in square feet) of each lot lying inside and outside of the floodplain as though the land-disturbing activity were completed.

M. Man-made and cultural features existing within and adjacent to the proposed subdivision including existing right-of-way measured from centerline, pavements widths, and names of existing and platted streets; all easements, city, and County jurisdiction lines; existing structures on the site and their disposition, Chattahoochee River Corridor information and limits of Chattahoochee River Tributary protection Area (if applicable), and other significant information. Location and dimensions of existing bridges; water, sewer, and other existing utility lines and structures; culverts and other existing features shall be indicated.

N. Proposed layout including lot lines, lot numbers, and block letters; proposed street names, roadway and right-of-way lines; and, sites reserved through covenants, easement, dedication, or otherwise for public uses. Lots shall be numbered in numerical order and blocks lettered alphabetically.

O. The minimum building setback line from all streets. Streets shall be dimensioned to show right-of-way and roadway widths, central angles, intersection radii, and cul-de-sac roadway and right-of-way radii. Centerline curve data shall be provided for all roadway curves [radius, length, amount of super elevation (if any), point of curvature (P.C.), point of tangency (P.T.), etc.] if not shown separately on construction drawings.

P. Identify unit number, division, or stage of development, if any, as proposed by the subdivider.

Q. Existing zoning of the property. Rezoning, modification, waiver and variance case numbers, dates of approval and conditions (as applicable). Note minimum lot size and minimum building setback requirements, and other applicable zoning requirements. Show and dimension any required buffers, landscape strips, no-access easements, etc.

R. All adjoining property owners, subdivision names, lot numbers and lot lines, block letters, and zoning.

S. Location of all known existing or previously existing landfills.

T. Proposed recreation area, common area, conservation space, if any, the area of each site and percent of site within the 100-year floodplain, proposed disposition of the site (public ownership, homeowners association, etc.). If these areas are required, provide calculation of the required and provided areas.

U. Such additional information as may be reasonably required to permit an adequate evaluation of the subdivision.

V. Certificate of Development Plans approval.

Each Subdivision Development Plan shall carry the following certificate printed or stamped thereon:

All requirements of the Gwinnett County Unified Development Ordinance (UDO) relative to the preparation and submission of a subdivision development permit application having been fulfilled, and said application and all supporting plans and data having been reviewed and approved by all affected County Departments as required under their respective and applicable regulations, approval of this Subdivision Development Plan is hereby granted, on this Subdivision Development Plan and all other development plans associated with this subdivision, shall be subject to all further provisions of said UDO.

_____ _____

Director, Date
Department of Planning and Development

THIS CERTIFICATE EXPIRES TWELVE MONTHS FROM THE DATE OF APPROVAL UNLESS A DEVELOPMENT PERMIT IS ISSUED.

NOTE: The boundaries of the lots shown on this Plat have not been surveyed. This Plat is not for recording.

Section 320-50. Construction Plans.

320-50.1 **Other Development Plans to Accompany Site Development Plan.**
The Site Development Plan shall be accompanied by other Development Plans showing the following information when same is not shown on, or evident from the Site Development Plan. The various plans may be combined where appropriate and clarity can be maintained.

A. Erosion, Sedimentation and Pollution Control Plan prepared in accordance with the requirements of the Chapter 400 of this UDO. Erosion control measures may be shown on the Grading Plan, if desired.

B. Grading plan, prepared in accordance with the requirements of Chapter 320-70 of this UDO.

C. Storm water drainage construction data prepared in accordance with the requirements of Chapter 800 of this UDO and the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.
   1. Location and size of all proposed drainage improvements, and all proposed drainage easements to be located outside street right-of-way lines.
   2. Profiles of all storm drainage pipes and slope of receiving channels. Hydraulic grade line is to be shown on all pipes (except roof drains) for the required design flow. On storm drainage profiles a pipe chart will be shown which will include pipe numbers, pipe size, pipe material, pipe slope, pipe length, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity. On all pipes, the hydraulic grade line shall be shown. Profiles of all open channels and ditches including the design flow normal depth and velocity. On storm drainage profiles an open channel chart will be shown which will include open channel numbers, conveyance size, lining material, length, channel slope, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity for the required design flow.
   3. Acreage of drainage areas and Hydrological study used in determining size of structures, including map of all contributing drainage basins and acreages.

D. Sewage disposal plans prepared in accordance with the requirements of the current Sanitary Sewer Standards.
   1. Sanitary Sewer Plans, including the profiles and other information as may be required by Department of Water Resources.
   2. For projects proposed to be served by on-site sewage disposal systems, location and extent of septic tank, drain field and attendant structures, and other information required by the Environmental Health Section.

E. Street widening and construction data prepared in accordance with the requirements of Chapter 900.
   1. Centerline profiles and typical roadway sections of all proposed streets, as well as plans and profiles for all proposed major thoroughfares. Profiles (and plans, where required) shall be drawn on standard plan and profile sheet with plan section showing street layout, pavement and right-of-way width, curvature, and required drainage facilities. Typical roadway sections shall be provided for street widenings.
   2. Profiles covering roadways that are extensions of existing roadways shall include; elevations at 50 foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by this UDO for street improvements, but no less than 200 feet.
   3. All elevations shall be coordinated and sited into U.S. Coast and Geodetic Survey or Department of Transportation bench marks where feasible or into reference monuments established by the Federal Emergency Management Agency.

F. Specimen tree survey.

G. Specimen Tree Concept Plan. If specimen trees are located on the property a Specimen Tree Concept Plan is required to be submitted prior to the Site Development Plans.

H. Buffer and Landscape Plan. If any such areas exist within the site, the plan shall be prepared in accordance with the specifications and requirements contained in this Chapter and the requirements of Chapters 600 through 640 of this Ordinance.

I. Tree Preservation and/or Replacement Plan prepared in accordance with Chapters 600 through 640 of this Ordinance.

J. Floodplain Management Plans; if any floodplain areas are located on the property. Such data as is required by the Chapter 700 of this UDO shall be submitted.

K. Water System Plans prepared in accordance with the requirements of the Water Main Design and Construction Standards.
   1. Water Main Extension plans, if any, are to be designed in accordance with the current Water Main Specifications.
   2. Private Water System Plans, if any, indicating proposed devices, water main size and location, with fire hydrants, on the site. The distance and direction to all other fire hydrants within 500 feet of the site or buildings along existing streets or other access drives shall also be indicated.

L. Street striping plan, showing striping in accordance with the Manual on Uniform Traffic Control Devices, for any street newly constructed to four or more lanes, and all newly constructed or widened major thoroughfares.

320-50.2 **Other Development Plans to Accompany Subdivision Development Plan.**

The Subdivision Development Plan shall be accompanied by other development plans showing the following information when same is not shown on, or evident from the Subdivision Development Plan. The various plans may be combined where appropriate and clarity can be maintained.

A. Erosion, Sedimentation and Pollution Control Plan prepared in accordance with the requirements of Chapter 400 of this UDO.

B. Grading Plan prepared in accordance with the requirements of Section 320-70 of this UDO if grading is proposed beyond the street right-of-way.

C. Storm water drainage construction data prepared in accordance with the requirements of Chapter 800 of this UDO and the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.
   1. Location and size of all proposed drainage structures, including detention ponds, catch basins, grates, headwalls, pipes and any extensions thereof, energy dissipators, improved channels, and all proposed drainage easements to be located outside street right-of-way lines.
   2. Profiles of all storm drainage pipes and slope of receiving channels. On storm drainage profiles a pipe chart will be shown which will include pipe numbers, pipe size, pipe material, pipe slope, pipe length, contributing drainage area, design flow, design storm frequency, runoff coefficient and velocity. The hydraulic grade line will be shown on all pipes for the required design flow.
   3. Profiles of all open channels and ditches including Mannings' 25-year storm normal depth and velocity. On storm drainage profiles, an open channel chart will be shown which will include open channel numbers, conveyance size, lining material, length, channel slope, contributing drainage area, design storm frequency, runoff coefficient and velocity.
   4. Hydrological study used in determining size of structures, including map of all contributing drainage basins and acreage.

D. If sanitary sewers or water main extensions are required, plans will be prepared in accordance with the current Sanitary Sewer or Water Main Specifications.

E. Construction data for new streets and street widenings:
   1. Centerline profiles and typical roadway sections of all proposed streets, as well as plans and profiles for all proposed major thoroughfares. Typical roadway sections shall be provided for street widenings.
   2. Profiles covering roadways that are extensions of existing roadways shall include elevations at 50 foot intervals for such distance as may be adequate to provide continuity consistent with the standards required by Chapter 900 for street improvements, but no less than 200 feet.
   3. All elevations shall be coordinated and tied into U.S. Coast and Geodetic Survey or Department of Transportation bench marks where feasible, or into reference monuments established by the Federal Emergency Management Agency.
   4. Stub streets shall be profiled at least 200 feet onto adjoining property (no tree cutting).

F. Specimen tree survey.

G. Specimen Tree Concept Plan. If specimen trees are located on property a Specimen Tree Concept Plan is required to be submitted prior to the Subdivision Development Plans.

H. Buffer and Landscape Plan. If any such areas exist within the subdivision, the plan shall be prepared in accordance with the specifications under this Chapter, and the requirements of Chapters 600 through 640 of this Ordinance.

I. Tree Preservation and/or Replacement Plan prepared in accordance with Chapters 600 through 640 of this Ordinance.

J. Floodplain Management Plans. If any floodplain areas are located on the property, such data as is required by Chapter 700 of this UDO shall be submitted.

Section 320-60 Limited Land Disturbance Plan

Plan Requirements for Limited Land Disturbing Activities.

A. Tree Thinning, Timber Harvesting, or Removal of Trees for Disease or Insect Infestation shall meet plan requirements as described in Section 630-10 and contain the following information:

1. Owners name, address, and phone number;
2. Consultant's name, address, and phone number;
3. Contractor's name, address, and phone number;
4. Twenty-Four (24) Hour Emergency Contact;
5. Location/ Vicinity Map;
6. District, Land Lot(s), Parcel number(s);
7. Scale;
8. North Arrow;
9. Closed property boundary showing bearings and distances of all property lines;
10. Zoning;
11. Zoning case numbers, approval date, and all conditions;
12. Zoning of adjacent parcels;
13. Total acreage of property;
14. Total acreage of disturbed area;
15. Tree protection areas;
16. Tree protection fence;
17. Silt fence;
18. Street Name(s);
19. Location of:
    a. Streams;
    b. Stream Buffers (State Waters)(Gwinnett County);
    c. Impervious Surface Setback;
    d. Topography;
    e. 100-year floodplain;
    f. Wetlands.
20. Limits of land disturbance, and;
21. Approximate locations of:
    a. Logging decks;
    b. Haul roads;
    c. Stream crossings;
    d. Historical features such as cemeteries.

Section 320-70. Grading Plan.

320-70.1 **Compliance with contour line and grade required.**
Grading shall be done in accordance with the contour lines and grades shown on the approved Grading Plan.

320-70.2 **Contour interval of 2 feet required.**
Grading plans shall show existing and proposed contour lines at an interval of no more than 2 feet. Grading plans shall outline the areas that are required to remain undisturbed (i.e., Tree Protection Areas, buffer, etc.) and shall indicate protective fencing or staking to be placed surrounding such areas.

320-70.3 **Consistent with *Metropolitan River Protection Act*.**
If the property is within the jurisdiction of the *Metropolitan River Protection Act*, the grading shall be consistent with the Chattahoochee River Corridor Certificate approved for the project.

320-70.4 Embankment layering shall be consistent with the Stormwater Systems and Facilities Installation Standards and Specifications (SSFISS).

320-70.5 **Maximum slopes.**

A. The maximum slopes for cut or fill shall be 2:1 (two feet of horizontal run for each foot of rise or fall), except 1) for earthen dam embankments, 2) for rock cuts, 3) where certified by a professional engineer or 4) as discussed in Sub-section 320-70.5B below.

B. Earthen dam embankments shall be 3:1 maximum unless a modification application is approved. The intent of the earthen dam embankment slope regulation is to provide for public safety, soil stability, and dam maintenance considerations. The depth of cut referred to herein shall be the maximum cut or fill that shall be allowed to occur in any one section of cut or fill. The slope of cut or fill shall be uniform throughout for each section of cut or fill unless benching is approved by the County.

C. Maximum slopes shall otherwise be consistent with the Stormwater Systems and Facilities Installation Standards and Specifications (SSFISS).

320-70.6 Special conditions for soil with low shearing resistance and cohesion shall be required as specified in the Stormwater Systems and Facilities Installation Standards and Specifications (SSFISS).

320-70.7 **Grading plan for building pad locations for residential subdivisions.**

A. A grading plan showing building pad locations shall be submitted for residential subdivisions zoned for a lot size of less than 12,000 square feet or a density of 4 units per acre or more unless a modification application is approved.

B. Lot must be graded to ensure adequate lot-to-lot drainage. Granting a modification will not nullify the intent of this UDO when the layout has a minimum lot area of 14,520 square feet and a minimum lot width of 90 feet. The grading plan may be used as a construction document prior to approval of the Final Plat or as a guidance document for individual lot grading after approval of the Final Plat.

320-70.8 **Grading for roads and improved ditches shall be shown.**

Section 320-80. Utility Plan.

All utility construction plans within County right-of-way shall be reviewed and approved by the Department before construction begins. Street cuts shall not be allowed unless deemed absolutely necessary due to the presence of rock, the need to tap into an existing line beneath the road surface, or other circumstance which makes boring impossible or infeasible.

Section 320-90. Tree Preservation and/or Replacement Plan.

320-90.1 Tree Preservation and/or Replacement Plans shall be prepared by an authorized registered professional, registered forester, or certified arborist in accordance with the specifications for such plans contained in Chapters 620 though 640.

320-90.2 The Tree Preservation and/or Replacement Plan shall be shown on a site plan and included in a Site Development Plan, Subdivision Development Plan, or Concept Plan set and drawn to the same scale as the other development plans in the set. Specific sections of the Tree Preservation and/or Replacement Plan may be shown at a larger scale for detail purposes provided the overall plan is at the same scale as the other development plans in the set. The Tree Preservation and/or Replacement Plan may be combined with the Buffer and Landscape Plan for the project, at the option of the developer provided it remains legible.

320-90.3 The Tree Preservation and/or Replacement Plan shall provide sufficient information and detail to clearly demonstrate that all applicable requirements and standards of this UDO will be fully satisfied.

320-90.4 **The Tree Preservation and/or Replacement Plan shall contain but need not be limited to the following:**

A. Project name, land district, land lot, parcel, north arrow and scale.

B. Developer's name, address, and telephone number.

C. The name, address, and telephone number of the authorized registered professional, registered forester, or certified arborist, in accordance with the requirements of Section 320-90.1, above, and the Seal or statement of professional qualifications of said person (which may be attached separately).

D. Delineation of overhead power lines and transmission lines.

E. Delineation of all minimum yard areas, buffers, and landscape areas as required by this UDO or conditions of zoning, special use or variance approval.

F. Total acreage of the site and total acreage exclusive of all zoning buffer areas.

G. Delineation of all areas located within a 100-year flood plain.

H. Existing trees to be retained in Tree Protection Areas:
   1. Trunk location and size (to the nearest inch in diameter at 4.5 feet above the ground), of individual trees proposed to remain for credit toward meeting the minimum Tree Density Standard on the property.
   2. Groups of three or more trees whose driplines combine into a single Tree Protection Area may be outlined as a group and their number, by diameter, shown in the Summary Table.
   3. If the number and size of all existing trees to remain on the site exceeds the required tree density standard for the entire site, only those trees required to meet the minimum Tree Density Standard must be shown.
   4. All Tree Protection Areas are to be outlined and labeled.

I. Tree Protection Measures:
   1. A detail or description of the protective tree fencing to be installed, and the location of such measures, which at a minimum shall follow the dripline of all trees to be retained along adjoining areas of clearing, grading, or other construction activity.
   2. Measures to be taken to avoid soil sedimentation intrusion into Tree Protection Areas, and the location of such devices.
   3. Proposed location of temporary construction activities such as equipment or worker parking, materials storage, burn holes, equipment washdown areas, and entrance pads.
   4. Proposed type and location of any tree save area signs or other pertinent signage.

J. If replacement trees are proposed to be planted in order for the property to achieve the required Tree Density Standard, the replacement trees shall be shown and their spacing and caliper identified, to the extent needed to achieve the minimum requirements. Trees grouped together in tree planting areas may be listed on the Summary Table by total number in the grouping, by size.

K. A Summary Table of the number of existing trees to remain by diameter to the nearest inch at 4.5 feet above the ground for preserved trees and for new trees to be planted by caliper at 6 inches above the ground for replaced trees, shall be shown along with calculations showing the tree density achieved for the site. Additional credits shall be noted where applicable.

L. Tree Canopy Calculations. (See Section 630-40.2)

M. The plan sheet which shows the grading plan, including existing and proposed contour lines, shall indicate the dripline location of all Tree Protection Areas through the use of shading on the plans. The exact location of each tree is not desired to be shown, only the limits of the Tree Protection Area and any other areas which are not to be disturbed.

Section 320-100. Buffer and Landscape Plan.

320-100.1 A Buffer and Landscape Plan shall be prepared for any project wherein buffer areas or other landscaping areas or treatment are required, conditions of zoning, special use or variance approval, or other regulations of Gwinnett County, and shall be approved prior to issuance of a development permit. While the plan shall cover, at a minimum, the required buffer and landscape areas, it may be combined with the Tree Preservation and/or Replacement Plan into a general landscaping plan for the entire project at the developer's option provided it remains legible.

320-100.2 The Buffer and Landscape Plan shall be shown on a site plan or boundary survey and included in the Site Development Plan, Subdivision Development Plan, or Concept Plan set and drawn to the same scale as the other development plans in the set or at a larger scale for detail purposes. The Buffer and Landscape Plan may be combined with the Tree Preservation and/or Replacement Plan for the project, at the option of the developer provided it remains legible.

320-100.3 **The Buffer and Landscape Plan shall contain but need not be limited to the following:**

A. Project name and land district, land lot, parcel acreage, north arrow and scale.

B. Developer's name and telephone number.

C. The name, address, and telephone number of the authorized registered professional, registered forester, or certified arborist responsible for preparation of the plan.

D. Boundary lines of each buffer or other landscape area, appropriately labeled.

E. Delineation of undisturbed buffer areas along the dripline of the trees or groups of trees contained therein, and any other areas wherein trees are proposed to be retained to meet County requirements. These areas shall be treated in accordance with Tree Protection Area requirements contained in Chapter 630 of this Ordinance, and labeled as such.

F. Protective barriers and signage as required by Chapter 630 of this Ordinance shall be shown as to location and detailed.

G. Delineation of overhead power lines and overhead transmission lines.

H. General location of all proposed trees, shrubs, vines, groundcovers, mulching, and other features proposed within the buffer/landscape area.

I. Within areas involving or adjacent to land form changes, existing and finish grade topographic lines at an interval of no more than 2 feet may be required.

J. For new plant materials to be installed, a plant material list including but not limited to:
   1. Common and botanical names of all proposed plants.
   2. Plant quantities.
   3. Size and condition of plants. (Example: 2 inch caliper, 6 feet height, balled and burlapped).
   4. Spacing.
   5. Remarks as necessary to insure proper plant selection upon installation. (Example: specimen, multi-trunked).

Section 320-110. Non-residential Final Plat Specifications for "Platting Only" Purposes.

The subdivision of non-residential lots for the purpose of platting only, where there are no improvements proposed, shall conform to the provisions of Section 320-110 and all requirements of Georgia Law, including but not limited to O.C.G.A § 15-6-67 and latest amendments regarding recordation of maps and plats specifications.

320-110.1 **Size.**
The Final Plat shall be clearly and legibly drawn in black ink on good legible reproducible paper or approved print material. The scale of the Plat shall be 100 feet to 1 inch (1"= 100') or larger. Sheet size shall not exceed 24 inches by 36 inches.

320-110.2 **Certified Boundary Survey.**
The Final Plat shall be based on a certified boundary survey delineating the entirety of the property contained within the Final Plat, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000 feet.

320-110.3 **The Final Plat "for platting only" purposes shall contain the following information:**

A. Title or name of the Final Plat, subdivision name, unit number, land district, land lot number and parcel(s) of the parent tract(s) and the proposed tracts.

B. Name, address, and telephone number of owner of record, and the subdivider (if not the owner).

C. Name, address, and telephone number and registration number of the land surveyor and professional firm associated with the Final Plat.

D. Date of plat preparation and date of the field survey, graphic scale, north arrow; notation as to the reference of bearings to magnetic, true north or grid north, and indication whether bearings shown are calculated from angles turned.

E. Location sketch of tract showing major surrounding features.

F. Name of former subdivision, if any or all of the Final Plat has been previously recorded.

G. Case number and date of approval for any applicable rezoning, special use permit, variance, modification, or waiver affecting the property.

H. Location and dimension of any buffer, landscape strip, special setback, no-access easement, etc.

I. Boundary lines of the tract, to be indicated by a heavy line, giving distances to the nearest one-hundredth foot and bearings to the nearest second. Bearing and distance to designated tie point shall be shown. The Plat shall have a closure precision of 1 foot in no less than 10,000 feet.

J. Municipal or County jurisdictional lines approximately tied to the lines of the subdivision by distance and angles when such lines traverse or adjoin the subdivision; land lot lines traversing or adjoining the subdivision shall also be indicated.

K. Locations, widths, and names of all streets and alleys within and immediately adjoining the plat, the location and widths of all internal public crosswalks, and all other public rights-of-way.

L. Street center lines showing angles of deflection and standard curve data including radii, length of arcs and tangents between curves, point of curvature (PC) and point of tangency (PT).

M. Lot lines with dimensions to the nearest one-tenth of a foot and bearings to the nearest second, and radii of rounded corners, as necessary to delimit each lot.

N. Building setback lines along streets with dimensions.

O. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width measured in accordance with the provisions of Title 2 of the UDO may be required to be shown, if deemed necessary by the Department for clarity.

P. Lots numbered in numerical order and blocks lettered alphabetically.

Q. Location and size of all drainage pipe, location and extent of detention ponds, the location and size of all public water mains and fire hydrants, the location and size of all public sanitary sewer lines and manholes and the location, dimensions, and purpose of any easements, including construction or slope easements if required.

R. Location of any areas to be reserved, donated, or dedicated to public use with notes stating their purpose and limitations. Location of any areas to be reserved by private deed covenant for common use of all property owners, or dedicated to a property owner's association.

S. Accurate location, material, and description of monuments and markers (all monuments shall be in place prior to approval of the Final Plat).

T. All information required under the Georgia *Metropolitan River Protection Act* for recording of plats, if applicable.

U. Extent of the 100-year floodplain and a floodplain chart showing the area within and outside the floodplain for each lot containing any portion of the 100-year floodplain. Origin of the floodplain data shall be indicated.

V. Street address numbers, lot or tract number designations, and parcel identification numbers of the proposed tracts.

W. All other notes or notations as may be required by the Department.

X. Certificates and statements specified in Section 320-110.6.

320-110.5 **Warranty or Right-of-Way Deeds.**

If any lands shown on the Final Plat are proposed for dedication to Gwinnett County, including street rights-of-way or easements, a Warranty Deed transferring title to said land in fee simple, in a form acceptable to the Director, shall be submitted with the Final Plat application.

320-110.6 **Certificates.**

Each Final Plat shall bear the following certificates or statements printed or stamped thereon as follows:

A. Final Registered Land Surveyor's Certificate:

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in _____ feet and an angular error of _____ per angle point, and was adjusted using _____ rule. This plat has been calculated for closure and is found to be accurate within 1 foot in _____ feet, and contains a total of _____ acres. The equipment used to obtain the linear and angular measurements herein was _____.

By: _____
REGISTERED GEORGIA LAND SURVEYOR

REG NO _____ DATE OF EXPIRATION _____

B. **Owners Acknowledgment and Declaration:**

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgement and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

_____ _____
SIGNATURE OF SUBDIVIDER DATE SIGNED

_____
PRINTED OR TYPED NAME OF SUBDIVIDER

_____ _____
SIGNATURE OF OWNER DATE SIGNED

_____
PRINTED OR TYPED NAME OF OWNER

C. **Final plat approval:**

The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved.

DATED THIS DAY OF , 20 ___.

_____
DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

D. **Environmental Health Section Certification (for subdivisions served by septic tanks):**

The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots _____ are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.

DATED THIS_____ DAY OF _____,20 __.

BY: _____

TITLE: _____

ENVIRONMENTAL HEALTH SECTION

E. **Public Notice – Drainage:**

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat. Gwinnett County does not assume responsibility for the maintenance of pipes in drainage easements beyond the County right-of-way.

Stream Buffer Easements are to remain in a natural and undisturbed condition.

NOTE: Structures are not allowed in drainage easements.

Section 320-120 Final Plat Specifications.

The subdivision of lots where there are proposed streets and related utility, stormwater and infrastructure improvements in accordance with an approved development permit shall conform to the provisions of Section 320-120 and all requirements of Georgia Law, including but not limited to O.C.G.A § 15-6-67 and latest amendments regarding recordation of maps and plats specifications.

320-120.1 **Size.**
The Final Plat shall be clearly and legibly drawn in black ink on good legible reproducible paper or approved print material. The scale of the Final Plat shall be 100 feet to 1 inch (1"=100') or larger. Sheet size shall not exceed 24 inches by 36 inches.

320-120.2 **Certified Boundary Survey.**
The Final Plat shall be based on a certified boundary survey delineating the entirety of the property contained within the Final Plat, and tied to a point of reference (tie point) with the same degree of accuracy as the boundary survey itself. The survey shall have an accuracy of no less than 1 in 10,000 feet.

320-120.3 **Conformity to Subdivision Development Plan.**
The Final Plat shall substantially conform to the Subdivision Development Plan and it may constitute only that portion of the approved Subdivision Development Plan which the subdivider proposes to record at any one time, provided that such portion conforms to the requirements of this UDO, and said portion is not inconsistent with the public health, safety, or welfare. Any substantial deviation from the Subdivision Development Plan shall require revision and reapproval of the Subdivision Development Plan.

320-120.4 **The Final Plat shall contain the following information:**

A. Name of the subdivision, unit number, land district, and land lot number.

B. Name, address, and telephone number of owner of record, and the subdivider (if not the owner).

C. Name, address, and telephone number of each professional firm associated with the portion of the subdivision within the Final Plat (engineer, surveyor, landscape architect, etc.).

D. Date of plat drawing, graphic scale, north arrow; notation as to the reference of bearings to magnetic, true north or grid north, and indication whether bearings shown are calculated from angles turned.

E. Location sketch of tract showing major surrounding features.

F. Name of former subdivision, if any or all of the Final Plat has been previously recorded.

G. Case number and date of approval for any applicable rezoning, special use permit, variance, modification, or waiver affecting the property.

H. Location and dimension of any buffer, landscape strip, special setback, no-access easement, etc.

I. Boundary lines of the tract, to be indicated by a heavy line, giving distances to the nearest one-hundredth foot and bearings to the nearest second. Bearing and distance to designated tie point shall be shown. The Plat shall have a closure precision of 1 foot in no less than 10,000 feet.

J. Municipal or County jurisdictional lines approximately tied to the lines of the subdivision by distance and angles when such lines traverse or adjoin the subdivision; land lot lines traversing or adjoining the subdivision shall also be indicated.

K. Locations, widths, and names of all streets and alleys within and immediately adjoining the plat, the location and widths of all internal public crosswalks, and all other public rights-of-way.

L. Street center lines showing angles of deflection and standard curve data including radii, length of arcs and tangents between curves, point of curvature (PC) and point of tangency (PT).

M. Lot lines with dimensions to the nearest one-tenth of a foot and bearings to the nearest second, and radii of rounded corners, as necessary to delimit each lot.

N. Building setback lines along streets with dimensions.

O. When lots are located on a curve or when side lot lines are at angles other than 90 degrees, the lot width measured in accordance with the provisions of Title 2 of this UDO may be required to be shown, if deemed necessary by the Department for clarity.

P. Lots numbered in numerical order and blocks lettered alphabetically.

Q. Location and size of all drainage pipe, location and extent of detention ponds, the location and size of all public water mains and fire hydrants, the location and size of all public sanitary sewer lines and manholes and the location, dimensions, and purpose of any easements, including construction or slope easements if required.

R. Location of any areas to be reserved, donated, or dedicated to public use with notes stating their purpose and limitations. Location of any areas to be reserved by private deed covenant for common use of all property owners, or dedicated to a homeowner's association.

S. A statement of private covenants if any shall be recorded on the plat; otherwise, if covenants are separately recorded provide a statement as follows:

This plat is subject to the covenants set forth in the separate document(s) attached hereto dated_____, which hereby become a part of this plat, and which were recorded _____ and signed by the owner.

T. Accurate location, material, and description of monuments and markers (all monuments shall be in place prior to approval of the Final Plat).

U. Certificates and statements specified in Section 320-120.7.

V. All information required under the Georgia *Metropolitan River Protection Act* for recording of plats, if applicable.

W. Extent of the 100-year floodplain and a floodplain chart showing the area within and outside the floodplain for each lot containing any portion of the 100-year floodplain. Origin of the floodplain data shall be indicated.

X. Street address numbers and block number designations for street names on abutting streets, where appropriate.

Y. Individual lots shall be designated HLP (House Location Plan), RDP (Residential Drainage Plan) and/or RDS (Residential Drainage Study) if such are required by the Department to be approved prior to issuance of a Building Permit.

Z. All other notes or notations as may be required by the Department.

320-120.5 **Warranty Deed.**

If any lands are shown on the Final Plat for dedication to Gwinnett County including street rights-of-way or easements, a Warranty Deed transferring title to said land in fee simple, in a form acceptable to the Director, shall be submitted with the Final Plat application.

320-120.6 **Property Owner's Association/Homeowner's Association.**

If any lands are shown on the Final Plat for dedication to a Property Owners Association in order to meet minimum park or open space requirements of the UDO, a copy of the deed of transfer for such dedication and a copy of the instrument of incorporation of the Property Owners Association/Homeowner's Association shall be submitted with the Final Plat application.

320-120.7 **Certificates.**

Each Final Plat shall bear the following certificates or statements printed or stamped thereon as follows:

A. **Final Registered Land Surveyor's Certificate:**

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown. The field data upon which this plat is based has a closure precision of 1 foot in _____ feet and an angular error of _____ per angle point, and was adjusted using _____ rule. This plat has been calculated for closure and is found to be accurate within 1 foot in _____ feet, and contains a total of _____ acres. The equipment used to obtain the linear and angular measurements herein was _____.

By: _____

REGISTERED GEORGIA LAND SURVEYOR

REG NO _____ DATE OF EXPIRATION _____

B. **Owners Acknowledgment and Declaration:**

STATE OF GEORGIA, COUNTY OF GWINNETT

The owner of the land shown on this plat and whose name is subscribed hereto, in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey, and dedicates by this Acknowledgment and Declaration to the use of the public forever all streets, sewer collectors, lift stations, drains, easements, and other public facilities and appurtenances thereon shown.

_____ _____

SIGNATURE OF SUBDIVIDER DATE SIGNED

_____

PRINTED OR TYPED NAME OF SUBDIVIDER

_____ _____

SIGNATURE OF OWNER DATE SIGNED

_____

PRINTED OR TYPED NAME OF OWNER

C. **Final Plat Approval:**

The Director of the Department of Planning and Development certifies that this plat complies with Title 2 and Title 3 of the Gwinnett County Unified Development Ordinance (UDO) and that it has been approved by all other operational County departments, as appropriate. This plat is approved subject to the provisions and requirements of the Development Performance and Maintenance Agreement executed for this project between the Owner and Gwinnett County. Acceptance of constructed greenways, if shown on the final plat, is hereby expressly excluded from approval and maintenance and shall not be accepted by the County until said greenway is completed in its entirety and verified that it has been built to standards as set forth in the UDO.

DATED THIS DAY OF , 20 ___.

_____

DIRECTOR, DEPARTMENT OF PLANNING AND DEVELOPMENT

D. **Environmental Health Section Certification (for subdivisions served by septic tanks):**

The lots shown hereon have been reviewed by the Environmental Health Section of the Gwinnett County Board of Health and with the exception of lots _____ are approved for development. Each lot is to be reviewed by the Environmental Health Section of the Gwinnett County Board of Health and approved for septic tank installation prior to the issuance of a Building Permit.

DATED THIS_____ DAY OF _____,20 __.

BY: _____

TITLE: _____

ENVIRONMENTAL HEALTH SECTION

_____

PRINTED OR TYPED NAME OF OWNER

E. **Public Notice – Drainage**:

NOTE: Gwinnett County assumes no responsibility for overflow or erosion of natural or artificial drains beyond the extent of the street right-of-way, or for the extension of culverts beyond the point shown on the approved and recorded subdivision plat.

NOTE: Stream Buffer Easements are to remain in a natural and undisturbed condition.

NOTE: Structures are not allowed in drainage easements.

F. **Fee-simple layout plan for single-family detached lots less than 7,500 square feet:**

Every Final Plat for a subdivision proposing single-family detached houses on fee-simple ownership lots less than 7,500 square feet shall contain the following statement:

NOTE: Lot layout plan is required on each lot to be approved by the Department of Planning and Development prior to a Building Permit being issued. This lot layout plan must be drawn to scale on a copy of a certified boundary survey of the lot. It must show all proposed improvements and easements on the lot and must indicate compliance with the requirements of Title 2 of this UDO and conditions of zoning approval. It shall be the builder's responsibility to ensure that the house is staked out on the site to match the approved lot layout plan.

G. **House Location Plans (HLP):**

On any Final Plat containing a lot for which a House Location Plan approval is required prior to issuance of a Building Permit (see Section 330-20), the following statement shall be included:

HLP – HOUSE LOCATION PLAN

A House Location Plan shall be required to be approved by the Department of Planning and Development prior to issuance of a Building Permit on those lots labeled "HLP". A House Location Plan is a scale drawing submitted by the builder at the time of the permit application. It is not required that this plan be prepared by an authorized registered professional. The purpose of this plan is to ensure that the house is properly located on the lot.

H. **Residential Drainage Plan (RDP) or Study (RDS):** On any Final Plat containing a lot for which a Residential Drainage Plan (RDP) or Residential Drainage Study (RDS is required, the following statements shall be included, as applicable:

A Residential Drainage Plan (RDP) [or Residential Drainage Study (RDS)] must be approved by the Storm Water Plan Review Section of the Department of Planning and Development prior to issuance of a Building Permit on those lots labeled "RDP" or "RDS" respectively.

A Residential Drainage Study (RDS) must be conducted by the builder's design professional and approved by the Building Permits Section prior to issuance of a Certificate of Occupancy on those lots so noted on the Final Plat.

Section 320-130. As-Built Drawings.

320-130.1 As-built drawings shall show the location, vertical and horizontal alignment and finished elevations (top and inverts, as appropriate) of the improvements listed below:

A. Drainage system pipes and channels.

B. Bridges or culverts.

C. Stormwater management facilities.

D. Sanitary sewer system. (In accordance with the requirements of the Gwinnett County Department of Water Resources.)

E. Water system. (In accordance with the requirements of the Gwinnett County Department of Water Resources.)

F. Streets. {Street centerlines showing angles of deflection and standard curve data of intersection, radii, length of tangents and arcs, and degree of curvature with basis of curve data. Also indicate pavement width and pavement structure (individual thickness of wearing course, binder course, base, and/or sub-base).}

G. Curb and gutter, sidewalks, multi-purpose trails, bicycle facilities, and recreation improvements on property dedicated to the public.

H. Signage in public rights-of-way and other public dedicated areas.

I. Any other improvements subject to maintenance by the County.

320-130.2 As-built drawings as required above shall bear the stamp and certification of a Professional Engineer or Registered Land Surveyor.

320-130.3 An as-built survey is required for sites located within the Chattahoochee River Corridor and subject to the *Metropolitan River Protection Act* after construction is completed prior to issuance of a Certificate of Occupancy and shall be prepared by a Registered Land Surveyor. The as-built survey shall include the requirements of the House Location Plan in Subsection 320-140.5.C. and in addition shall require the following to be shown on the survey:

A. Land Vulnerability Categories;

B. Impervious surfaces including but not limited to house footprint, garage, driveway, deck(s), patio(s), gazebo, swimming pool, retaining walls, and entry sidewalks;

C. Clearing limits;

D. Calculations for impervious and cleared square feet, including allowances and as-built;

E. Stream buffers and impervious surface setbacks.

Section 320-140. Structure Location Plans.

320-140.1 **Lot Design, House Location Plan, Residential Drainage Plan, and Residential Drainage Study**.

Lots should be designed generally such that they are no more than four times as deep as they are wide at the building setback line, unless excepted by the Director.

320-140.2 The Department may require notation that a House Location Plan (HLP) is required to be approved prior to issuance of a Building Permit on certain lots when particular care in locating the house or other improvements will be necessary. Such lots include, but are not limited to:

A. A lot which presents particular or unusual difficulties for a builder to meet minimum required building setbacks;

B. A lot upon which is located an easement of unusual configuration;

C. A lot containing floodplain but upon which no fill or other encroachment into the floodplain is anticipated at the time the Final Plat is filed;

D. A lot upon which is located all or a part of a stormwater detention facility;

E. A lot upon which is located a buffer which was required by Title 2, and Title 3 of this UDO or as a condition of zoning approval;

F. All duplex lots;

G. All lots within, or partially within, the Chattahoochee River Corridor, or containing a River Corridor Tributary Buffer Zone.

320-140.3 The Department may require notation that a Residential Drainage Plan (RDP) is required to be approved prior to issuance of a Building Permit on certain lots where additional (site specific) engineering will be necessary to properly grade the lot or locate the building or other improvements. Such lots include, but are not limited to:

A. A lot containing floodplain where fill or other encroachment into the floodplain is planned or reasonably expected;

B. A lot containing severe topographic features intersecting the building site;

C. A lot containing a drainage easement with a pipe discharge or other facilities, or flow characteristics which may adversely affect the location of a building or other site improvements.

320-140.4 The Department may require notation that a Residential Drainage Study (RDS) is required to be approved prior to issuance of a Building Permit on certain lots where particular attention to site grading will be necessary, but formal engineering is not needed. Such an RDS is conducted in the field where the effect of the site grading must be accomplished with adequate care so as not to create a drainage problem on neighboring property.

320-140.5 **House Location Plan.**

A. Size and description.
House Location Plans shall be drawn to scale and may be shown on a certified boundary survey of the lot or any other drawing showing the information required below. The Department may accept a House Location Plan drawn to the same scale as shown on the Final Plat where sufficient detail can be shown to support an adequate review and approval. The House Location Plan may be combined with a Residential Drainage Plan (RDP) if an RDP is required for the lot.

B. May be drawn by an individual.
It is not the intent of the Department that the House Location Plan be prepared by an authorized registered professional but may be done by the individual proposing the improvements on the lot. It is the intent, however, to receive a drawing with sufficient readability and accuracy to ensure that the proposed improvements will be constructed on the lot in conformance with the requirements of this UDO, or other regulations as applicable

C. List of what is to be shown.
House Location Plans shall show the following as applicable:
1. Boundary lines of the lot, giving distances to the nearest one-tenth of a foot and bearings to the nearest minute.
2. Location and names of all abutting streets or other rights-of-way.
3. Minimum required front, side and rear building setback lines with dimensions, and notation of the existing zoning on the property.
4. All easements, public water, sewer or storm drainage facilities traversing or located on the property, septic tank, and septic tank drain field.
5. Subdivision name, lot designation, land lot, and district.
6. North arrow and scale.
7. Limit of the 100-year floodplain and any applicable buffers or special building setback lines.
8. If the lot is located within the Chattahoochee River Corridor, the location of each area by vulnerability category and calculations of impervious surface and clearance by category, or other such data in accordance with the Certificate for the subdivision approved under the *Metropolitan River Protection Act*. Show also any buffer or setback required by the *Metropolitan River Protection Act*.
9. All other applicable requirements of Title 2 of this UDO or conditions of zoning approval.
10. Name, address, and telephone number of the owner and the person who prepared the HLP.

D. Certificate of Occupancy.
If a lot is located in the Chattahoochee River Corridor, a Certificate of Occupancy shall not be issued for the structure or other improvements until conformance to the provisions or other requirements of the House Location Plan have been field verified by a survey prepared by a registered land surveyor and submitted to the Department.

320-140.6 **Residential Drainage Plan (RDP).**

A. Certified boundary survey required.
Prior to issuance of a Building Permit, Residential Drainage Plans shall be drawn to scale on a certified boundary survey of the lot prepared by a registered land surveyor and be approved by the Stormwater Plan Review Section of the Department. The Residential Drainage Plan may be combined with a House Location Plan (HLP) if an HLP is required for the lot. The requirements contained herein shall also apply to lots which formerly required SPED (Site Plan – Engineering Division) approval.

B. List of what is required to be shown.

Residential Drainage Plans shall show the following as applicable:

1. Boundary lines of the lot, giving distances to the nearest one-tenth of a foot and bearings to the nearest minute.
2. Location and names of all abutting streets or other rights-of-way.
3. The outline of all buildings, driveways, parking areas, swimming pools, recreational courts, patios, accessory structures and other improvements existing or proposed on the property, and dimensions of buildings and distances between all structures and the nearest property lines as required to locate the major improvements on the lot.
4. All easements, public water or sewer facilities traversing or located on the property, and septic tank drain field.
5. Subdivision name, lot designation, land lot, and district.
6. North arrow and scale.
7. Contour lines based on sea level datum. These shall be drawn at intervals of not more than two feet, and shall be based on a field survey. Proposed grading of the lot shall be shown along with the finished floor elevation of the lowest habitable floor of the house.
8. Storm water features, including swales, pipes, storm water detention and other structures, all drainage easements (DE), and directions of flow.
9. Floodplain features, including the limits of the flood hazard area, 100-year flood high water elevation, origin of the floodplain data, and any proposed modifications to the floodplain limits.
10. Sedimentation and erosion control measures to be taken or placed on the lot during construction.
11. Names, address, and telephone number of the owner and person who prepared the RDP.
12. Seal, registration number, and date of expiration of the authorized registered professional who prepared the drainage improvements or modifications shown on the RDP.

320-140.7 **Residential Drainage Study (RDS).**

A. A Residential Drainage Study (RDS) shall be conducted by the developer's or builder's authorized registered professional prior to issuance of a Certificate of Occupancy on those lots so noted on the Final Plat. The requirements for a RDS contained herein shall also apply to lots that formerly required SSED (Site Study – Engineering Division) approval. The grading and construction of the lot shall be field verified by the developer's or builder's authorized registered professional as being in conformance with grading plans and storm water management studies approved for the subdivision. A Certificate of Occupancy shall not be issued for the structure until a written certification has been received from the developer's or the builder's authorized registered professional stating that the provisions or improvements required by the Residential Drainage Plan or as a result of the Residential Drainage Study have been field verified.

320-140.8 **Certificate – Department approval.**

If a RDP or RDS is required because a stream or floodplain is on or adjacent to the lot, the notation on the development plans and plat shall be "RDP" or "RDS" as appropriate.

320-140.9 **Swimming Pool Location Plan**

A. **A Swimming Pool Location Plan is required for residential lots in order to obtain a building permit for a swimming pool. Its purpose is to ensure that the rear yard location and accessory structure setback requirements are met and that easements are kept free of encroachments.**

B. **Size and description.**
Swimming Pool Location Plans shall be drawn to scale and may be shown on a certified boundary survey of the lot or any other drawing showing the information required below. The Department may accept a Swimming Pool Location Plan drawn to the same scale as shown on the Final Plat where sufficient detail can be shown to support an adequate review and approval.

C. **May be drawn by an individual.**
It is not the intent of the Department that the House Location Plan be prepared by an authorized registered professional but may be done by the individual proposing the pool on the lot. It is the intent, however, to receive a drawing with sufficient readability and accuracy to ensure that the proposed improvements will be constructed on the lot in conformance with the requirements of this UDO, or other regulations as applicable.

D. **List of what is required to be shown:**
1. Boundary lines of the lot with distances and bearings.
2. Location and names of all abutting streets or other street rights-of-way.
3. Minimum required front building setback lines with dimensions.
4. Minimum required 5-foot accessory structure setback from side and rear property lines.
5. Self-closing and self-latching gate equipped with a locking device.
6. Pump, equipment structures and decking.
7. Septic tank and drain field (if applicable).
8. Height, type and location of required pool fencing.
9. The approximate outline of all buildings, driveways, swimming pools, recreational courts, patios, accessory structures and other improvements, existing or proposed, on the property, and dimensions of buildings and distances between all structures and the nearest property lines.
10. Location and dimensions of any water, sewer, drainage or other easements, storm water management facilities, septic tank, and septic tank drain field located on the lot.
11. Subdivision name, lot, and block designation.
12. North arrow and scale.
13. 100-year floodplain limits, any applicable stream buffers or other special building setback lines.
14. Any other applicable requirements of the UDO or conditions of zoning approval.

Chapter 330. Permits Required for Development or Construction.

Section 330-10. Land Disturbance Permits.

330-10.1 **Clearing Permit, Clearing and Grubbing Permit, and Grading Permit.**

The following permits covering portions of the land development process may be issued in accordance with the requirements of this UDO and the provisions of any *Metropolitan River Protection Act* Certificate, if applicable:

A. Clearing Permit:

1. A permit limited to clearing only with no grubbing or other land disturbance except for such activities necessary to install and maintain erosion and sediment control practices (as defined in the Georgia Soil Erosion and Sedimentation Act) may be authorized upon identification of the property, a specimen tree survey, the limits of the area to be cleared, the type of activities to be undertaken and the following items may be required:
   a. Soil Erosion, Sedimentation and Pollution Control Plan (unless exempt under Chapter 400 of this Ordinance).
   b. Hydrology Study if a Soil Erosion, Sedimentation and Pollution Control Plan is required.
   c. Specimen Tree Concept Plan (if specimen trees are present on the property)
   d. Tree Preservation and/or Replacement Plan as may be required under Chapter 630 of this Ordinance

   All clearing activities are to be consistent with the provisions of this UDO, Chapter 400 of this UDO, and any conditions of zoning approval. If clearing of the required tree density units is proposed, a performance bond and a development performance agreement may be required prior to issuance of permit to guarantee tree replacement will occur in future phases.
2. A clearing permit shall expire unless activities are commenced within 60 consecutive calendar days of issuance of the permit or if activities lapse and are abandoned for a period exceeding 30 consecutive calendar days.
3. A clearing permit shall not be construed as approval of or authorization to construct any improvements, buildings, or other structures on the property.
4. If landscape improvements are required by the land disturbance permit, then all plantings must be completed, or a performance bond shall be filed for the incomplete work prior to the closing of such permit.

B. Clearing and Grubbing Permit:

1. A permit limited to clearing and grubbing only may be authorized upon identification of the property, a specimen tree survey, the limits of the area to be cleared and grubbed, the type of activities to be undertaken, and the following items may be required:
   a. Soil Erosion, Sedimentation and Pollution Control Plan.
   b. Hydrology Study
   c. Specimen Tree Concept Plan (if specimen trees are present on the property)
   d. Tree Preservation and/or Replacement Plan as may be required under Chapter 630 of this Ordinance.

   Appropriate soil erosion, sedimentation and pollution control and tree protection measures shall be placed and maintained as required. If clearing of the required tree density units is proposed, a performance bond and a development performance agreement may be required prior to issuance of permit to guarantee tree replacement will occur in future phases.

2. A permit for clearing and grubbing shall expire unless activities are commenced within 60 consecutive calendar days of issuance of the permit or if activities lapse and the project is abandoned for a period exceeding 30 consecutive calendar days.
3. A clearing and grubbing permit shall be limited to the removal of vegetation and stumps and the placement of required tree protection measures and soil erosion and sedimentation facilities, and may authorize the removal of existing stormwater facilities and infrastructure on the property at the option of the developer. A demolition permit is required to remove all other existing structures. No grading or construction activities may be started under a clearing and grubbing permit except for such activities necessary to install and maintain erosion and sediment control practices. The approval of a clearing and grubbing permit shall not imply the approval of or authorization to construct any improvements, buildings, or other structures on the property.
4. If landscape improvements are required by the land disturbance permit, then all plantings must be completed, or a performance bond shall be filed for the incomplete work prior to the closing of such permit.

C. Grading Permit:

1. A grading permit, which may include clearing and grubbing, may be issued prior to approval of a development permit, as provided under Chapter 330-20 of this UDO. A grading permit may also be issued for earth borrow or storage, where no development or construction is proposed or imminent, based on approval of a grading plan, Soil Erosion, Sedimentation and Pollution Control Plan, and hydrology study, consistent with the requirements of Chapter 400, the zoning category of the site, and the provisions of the Gwinnett County 2030 Unified Plan (as applicable). A specimen tree survey, a Specimen Tree Concept Plan, and a Tree Preservation and/or Replacement Plan may be required as specified under Chapter 630 of this UDO. If clearing of the required tree density units is proposed, a performance bond and a development performance agreement may be required prior to issuance of permit to guarantee tree replacement will occur in future phases.
2. A permit authorizing but limited to grading (and clearing and grubbing) shall expire unless activities are commenced within 60 consecutive calendar days of issuance of the permit or if activities lapse and the project is abandoned for a period exceeding 30 consecutive calendar days. Any site for which the grading permit expires shall immediately be stabilized to prevent erosion.
3. A grading permit shall be limited in its authorization to land grading activities along with associated tree protection, clearing and grubbing, and demolition activities, and may authorize the construction of storm drainage improvements and soil erosion and sedimentation facilities as allowed by the permit itself.
4. If landscape improvements are required by the land disturbance permit, then all plantings must be completed, or a performance bond shall be filed for the incomplete work prior to the closing of such permit.

Section 330-20. Development Permit.

330-20.1 **Development Permit.**

A. Development Activities Authorized.

A development permit shall be issued to authorize all activities associated with the land development process, including clearing and grubbing, grading, and the construction of such improvements as streets, surface parking areas and drives, storm water drainage facilities, sidewalks, or other structures permanently placed on or in the property except for buildings and other structures requiring the issuance of a building permit. Sanitary sewer and water system improvements shall be authorized solely by the Water and Sewer Plan Review Section of the Department of Planning and Development and will require the issuance of a utility construction permit prior to commencement of installation.

B. Development Permit Approval.

A development permit (which may include grading, clearing, and grubbing) shall be issued at the developer's request following approval of a M*etropolitan River Protection Act* Certificate, if applicable, and upon approval of a Subdivision Development Plan for a subdivision or a Site Development Plan for a non-subdivision project, along with approval of all other development plans and documents required to be submitted under Chapter 320 of this UDO. All plans submitted for development permit approval will expire after six months if no permit is issued within said time period.

C. Expiration of Development Permits.
A development permit shall expire by limitation and shall become null and void under any one or more of the following conditions:
1. The development activity authorized by such permit is not commenced within 12 consecutive calendar months after issuance. Work shall be considered not commenced where there are no passed inspections of the work within the stated time frame of the permit.
2. The project or development activity is abandoned for a period exceeding 60 consecutive calendar days. The project or development activity shall be deemed abandoned where there are no passed inspections of the work within the stated time frame.

The Director is authorized to grant one extension of time for a period of time not exceeding three consecutive calendar months provided such extension is requested by the permit holder in writing prior to expiration of the permit and justifiable cause is demonstrated. Development activity must commence within this three month period or the permit shall expire. The Director is also authorized to grant one renewal for a permit issued in accordance with this Chapter. The renewal shall be requested by the original permit holder in writing within three calendar months of the expiration of the permit showing justifiable cause.

D. Lapse in Construction Activity.
For the purposes of this UDO, a lapse in or suspension of development activity as authorized by a development permit, as a direct result of action or inaction on the part of Gwinnett County completely beyond the control of the developer, shall not be considered as a lapse in activity causing the development permit to expire. The 12 months within which development activity must begin shall exclude any such time period during which the activity is prohibited or has been caused to lapse by said County action or inaction.

Section 330-30. Building Permits.

330-30.1 **Applicable Codes.**
Building permits for buildings and structures are issued after meeting the applicable requirements of the fire prevention and life safety codes, the Gwinnett County Construction Code and the various health, water, sewer codes and regulations as well as the provisions of any Certificate approved under the *Metropolitan River Protection Act*, if applicable.

330-30.2 **Environmental Health Section: On-Site Sewage Disposal.**
For any structure for which on-site sewage disposal will be provided, a permit issued by the Environmental Health Section shall be required prior to issuance of a building permit.

330-30.3 **Single-Family and Duplex Residences.**

A. A building permit for a single or two-family residence may be issued after the recording of a Final Plat or after the lot upon which the building is to be located has otherwise become a buildable lot of record.

B. The approval by the Department of a House Location Plan (HLP), Residential Drainage Plan (RDP), or Residential Drainage Study (RDS), may be required prior to issuance of the building permit, as noted and conditioned on the Final Plat or as may be required for compliance with the Georgia *Metropolitan River Protection Act*. For such lots, a Certificate of Occupancy shall not be issued until conformance to the HLP, RDP, or RDS has been field verified by the Department as shown on a certified foundation survey prepared by a Registered Land Surveyor. (See Chapter 320 for plan and study specifications)

330-30.4 **Multi-Family and Non-residential Structures.**

A. Issuance of a building permit for any building other than a single-family detached or duplex residence (and associated accessory structures) shall first require issuance of a development permit for the building site, and the building permit shall be consistent with said development permit.

B. **Construction documents for buildings and structures must be reviewed and approved by the Fire Plan Review Section, Development Division, and other Departments prior to permitting for all structures for compliance with this Ordinance and all other codes, ordinances, and laws.**

C. Issuance on Buildable Lots of Record; Exceptions.
Building permits shall only be issued on buildable lots of record, as defined in this UDO, except under special circumstances limited to and as specifically described in this Section, below.

1. In a single-family detached and duplex residential subdivision, building permits for no more than two model home buildings, except by approval of a modification application, on specific lots may be issued by the Department on the basis of an approved Subdivision Development Plan after the approval of the Environmental Health Section, as appropriate, and subject to all limitations or requirements as may be established by the Director. A Certificate of Occupancy shall not be issued for the completed model home until the Final Plat encompassing the model home building lots has been approved and recorded.
2. In non-residential subdivisions, building permits may be issued by the Department on the basis of an approved Subdivision Development Plan and after a development permit has been approved reflecting the site plan and construction drawings for specific buildings and associated site improvements.
3. Issuance of the building permits shall be conditioned on the following:
   a. Fire Plan review and approval shall be required prior to issuance of any building permit.
   b. Approval of the Environmental Health Section for on-site sewage disposal or by the Department of Water Resources for a building to be served by public sewer shall be required prior to issuance of any Building Permit.
   c. Construction of the required public improvements shall proceed concurrently with construction of the buildings.
   d. No Certificate of Occupancy shall be approved for any structure within the subdivision prior to recording of the Final Plat, and submittal and approval of the Certificate of Development Conformance (CDC) and related Development Performance and Maintenance Agreement and bonds, if applicable. In the case where multiple buildings are proposed and under construction, the Director, at his discretion, may approve the issuance of a Certificate of Occupancy of a building and postpone the CDC requirement to a later date.
4. In fee-simple townhouse subdivisions, a building permit may be issued on a buildable lot of record established for each building (containing any number of townhouse dwelling units) through recording of a Final Plat following completion of all required public improvements. Upon completion of the buildings, the Final Plat shall be rerecorded to establish individual lots for the townhouse units, based on their actual locations, prior to issuance of Certificates of Occupancy.

Section 330-40. Certificate of Completion or Certificate of Occupancy.

A Certificate of Completion or Occupancy may not be issued, however, until a Certificate of Development Conformance and a Development Performance and Maintenance Agreement, if applicable, have been executed by the Owner and approved by the Director for the project in accordance with this Unified Development Ordinance.

Section 330-50. Swimming Pool Permit.

Issuance of a building permit for a swimming pool as an accessory use to a single or two-family residence, whether to be issued at the same time as or subsequent to the permitting or construction of the house or duplex, shall first require approval of a Swimming Pool Location Plan as described in Section 320-140.9. The plan shall comply with all requirements of this UDO and Gwinnett County Swimming Pool Ordinance and Georgia State Minimum Standards One and Two Family Dwelling Code. Based on site conditions, a Residential Drainage Study (RDS) may also be required prior to issuance of the building permit. A Certificate of Occupancy for the residence shall not be issued until conformance to the Swimming Pool Location Plan (and to provisions of the RDS, if applicable) has been field verified by the Department.

Chapter 340. Site and Subdivision Development Plan Review Procedures.

Section 340-10. Pre-Application Conference.

Whenever any site development plan or subdivision of a tract of land is proposed to be made, whether for residential or non-residential development, the subdivider/developer is encouraged to submit for review with the Department, preliminary documents and graphic exhibits for an early evaluation of the project's intentions and coordination with this UDO, the Unified Plan, the *Metropolitan River Protection Act*, the Gwinnett County Architectural Design Standards, the UDO Design Guidelines, and other applicable standards and regulations, at which time the Department will inform and provide the subdivider/developer with the necessary regulations in order to properly accomplish the proposed project.

Section 340-20. Subdivision Plan Application and Review Process.

340-20.1 **Subdivision Review Procedures.**

A. Concept Plan approval.
   1. Following the pre-application conference, an application for Concept Plan approval may be submitted to the Department using an application form and in a format and number of copies to be determined by the Director. The Concept Plan shall include the entire property proposed for development, but need not include the applicant's entire contiguous ownership.
   2. In such case that the subdivider elects not to submit a Concept Plan, or when the Concept Plan is not required, then the subdivider may proceed directly with the submittal of an application for the approval of the Development Plans and issuance of a development permit for the proposed project. In so doing, however, the developer may incur additional expenses for design development and engineering in the event the County regulations require subsequent design changes.
   3. Following Concept Plan approval, a clearing and grubbing or grading permit, if permitted by zoning district or condition, may be issued based on a Tree Protection Plan, Soil Erosion, Sedimentation and Pollution Control Plan, a stormwater management report (hydrology study) and related documents consistent with an approved Certificate issued under the *Metropolitan River Protection Act*, as applicable. The grading permit shall be limited to the area included within the Development Plans and may be further conditioned as deemed appropriate or necessary pending development permit approval.
   4. Copies of the approved Concept Plan shall be provided to the Department for permanent record, in a number and format as determined by the Director.

340-20.2 **Subdivision Development Plan Approval for Subdivisions.**

A. **An application for Subdivision Development Plan approval and issuance of a development permit shall be submitted to the Department using an application form and in a format and number of copies as determined by the Director. The Subdivision Development Plan may encompass a portion of a property included within an approved Concept Plan. However, if no Concept Plan has been approved, the Subdivision Development Plan must include the entire property being developed and having the same zoning. The application shall include the Subdivision Development Plan, construction drawings and related documents as appropriate to the project. All construction drawings and other engineering data shall be prepared and sealed by an authorized registered professional currently registered in the State of Georgia, in accordance with provisions of Georgia Law.**

B. Following submission to the Department of a Subdivision Development Plan and all drawings required for development permit review, a clearing and grubbing or grading permit, if permitted by zoning district or zoning condition, may be issued at the developer's request based on the approval of a Tree Protection Plan, Soil Erosion, Sedimentation and Pollution Control Plan, stormwater management report (hydrology study), and related construction drawings consistent with an approved Certificate issued under the *Metropolitan River Protection Act*, as applicable. The grading permit shall be limited to the area included within the Development Plans and may be further conditioned as deemed appropriate or necessary pending development permit approval.

C. The Director may indicate on a review copy of the drawings, in written memorandum, or electronically, all comments related to compliance of the Subdivision Development Plans with this UDO, principles of good design, conditions of zoning approval, and the regulations of other County departments and State agencies as appropriate. The Director shall have final staff authority to determine the applicability of any and all comments under this UDO or conditions of zoning approval.

D. The Director may not approve any Subdivision Development Plan whereon is shown a lot which would present particularly unusual difficulties for construction of a building, which would clearly require a variance to be reasonably usable, or which is otherwise "unbuildable" because of its unusability, whether due to the presence of floodplain, unusual configuration, lack of public utilities or for any other reason. A House Location Plan (HLP) may be required to be filed as a part of the Subdivision Development Plan approval to substantiate the buildability of any such difficult or unusual lot.

E. The subdivider shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the Director.

F. Should an applicant disagree with the findings or final review comments of the Director or of any other County department, concluding that factual or interpretive errors have been made, the following appeal procedure shall be followed to resolve the issues.
   1. Submit to the Department of Planning and Development a written statement clearly defining the nature of the disagreement, the specific reference to the Sections of the regulations at issue, and the applicant's own opinion.
   2. Should the Department under appeal fail to respond within 30 working days from the date of transmittal of the appeal, the Director shall automatically forward a copy of the appeal to the Zoning Board of Appeals, or Board of Commissioners, as appropriate, for final action in their normal course of business.

G. When the Director has determined that the Subdivision Development Plans and related documents are in compliance with all applicable County regulations and zoning requirements, and a *Metropolitan River Protection Act* Certificate, if applicable, has been issued and approval has been received from all affected County departments, he or she shall sign and date a CERTIFICATE OF DEVELOPMENT PLANS APPROVAL stamped or printed on a reproducible copy of the plat. Approved copies of the approved plat and Development Plans shall be transmitted to the applicant and retained by the Department for its records.
   1. Interdepartmental Review and Approval. The Department shall not issue a permit for any development activities until the plans, plats, or construction drawings, as applicable, have been approved by such other departments or agencies as may have authority or jurisdiction over said activities in whole or in part.

H. Following the above approval by all affected County departments, a development permit shall be issued at the developer's request to begin construction activities based on the approved development plans.

340-20.3 **Activities Limited to Permit Authorization.**

Development activities shall be limited to those as authorized by the applicable permit and as may be further restricted by conditions of approval pertaining thereto attached by the Department or other department or agency as may have authority or jurisdiction over said activities in whole or in part.

Section 340-30. Site Development Plan Application and Review Process.

340-30.1 **Non-subdivision Review Procedures.**

A. Concept Plan approval.
Following the pre-application conference, application for Concept Plan approval may be submitted to the Department using an application form, and in a format and number of copies to be determined by the Director.

B. The Concept Plan shall include the entire property being developed. Properties which adjoin the subject property and which are under the same ownership or control as the subject property shall be so indicated. In such case that the developer elects not to submit a Concept Plan, or when a Concept Plan is not required, then the developer may proceed directly with the submittal of an application for Site Development Plan approval and issuance of a development permit for the entire project. In so doing, however, the developer may incur additional expenses for design development and engineering in the event the County regulations require subsequent design changes.

C. Following Concept Plan approval, a clearing and grubbing or grading permit, if permitted by zoning district or condition, may be issued at the developer's request based on the approval of a Tree Protection Plan, Soil Erosion, Sedimentation and Pollution Control Plan, stormwater management report (hydrology study), and related documents consistent with an approved Certificate issued under the *Metropolitan River Protection Act*, as applicable. The grading permit shall be limited to the area included within the development plans and may be further conditioned as deemed appropriate or necessary pending development permit approval.

D. Copies of the approved Concept Plan shall be provided to the Department for permanent record, in a number and format as determined by the Director.

340-30.2 **Site Development Plans Approval.**

A. An application for a Site Development Plan approval and issuance of a development permit shall be submitted to the Department using an application form and in a format and number of copies as determined by the Director. The Development Plans may encompass a portion of a property included within an approved Concept Plan. However, if no Concept Plan has been approved, the Development Plan must include the entire property being developed and having the same zoning. The application shall include the Site Development Plan, construction drawings and related documents as appropriate to the project. All construction drawings and other engineering data shall be prepared and sealed by an authorized registered professional currently registered in the State of Georgia, in accordance with the provisions of Georgia Law.

B. The Director may indicate on a review copy of the drawings or in a written memorandum all comments related to compliance of the Site Development Plans with this UDO, principles of good design, conditions of zoning approval, and the regulations of other County departments and State agencies as appropriate. The Director shall have final staff authority to determine the applicability of any and all comments under this UDO or conditions of zoning approval.

C. The developer shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the noted and written comments of the Director.

D. Deeds to lands dedicated to Gwinnett County in fee simple, shall be submitted to the Director for recording.

E. **Should an applicant disagree with the findings or final review comments of the Director or of any other County department, concluding that factual or interpretive errors have been made, the following appeal procedure shall be followed to resolve the issues:**

1. Submit to the Department of Planning and Development a written statement clearly defining the nature of the disagreement, the specific reference to the Sections of the regulations at issue, and the applicant's own opinion.
2. Should the Department under appeal fail to respond within 30 working days from the date of transmittal of the appeal, the Director shall automatically forward a copy of the appeal to the Zoning Board of Appeals, or Board of Commissioners, as appropriate, for final action in their normal course of business.

F. **When the Director has determined that the Site Development Plan and other development plans are in compliance with all applicable County regulations and zoning requirements, and a *Metropolitan River Protection Act* Certificate, if applicable, has been issued and approval has been received from all affected County departments, he shall sign and date a CERTIFICATE OF DEVELOPMENT PLANS APPROVAL on a reproducible copy of the plan. Approved copies of the approved Development Plans shall be transmitted to the applicant and retained by the Department for its record.**

1. Interdepartmental Review and Approval. The Department shall not issue a permit for any development activities until the plans or construction drawings, as applicable, have been approved by such other departments or agencies as may have authority or jurisdiction over said activities in whole or in part.

Section 340-40. Modifications and Waivers.

340-40.1 **Modifications.**

Modifications of the design standards set forth in Title 3 of the UDO, in Category 1 of the Architectural Design Standards as described in Section 1 of the Appendix, and the standard drawings as described in Section 2 of the Appendix may be authorized by the Director in specific cases when, in his or her opinion, undue hardship may result from strict compliance; provided any such determination shall be based fundamentally on the fact that unusual topographical or other exceptional conditions require such modification, or that the granting of the modification will not adversely affect the general public welfare or nullify the intent of these standards or regulations. Any such modification granted by the Director shall be made in writing to the applicant and also made a part of the Department's records. Application for any modifications shall be filed in writing with the Director by the applicant on a form provided by the Department with necessary supporting documents and application fees as established by the Board of Commissioners and shall explain in detail the reasons and facts supporting the application.

340-40.2 **Appeal and Waiver of the Regulations.**

A. Appeals.

Appeals of the interpretation by the Director of the requirements of Title 3 of the UDO, of Category 1 of the Architectural Design Standards as described in Section 1 of the Appendix, and of the standard drawings as described in Section 2 of the Appendix shall first be submitted in writing on a form provided by the Department to the Director who shall review the request in a timely manner and receive comments from other affected departments. The appeal thereupon shall be forwarded to the Board of Commissioners for final action in their normal course of business. Exception: appeal requests from the stormwater requirements of Title 3 shall be submitted to the Board of Construction Adjustments and Appeals for action in their normal course of business.

B. Waivers.

Waiver requests of the requirements of Title 3 of the UDO shall be submitted on an application form as prescribed by the Director, along with such fees as shall be established by the Board of Commissioners. The Director shall coordinate the review of each waiver with all other affected County departments and shall summarize such comments or recommendations as may be received to the Board of Commissioners for action in their normal course of business. Exception: waiver requests from the stormwater requirements of Title 3 shall be submitted to the Board of Construction Adjustments and Appeals for action in their normal course of business.

Section 340-50. Final Plat Approval Process.

The subdivision of lots where there is a development permit issued for construction of new street(s) and related utility, stormwater and infrastructure improvements shall comply with the following provisions for Final Plat approval prior to the recording of such lots.

340-50.1 When the applicable provisions of the UDO have been complied with, the subdivider may submit to the Department an application for Final Plat approval, using an application form and in a number of copies as determined by the Director.

340-50.2 The Director shall indicate on a review copy of the plat or in a written memorandum all comments related to compliance of the Final Plat with this UDO, conditions of zoning approval, and the regulations of other County departments and State agencies as appropriate. The Director shall have final staff authority to determine the applicability of any and all comments under Title 2 and Title 3 of the UDO or conditions of zoning approval.

340-50.3 The Director may not approve any Final Plat whereon is shown or by which is otherwise created a lot which would present particularly severe and unusual difficulties for construction of a building, which would clearly require a variance to be reasonably usable, or which is otherwise "unbuildable" due to the presence of floodplain, unusual configuration, lack of Environmental Health Section approval, or for any other justified reason.

340-50.4 Lots which would appear to be buildable under certain circumstances and would require further study or additional information before a building permit could be issued, but which present problems or unusual difficulties which can reasonably be addressed or overcome by the lot owner, may be included in the Plat with the appropriate notation of the steps necessary to allow issuance of a building permit.

340-50.5 The subdivider shall be responsible for compliance with all codes, regulations, and zoning requirements and for the satisfaction of all of the comments of the Director.

340-50.6 Final approval by the Director shall not be shown on the Final Plat until all requirements of these and other applicable regulations have been met, and the Director shall require an executed Certificate of Development Conformance and an executed Development Performance and Maintenance Agreement from the subdivider. The Agreement, when applicable, shall be accompanied by a bond, letter of credit or other acceptable surety providing for the maintenance of all installations and improvements required by this UDO in the subdivision for a period not to exceed 18 months following the date of approval of the Certificate of Development Conformance.

The Director shall further determine that either:

A. All improvements and installation to the subdivision required for approval of the Final Plat under the rules and regulations of Gwinnett County have been completed in accordance with the appropriate specifications; or

B. All of the storm water drainage and detention facilities, water and sewer utilities, private utilities (power, gas, cable, etc.), street base and curbing construction required for approval of the Final Plat have been properly installed and completed and, for those required improvements not yet completed (grassing, required landscaping, sidewalks, etc.) a performance bond shall have been filed by the subdivider with the Development Performance and Maintenance Agreement.

C. Payment for materials and installation of street lights and traffic control and street name signs shall be made to the Department of Transportation prior to approval of the Final Plat. Payment of the cost of striping major thoroughfares or required signalization if required and not completed by the developer shall also be received by the Department prior to approval of the Final Plat.

D. Payment of the required plat recording fee shall be made to the Department prior to approval of the Final Plat.

340-50.7 Once the Department has approved the Final Plat and all other affected departments and agencies of government as required have certified compliance, the Director shall certify by his signature on the original of the plat that all of the requirements of the UDO and the conditions of zoning approval have been met, and that all other affected departments have approved the plat. The Final Plat shall not be deemed approved until it has been signed by the Director and where use of septic tanks is proposed, by a duly authorized representative of the Environmental Health Section.

340-50.8 Once the Final Plat has been so certified, the Director shall authorize it to be recorded with the Clerk of the Superior Court of Gwinnett County. The subdivider shall provide the Department with an appropriate number of copies of the recorded plat, as determined by the Director along with copies of deeds to lands dedicated to Gwinnett County in fee simple, or to Property Owner's Association for park or recreational use, which shall be recorded simultaneously with the Final Plat.

340-50.9 Periodically, but no less often than once each month, the Director shall submit a listing of all approved Final Plats to the Board of Commissioners for ratification of acceptance of all dedications.

Section 340.60. Procedures for Revising Final Plats.

340-60.1 When it becomes necessary or desirable to revise a recorded Final Plat, the subdivider shall prepare a letter to the Director documenting the reason for and extent of the revision and drawing(s) that contain the subject revisions along with a review fee determined by the Board of Commissioners. The revised plat shall contain a new signature block, be dated with the current date, be drawn at an appropriate scale and contain notation(s) indicating the nature, location and number of the revision, the previously recorded subdivision name, date and book and page number of the revision(s). The subdivision name, date and book and page number of the original or previously recorded recording shall be noted on the new plat; and the new plat drawings shall be designated as "Revised Final Plat".

340-60.2 All revisions shall be recorded on the original Final Plat, and a statement to that effect shall be noted on the Final Plat.

340-60.3 If necessary, corresponding revisions to construction drawings, as-built drawings, engineering data and reports also shall be prepared, labeled appropriately, submitted, reviewed and certified by the Director, and filed in the Department along with a review fee determined by the Board of Commissioners.

340-60.4 The Director shall forward the proposed plat revision, Final Plat and any related documentation to the appropriate departments or agencies that would be involved in checking the accuracy of the revision. After receipt of approval from such other departments or agencies, the Director shall certify the Revised Final Plat and submit it to the Board of Commissioners for ratification.

340-60.5 The subdivider shall be responsible of re-recording the certified revised plat with the Clerk of the Superior Court and delivery of the required copies to the Department.

Section 340-70. Stormwater As-Built Plan Review Process.

All constructed stormwater infrastructure improvements, including but not limited to new, replaced, or extended conveyance systems, shown on Final Plats shall be as-built and submitted prior to recording for review and approval by the Stormwater, Water and Sewer Plan Review Section of the Department. The design and construction of such system shall comply with the current policy and procedures of the Department and in accordance with the following documents as applicable: The Gwinnett County Stormwater Systems Facilities and Installation Standards and Specifications; and The Gwinnett County Standard Drawings.

Section 340-80. Water and Sewer As-Built Plan Review Process.

All constructed improvements, including but not limited to the extension, replacement, or new installation of any portion of the water distribution system or sanitary sewer system, shall be submitted for review and approval by the Stormwater, Water and Sewer Plan Review Section of the Department. The design and construction of such improvements shall comply with the current policy and procedures of the Gwinnett County Department of Water Resources and in accordance to the following documents as applicable: The Sanitary Sewer Installation Regulations and Specifications, also known as the Sanitary Sewer Standards Manual and the DWRSSS; The Sanitary Sewer Pump Station and Force Main Design and Construction Standards for Developer Installed Systems; The Water System Design and Construction Standards, also known as the Water Main Design and Construction Manual: and the Gwinnett County Backflow Prevention Manual.

Section 340-90. Development Conformance, Performance Surety, Maintenance Surety and Continuing Maintenance.

340-90.1 **Prerequisite to Final Plat or Certificate of Occupancy.**

The submittal and acceptance of a Certificate of Development Conformance shall be a prerequisite to the approval of a Final Plat or issuance of a Certificate of Occupancy or Certificate of Completion for any project, or portion thereof, included in a Development Permit, except for single-family and two-family structures. The approval shall reflect the certification by the owner, being the subdivider or developer, that all site work and construction has been accomplished according to the terms of the approved plans and permits, and that all improvements intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances. Such approval shall be revoked in cases of fraud or whenever unauthorized changes are made to the site without the benefit of required permits.

340-90.2 **Submission Requirements.**

Upon completion of the project as authorized for construction by the development permit, the subdivider/developer, shall file the following items with the Director:

A. A Certificate of Development Conformance in a form as required by the Director, accompanied by an executed Development Performance and Maintenance Agreement and related surety bonds, or other surety forms, as appropriate and acceptable to the Director.

B. Record drawings of all stormwater detention facilities.

C. Modifications to the limits of the 100-year floodplain (if any).

D. An "as-built" hydrology study for the project with the actual parameters from the record drawing of the detention facilities.

A record drawing of the sanitary sewer facilities shall also be prepared and submitted to the Water and Sewer Plan Review Section of the Department of Planning and Development for review and approval. If the owner is a corporation, the documents shall be executed by the President, or Vice-President, be affixed by a corporate seal, and either the corporate secretary shall attest to the signature and affix the corporate seal, or a Certificate of Corporate Resolution shall also be submitted.

340-90.3 **Certificate of Development Conformance Approval Process.**

A. Following final inspection and approval of all record drawings, the Director shall require an executed Certificate of Development Conformance from the subdivider/developer.

B. Final approval by the Director shall not be shown on the Certificate of Development Conformance until all requirements of these and other applicable regulations have been met.

C. Once the Department has approved the Certificate of Development Conformance and after all maintenance and performance bonds are released, the Director shall certify by his signature on the original of the Certificate of Development Conformance that all of the requirements of this UDO and the conditions of zoning approval have been met, and that all other affected departments have approved the development or Final Plat.

D. The Certificate of Development Conformance shall not be deemed approved until it has been signed by the Director.

For developments with private streets, all required improvements and installations must be completed in accordance to the applicable rules and regulations of Gwinnett County, and for those not yet completed, a performance and/or maintenance bond or cash escrow in the amount recommended by the Director, shall be posted by the subdivider/developer in favor of, and be held by the homeowners association for the incomplete work. If cash escrow is the preferred option, then a copy of the development agreement and escrow agreement drawn between the subdivider/developer and the homeowners association shall be submitted to the Director as evidence of this compliance.

340-90.4 **Project Closeout and Continuing Maintenance.**

A. Development Performance and Maintenance Agreement.
Based on the approved Certificate of Development Conformance, the owner shall file a Development Performance and Maintenance Agreement with the Director, along with any required Certificate of Corporate Resolution and performance or maintenance surety, as a prerequisite to the approval of a Final Plat or issuance of a Certificate of Occupancy for any part of a project included in the development permit, except for single-family and two-family residential structures. The Development Performance and Maintenance Agreement shall be in a form as required by the Director, and shall include the following:

1. Maintenance Bond shall be filed to warrant to the County that all newly completed street improvements including but not limited to street pavement, curbing, sidewalks, water and sewer lines, appurtenances, stormwater facilities, wall(s), berms, and required landscaping within the right-of-way shall be maintained in compliance with the standards and rules and regulations of Gwinnett County. Such bond shall:
   a. Be conditioned upon the faithful maintenance by the principal, being the subdivider, owner or developer of the public streets and drainage facilities within public streets or easements, in compliance with this UDO and all other applicable rules and regulations within a specified time, not to exceed 18 months, unless an extension for additional time is granted;
   b. Be payable to, and for the indemnification of the County;
   c. Be an amount equal to 50 percent of the cost of construction of the work required, as calculated by the Director on the basis of yearly contract prices or County contracts, where available;
   d. Be with a surety company entered and licensed to do business in the State of Georgia; and
   e. Be in a form acceptable to the Director or to the County Attorney.

2. A Performance Bond shall be filed to warrant to the County that all improvements and installations required for the Development Permit or Final Plat approval, but not yet completed, shall:
   a. Be conditioned upon the faithful performance by the principal, being the subdivider, owner or developer of all work required to complete all improvements and installation for the development, or approved portion thereof, in compliance with this UDO and all other rules and regulations within a specified time, not to exceed 12 months, unless an extension for additional time is granted;
   b. Be payable to, and for the indemnification of, the County;
   c. Be in an amount equal to the cost of construction of the work required plus an additional 50 percent of said costs, as calculated by the Director on the basis of yearly contract prices or County contracts, where available;
   d. Be with surety by a company entered and licensed to do business in the State of Georgia; and,
   e. Be in a form acceptable to the Director or the County Attorney.

B. Continuing Maintenance.
The bond principal, being the subdivider, owner or developer, shall be responsible for maintaining the public streets and drainage facilities within public right-of-ways or easements for the bonding period after the date of approval of the Certificate of Development Conformance. Repairs shall be made for any deficiencies identified within the bonding period or the bonds shall be called to complete same.

C. Indemnification.
Indemnification of the County against any and all liability for damages arising as a result of errors or omissions in the design or construction of the development for a period of ten years. If liability is subsequently assigned or transferred to a successor in title or other person, a copy of such legal instrument shall be filed with the Clerk to Superior Court.

D. Transfer of Land Ownership during the Maintenance and/or Performance Agreement Time Period.
No person, firm, partnership, association, corporation, estate, trust, developer, subdivider or any other owner or agent shall transfer title of any property by reference to, exhibition of, or any other use of any map or plat illustrating the subdivision of land of which there are active maintenance or performance bonds without first providing to Gwinnett County, as beneficiary, a newly executed Development Performance and Maintenance Agreement from the new owner or developer. All required performance or maintenance bonds, or other sureties acceptable to Gwinnett County shall accompany the new Agreement as deemed necessary.

340-90.5 **Maintenance and Performance Surety.**

A. **The maintenance surety and the performance surety, required from the subdivider, owner/developer or the contractor employed by the owner/developer, may be in the form of cash deposited with the County, or a surety bond, or letter of credit from a bank or other financial institution in a form acceptable to the Director or County Attorney.**
1. The surety bond shall be issued by a surety company authorized by law to do business in the State of Georgia pursuant to a current certificate of authority to transact surety business by the Commissioner of Insurance.
2. The letter of credit shall be an irrevocable letter of credit issued by a bank or savings and loan association, as defined in O.C.G.A Code Section 7-1-4.
3. The cash escrow shall be in the form of cashier's check issued to Gwinnett County by a bank or savings and loan, as defined in O.C.G.A Code Section 7-1-4

B. **The performance surety and maintenance surety shall, in all cases, be provided in an amount as required in Section 340-90.4 as applicable. All cost estimates which form the basis of the bond value shall be as prepared by or acceptable to the Department.**

C. **The Maintenance Bond period shall not be less than 18 months from the date of approval of the Certificate of Development Conformance for the installation of the public streets and drainage facilities improvements within the right-of-way, unless an extension for an additional 12 months is requested by the subdivider or developer and granted by the Director. The Performance Bond period of application shall not exceed 12 months unless an extension of an additional 12 calendar months has been requested by the subdivider or developer and granted by the Director.**

D. **If a period of 18 months elapses from the commencement of the maintenance period for any subdivision and defects, noncompliance, or violations still exist to the extent that the subdivision has not been accepted by the County, the County is authorized to withhold issuance of any and all permits or to refuse inspections to any subdivider/person on the project in dispute or any other project in which the subdivider/person may have a financial interest, or both, who violates or fails to comply with this UDO.**

340-90.6 **Maintenance Agreement for Water and Sanitary Sewer Installation.**
An Owner and Developer Agreement required from the subdivider, owner/developer or the contractor employed by the owner/developer, for sanitary sewer installation and water main installation is required by the Department of Water Resources. The Owner and/or developer agree that they or their contractor will maintain the installation for a period of one year from the date of final approval by correcting all defects or deficiencies in material and workmanship. The Owner and/or Developer further agree that the warranty period shall be extended an additional four years when the defects are a direct result of the installation of non-specified materials or the application of non-specified construction practices or methods.

Chapter 350. Inspections.

Section 350-10. Initiation of Development Activities.

350-10.1 **Initial Activities Required.**

A. Following the issuance of any permit authorizing clearing, grubbing, grading or development of a site, a preconstruction conference shall be mandatory for all phases of construction and conducted before erosion and sediment control installation or any land disturbance takes place.

B. The Development Inspections Section shall be contacted no less than 48 hours prior to scheduled start of construction to schedule the mandatory pre-construction conference. Attendees to include owner's representative, engineer, erosion control contractor, and site work contractors.

C. Site development related activities prior to this required pre-construction conference shall be a violation of the permitted scope of work. A Notice of Violation and a Stop Work Order will be issued on site and all work must stop until the pre-construction conference has been completed and all work prior to the pre-construction conference inspected for compliance with the rules, appropriate standards, regulations, codes and ordinances, then, if warranted corrections to illegal work completed before the work associated with the approved permit can proceed.

350-10.2 **Additional pre-construction conferences may be required depending on the complexity of the project.** Required preliminary erosion and sediment control measures must be installed in the field per the developer's authorized plans and inspected by the Department prior to actual grading or removal of vegetation. All erosion and sediment control measures shall be in place per State and County regulations as soon as or in conjunction with the commencement of activities and in continual coordination with the progress of the project and as per the authorized Erosion, Sedimentation and Pollution Control Plan.

A. Soil sedimentation detention facilities and BMPs must be installed and operational prior to major grading operations.

B. Buffer areas required to be undisturbed per Table 610.1 Table of Minimum Buffer Requirements, conditions of zoning approval, per the *Metropolitan River Protection Act,* or any other applicable ordinance, or regulation shall be designated by approved protective tree fencing and shall be inspected by the Department of Planning and Development prior to the commencement of any clearing, grubbing, grading, or development activities.

350-10.3 **Tree Protection Areas.**
Prior to the initiation of land-disturbing activities and throughout the clearing, grubbing and grading process the following must be accomplished for a designated tree protection area in accordance with any approved Buffer and Landscape Plan or Tree Protection Plan for the property, as set forth in Chapter 610 and 630 of this UDO:

A. For trees which are not to be disturbed or removed, required protective fencing, and tree protection area signage shall be established and maintained in place. These barriers must be maintained throughout the land disturbance process and shall not be removed until the final landscaping phase has begun.

B. The tree protection areas shall not be encroached for any reason or be used for storage of earth and other materials resulting from or used during the development process.

C. Construction site activities such as parking, materials storage, concrete washout, burning, etc., shall be arranged to prevent disturbance or damage within or to the tree protection areas.

350-10.4 **Stabilization for Erosion Control.**
If for any reason a lapse of 14 days occurs after initial land clearing, grubbing, and grading, or development activities have commenced, the developer and/or builder shall be responsible for reestablishing temporary vegetation cover of the site. If the lapse in construction activity extends beyond 30 days, permanent vegetative measures are required under the direction of the Department.

Section 350-20. Development Inspections.

350-20.1 **Development Inspections.**
Contact shall be made by the developer or contractor to the Development Inspection Section of the Department at least 24 hours prior to commencement of any development or construction activity for each of the following phases as authorized by any permit for site work or development. Inspections shall be made by the Department and passed prior to authorization for continuation of further activity or proceeding into new phases. Newly installed underground infrastructure including but not limited to; stormwater pipes and water and sewer lines must be installed per design standards and inspected by county development inspectors during regular business hours prior to cover up of any portion. Written authorization from the inspector must be obtained prior to any portion being covered up.

The following items refer to construction activities that require a development inspectors approval before the next phase of construction occurs:

A. Development of the site.
Clearing, grubbing, grading or development of the site or any portion included under the permit.

B. Grading.
Installation of slope and grade stakes, erosion controls and detention facilities shall be required, inspected, and approved by a development inspector.

C. Road Construction.
The grading of areas for placement of the new roadway(s) shall be staked by the proper responsible parties as per the authorized plan. A pre-construction meeting shall be conducted on site before commencement of grading.

D. Installation of storm drainage pipe, detention or other storm water facilities.
Installation of storm drainage pipe, detention, or other storm water facilities require a pre-construction conference before commencement.

E. Installation of sanitary sewer and appurtenances and/or water main extensions and appurtenances.
This notification will be made by the authorized utility contractor after obtaining a utility construction permit from Water and Sewer Plan Review Section and will be made directly to the assigned Water and Sewer Inspector.

F. Curbing of roadways.
Inspection shall be requested before the forms have been set (if used). Roadway width will be spot checked by string line between curb stakes. The developer or his representative must be present for all "string line" related field inspections.

G. Sub-base or subgrade of streets.
After compaction, the subgrade shall be string-lined for depth and crown. The subgrade shall pass a roll test with no defects, to the satisfaction of the Department.

H. Street base.
The base will be string-lined for depth and crown, and shall pass a roll test with no movement to the satisfaction of the Department.

I. Paving.
A Department inspector shall be on site during the paving process to check consistency, depth, and workmanship, as applicable. For asphalt paving, the temperature of the material will be spot-checked, and evidence provided of quantity, thickness, and mix of installation.

350-20.2 **Responsibility for Quality and Design.**
The completion of inspections by Gwinnett County officials or employees and authorization for work continuation shall not transfer responsibility for the quality of the work performed or materials used from the contractor or developer, nor imply or transfer acceptance of responsibility for project design or engineering from the professional corporation or individual under whose hand or supervision the plans were prepared.

Section 350-30. Stop Work Orders.

Stop work orders may be issued for violations of this Chapter 350 and all other chapters of this UDO as provided in Chapter 120 of this UDO.

Section 350-40. Approval of Development Conformance.

350-40.1 **Prerequisite to Final Plat authorization, or issuance of Certificate of Completion.**
This approval shall be a prerequisite to the approval of a Final Plat or issuance of a Certificate of Completion for any part of a project or issuance of a Certificate of Completion for any part of a project included in a development permit, except for single-family and two-family residential structures. The approval shall reflect the owner's certification that all site work and construction has been accomplished according to the terms of authorized plans and permits, and that all facilities intended for maintenance, supervision and/or dedication to the public are in compliance with appropriate standards, regulations, codes and ordinances. Such approval shall be revoked in cases of fraud or whenever unauthorized changes are made to the site without the benefit of required permits.

350-40.2 **Submission Requirements.**
Upon completion of the project as authorized for construction by the development permit, the owner shall file a Certificate of Development Conformance with the Director along with record drawings of all storm water detention facilities and modifications to the limits of the 100-year floodplain (if any). An "as-built" hydrology study for the project with the actual parameters from the record drawing of the detention facilities. A record drawing of the sanitary sewer facilities shall also be prepared, separately or included with the above, and submitted to the Water and Sewer Plan Review Section of the Department of Planning and Development in accordance with their regulations. The Certificate of Development Conformance shall be in a form as required by the Director and shall be accompanied by a Development Performance and Maintenance Agreement completed in draft form. If the owner is a corporation, the documents shall be signed by the President or Vice President, be affixed by the corporate seal, and either the corporate secretary shall attest to the signature and affix the corporate seal, or a Certificate of Corporate Resolution shall also be submitted.

350-40.3 **Approval.**
Following final inspection and approval of all record drawings, the Director shall approve the Certificate of Development Conformance.

Chapter 360. Development Design Standards.

Section 360-10. Incorporation of Standard Drawings.

360-10.1 **Department to Maintain Standard Drawings on File.**
The Department shall maintain on file for consultation and distribution a set of Standard Drawings illustrating details of construction and design of streets, storm water drainage facilities, site improvements and other elements related to the development of land in accordance with this UDO and under the jurisdiction of the Department.

360-10.2 **Standard Drawings to Illustrate Standards.**
The Standard Drawings shall illustrate minimum acceptable standards for land development activities authorized under this UDO, but shall not supersede more restrictive prudent design requirements or good engineering practices as applied to specific situations on a case-by-case basis.

360-10.3 **Standard Drawings Incorporated as Part of the Unified Development Ordinance.**
The Standard Drawings shall be treated as though a part of this UDO for application to the minimum standards for design and construction of improvements required herein and subject to the modification provisions of Section 340-40.

Section 360-20. Incorporation of Architectural Design Standards.

360-20.1 Development approved under Title 3 of the UDO shall be consistent with the Gwinnett County Architectural Design Standards included in the UDO Appendix and adopted as a part of this UDO, as applicable.

360-20.2 No building permits shall be approved in zoning districts with Architectural Design Standards requirements unless the Director finds that the architectural design conforms to the Gwinnett County Architectural Design Standards.

Section 360-30. Incorporation of the Gwinnett County Open Space and Greenway Master Plan.

360-30.1 Development proposed and approved under Title 2 and Title 3 of the UDO shall be consistent with the guidelines and policies of the Gwinnett County Open Space and Greenway Master Plan.

360-30.2 The Gwinnett County Open Space and Greenway Master Plan shall be treated as though a part of these regulations for application to the minimum standards for design and construction of improvements required herein and subject to the modification and waiver provisions of Section 340-40.

Section 360-40. Site Design.

360-40.1 **Project Access Improvements.**

A. Every developer of land within the jurisdiction of unincorporated Gwinnett County shall provide the project access improvements included in this UDO as shall be appropriate to serve the project, in accordance with these regulations and other pertinent Codes, Ordinances, and regulations of Gwinnett County. Said improvements and associated lands shall be provided at no cost to Gwinnett County, and shall be dedicated or otherwise transferred, as required, to the public in perpetuity and without covenant or reservation, except as otherwise provided herein.

B. For all business and industrial developments fronting a state highway, no land disturbance or building permits shall be issued until the approval of the Georgia Department of Transportation (GDOT) has been obtained by the applicant on the entrances and exits, curb radii, drainage and other matters that are the appropriate concern of GDOT.

360-40.2 **Unsuitable Land May Not Be Developed.**
Unless otherwise noted within the UDO, land subject to flooding, improper drainage or erosion, and any land deemed to be unsuitable for development due to steep slope, unsuitable soils or subsurface conditions, etc., shall not be subjected to development for any uses as may continue such conditions or increase danger to health, safety, life, or property, unless steps are taken to eliminate or abate these conditions.

360-40.3 **Unsuitable Land Must be included in Buildable Lots.**
Land within a proposed subdivision or development which is unsuitable for development shall be incorporated into the buildable lots as excess land, unless otherwise noted within the applicable zoning districts. Lots which do not comply with the requirements of the UDO are prohibited.

360-40.4 **Incorporation of Public Land into Buildable Lots.**
Whenever a developer proposes the dedication of land to public use, and the Director or the appropriate agency finds that such land is neither required nor suitable for public use, the Director shall require the rearrangement of lots to include such land in private ownership.

Section 360-50. Design of Lots.

360-50.1 **Building Setback Conformity.**
Building setback lines shall at least conform to the minimum setback requirements of Section 230-10 of the UDO except where a greater distance is required by the Gwinnett County Construction Code. Building setback lines along all public streets shall be no less than the setback required on the property by the applicable zoning district set forth in the UDO.

360-50.2 **Lots.**

A. Lots to conform to the Title 2 of this UDO.
   1. A lot shall at least conform to requirements of this UDO, except as provided in Section 360-60. No lot shall be created that is of a lesser dimension than that required to meet the standards established in Chapters 210, 220, and 230 unless a variance is granted. However, this provision shall not apply when a conforming lot is made non-conforming as a result of public acquisition.
   2. No lot shall be reduced in size less than the minimum lot area established in Chapters 210, 220, and 230 of this UDO, unless a variance is granted.

B. Subdivisions shall be designed to minimize direct lot access to major thoroughfares.
   1. Double frontage and reverse frontage lots shall be required for subdivisions along major thoroughfares where internal access can be provided. A no-access easement of at least ten feet in width, across which there shall be no right of access, shall be provided along the line of lots abutting such a traffic artery. When located along a major thoroughfare, the no-access easement shall be planted and/or screened as required by Section 620-40 of this UDO.
   2. No-access easement planting or other screening treatments which are required by the UDO, or as a condition of zoning, shall be installed by the developer at no cost to Gwinnett County in accordance to Section 620-40.

C. Flag lots prohibited.
   No Subdivision Development Plan shall be approved on which is shown a flag lot, or other lot or parcel of land that would require a variance to be developed or used or that is otherwise unlawful or unbuildable, whether due to the presence of a floodplain, configuration, lack of public utilities, or other physical impediments.

D. Side Lot Lines.
   Side lot lines generally should be at right angles (90 degrees) to straight street lines or radial to curved street lines as much as practical. Side lot lines should be radial to the radius points of all cul-de-sacs. Variations of more than 10 degrees shall require a modification approval of the Department, and shall be approved when appropriate to the reasonable design pattern of the subdivision and efficient use of the land relative to topographic conditions.

E. Corner Lots.
Corner lots shall be sufficiently larger so that they have the same width between minimum side setback lines as an interior lot, but in no case shall be more than 75 feet between side setback lines on a corner lot be required. At the discretion of the Director, additional lot width may be required to insure that there is adequate buildable area for its intended use.

Section 360-60. Exceptions to Design of Lots.

360-60.1 **Signage and Landscape Features.**
The creation of an unbuildable lot in a proposed subdivision for the exclusive purpose of subdivision identification signage or subdivision entrance landscape features is authorized only under the following circumstances (modification applications from the circumstances of this exception shall not be accepted):

A. **The lot shall be located at an entrance to the subdivision as an "island" in the right-of-way of a local or minor collector street; and,**

B. **A mandatory property owner's association shall be required for the subdivision for ownership and maintenance of the lot as common area; and,**

C. **Right-of-way of a minimum width of 6 feet from back of curb shall be provided adjacent to the perimeter of the lot; and,**

D. **Landscape plantings within the right-of-way shall not extend more than 2.5 feet above the street grade.**

360-60.2 **Stormwater Management Facilities.**
The creation of an unbuildable lot for the exclusive purpose of providing and maintaining a storm water management facility is authorized, provided that such a lot meets the requirements set forth in Section 800-70 of this UDO.

360-60.3 **Common Areas.**
The creation of an unbuildable lot for the exclusive purpose of providing and maintaining common area or conservation space for the enjoyment of the community is authorized.

Section 360-70. Access and Right-of-Way.

360-70.1 **Access.**

A. Large parcels to provide future street access.
When land is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged and designed so as to allow for the opening of future streets and to provide access to those areas not presently served by streets.

B. Landlocking of adjacent property prohibited.
No subdivision shall be designed so as to completely eliminate street access to adjoining parcels of land. Every development shall be designed to facilitate access to adjoining properties which are developed or anticipated to be developed in a manner substantially similar to the subject property. Locations of inter-parcel access shall be as required by and subject to the approval of the Department.

C. Minimum lot frontage required.
Any lot required to provide minimum frontage by the zoning district in which the lot is located shall provide vehicular access directly from a public street along the frontage or along any other property line which abuts a public street.

D. Private streets to be constructed pursuant to roadway construction standards.
Private streets as may be approved under the provisions of this UDO shall be constructed to the street construction standards of Gwinnett County, as contained in Chapter 900.

360-70.2 **Vehicular Access Easements.**

Vehicular access easements may be provided from a public street indirectly via easement in any one or more of the following circumstances:

A. The property is not required to provide a minimum frontage by the applicable zoning district, provided that the easement shall be in a location and the access driveway shall have a width and alignment acceptable to the Department and the Department of Fire and Emergency Services.

B. The property is a buildable lot of record, as defined herein, but does not meet the minimum frontage requirement of the applicable zoning district. The property must be served by an exclusive access easement which shall be limited to the provision of access to only one principal use or structure.

C. The access easement serves a single-family residence on a lot which is otherwise a buildable lot of record, and which is sharing a common driveway with no more than one other single-family residence.

D. The sharing of a common driveway (or alley) by multiple residences within Mixed-Use or Traditional Neighborhood Districts is permitted.

E. The access easement was lawfully established as such under the code, ordinances, or regulations of Gwinnett County prior to the adoption of this UDO.

F. The access easement coincides with a private roadway or alley approved under the code, ordinances, or regulations of Gwinnett County. All new private roadways must be constructed to the street standards of this UDO, and their ownership and maintenance responsibility by private party(s) must be clearly established on the Final Plat of the development. All alleys, if required by a zoning condition, shall be built and maintained as private driveways.

G. The access easement serves a buildable lot of record which meets the minimum frontage requirements of Title 2 of this UDO, but at which point the access is not achieved.

360-70.3 **Dedication of Street Right-of-Way.**

Right-of-Way for all public streets, existing and proposed, shall be dedicated in accordance with the street classifications as shown on the officially adopted Gwinnett County Long Range Road Classification Map or as required by Director or Designee of GCDOT.

360-70.4 **Greenway Access Dedication of Easement and Construction Requirements.**

Access, dedication of easement and/or construction of greenway trails shall be provided in accordance with the prioritized greenway network map of the most currently approved Gwinnett County Open Space and Greenway Master Plan, as follows:

A. Greenway Access.

All properties or assemblages of parcels abutting designated greenways as shown on the prioritized greenway network map of the Gwinnett County Open Space and Greenway Master Plan shall provide at least one multi-use path to the programmed or existing greenway. The multi-use path shall be paved or constructed with other materials approved by Gwinnett County (Section 900-100), and the route segment shall be a minimum of 10 feet in width. Multi-use path locations to be reviewed and approved by the Department of Community Services.

B. Greenway Construction and Easement Dedication.
   1. Within flood plains and stream buffers, greenway easements shall be dedicated and constructed to provide public access to trails as shown on the prioritized greenway network map of the Gwinnett County Open Space and Greenway Master Plan. Greenways shall be located so that the route is feasible for both construction and long-term maintenance. The specific location of the greenway shall be verified on the ground before approval and project release of the development. The amount of land required for greenway construction shall not exceed 5 percent of the land within the development excluding greenways located within a standard street right-of-way
   2. For all other locations, as established by the prioritized greenway network map of the Gwinnett County Open Space and Greenway Master Plan, dedication of easement shall be required for greenways lying outside of any floodplain or stream buffer, or shall be reserved either for public access greenway easement, dedication and construction, or other terms negotiated with the County.
   3. In coordination with the Department of Community Services and the Director of Planning and Development, greenways with public access may be allowed to substitute for required sidewalks if the greenway alignment coincides with location intended to be served by sidewalk.

C. Limitations.
   1. Single-family residential zoning districts. The dedication or construction of greenways in single-family residential zoning districts is required for subdivisions that involve the creation of a new street. Existing single-family lots are exempt from greenway easement dedication and construction.
   2. All other zoning districts. Construction of the greenway is required in the following situations:
      a. Whenever there is new development; or
      b. Whenever alterations to existing development are 25 percent or greater of the total improvements on the site; or
      c. Whenever new streets are constructed.

D. The construction and dedication of greenways shall be in accordance with the approved Gwinnett County Open Space and Greenway Master Plan design standards. Any deviation or modification of the construction standards contained herein shall be subjected to the modification or waiver process in accordance to Section 340-40.

Section 360-80. Design of Blocks.

360-80.1 **Length, Width, and Shape.**
The lengths, widths, and shapes of blocks shall be determined with regard to:

A. Provision of adequate building sites suitable to the special needs of the type of use contemplated;

B. Applicable zoning requirements as to maximum length of street, lot size and dimensions;

C. Needs for convenient access, circulation, control, and safety of street traffic; and

D. Limitations and opportunities of topography.

360-80.2 **Pedestrian Access.**
In blocks over 600 feet long, the Director may, when existing or proposed pedestrian circulation patterns or public gathering places so justify, require alleys, pedestrian ways or pedestrian access easements, as appropriate, through the block.

Section 360-90. Survey Monuments.

360-90.1 **Lot Corner Survey Monuments.**
All corners shall be marked with an iron rebar or pin, at least one-half inch in diameter and 18 inches long and driven so as to extend no less than 1 inch above the finished grade.

Section 360-100. Assignment of Names and Addresses.

360-100.1 **Subdivision or Development Names.**

A. Proposed subdivision or development names must be reviewed and approved prior to the issuance of a Development Permit. Names will be reviewed by the Department upon submittal of the Subdivision Development Plan or Site Development Plan.

B. Proposed names shall not duplicate or too closely approximate, phonetically, the name of any other subdivision or development in Gwinnett County or its municipalities except for extensions of existing subdivisions or developments.

C. Subdivision and development names may be reserved if submitted and approved along with the Concept Plan for the project.

360-100.2 **Street Names.**

A. Proposed street names for public or private streets must be reviewed and approved prior to approval of a Development Permit or recording of a Final Plat. Street names may be reserved through approval as shown on an approved Concept Plan or Subdivision Development Plan for the subdivision.

B. Street names shall consist of a root name of the subdivider or developer's choosing and a suffix designation (such as "Street", "Avenue", "Drive", etc.), and shall be followed by a quadrant suffix. Directional prefixes (i.e., "North", "South") and the prefixes "old" or "new" shall not be used.

C. All streets shall bear the proper quadrant suffix appropriate to its location within the County (i.e. NE, NW, SE and SW), as determined by the Department.

D. A proposed street that is obviously in alignment with another already existing and named street shall bear the name of such existing street, unless this requirement is waived by the Department of Transportation.

E. Except within the same development, no proposed street name shall duplicate (be spelled the same or be phonetically the same) as an existing street name within Gwinnett County regardless of the use of such suffix designations as "Street", Avenue", "Boulevard", "Drive", "Place", "Way", "Court", or however otherwise designated. In the same subdivision, a root name may not occur more than twice.

F. All street root names and suffix designations are subject to the approval of the Department. Obscene or otherwise unacceptable language, abbreviations, contractions, or initials may not be used.

G. Root names shall consist of no more than 13 characters including spaces. Letters not occurring in the English alphabet, hyphens, and numerals shall not be used.

360-100.3 **Street Address Assignments.**

A. A street address number will be assigned prior to issuance of a Building Permit. For any new structure proposed on a property which has not been assigned an address, a street number will be assigned upon confirmation or establishment of the property as a buildable lot of record under the requirements of this UDO. Unless a public or private street is proposed, an overall development located on one buildable lot of record shall be issued a single street address. The property owner shall be responsible for numbering/lettering individual buildings, suites and units.

B. Subdivisions.
House numbers will be assigned after an Exemption Plat or Subdivision Development Plan is approved for the property. Submit two copies of the approved plat to the Department. Block number assignments shall also be designated for abutting major street name signs at this time.

C. For each of the plans listed below projects will be numbered after the developer submits the Site Development Plan or Subdivision Development Plan to the Department of Planning and Development.
1. Commercial/Industrial projects or buildings.
2. Apartment projects.
   a. One number shall be assigned to the apartments when the project is located on one parcel.
3. Condominium projects.
   a. Individual units shall be numbered consecutively if located along public or private streets.
   b. Units in the "stacked-flat" configuration shall use the same numbering approach as applies to an apartment project.

D. The following numbering systems shall be followed per postal regulations:
1. Individual mailbox for each dwelling unit:
   a. Each street in the project must be named.
2. Cluster box system – Centralized mailbox for entire project:
   a. One street name will serve to assign all house numbers for mail delivery.

Section 360-110. Recreation Areas, Common Areas and Open Space.

360-110.1 **Recreation and Common Areas.**

A. Land for use as project common area or recreation area shall be provided in single-family detached subdivisions having a gross area of 50 acres or more and in a minimum lot size less than 1 acre; in duplex subdivisions having a gross area of 50 acres or more; and in single-family attached, townhome, Senior Oriented Residence Developments (R-SR), and in multi-family developments having a gross area of 10 acres or more.

B. The required common area for the residential developments referenced above in Section 360-110.1.A. shall be 6 percent of the gross land areas, but in no case shall the area required exceed 6 acres. Not over 60 percent of the area may be within the 100-year floodplain.
1. If the recreation facilities are not proposed to be constructed, the land so provided shall be contiguous or separated only by parking areas and private drives, and of suitable shape and condition for construction of at least one swimming pool and two lighted regulation-size tennis courts.
2. If the developer constructs at least a swimming pool and two lighted regulation-size tennis courts, or other acceptable active recreation facilities, as part of the project, then the land so provided need not be a single contiguous parcel and the total set-aside area required by this paragraph can be reduced to the amount actually required for the construction and maintenance of the facilities, but not less than 50 percent of the gross recreational set-aside requirements outlined herein.

C. Land for use as project common area or recreation for the Mixed-Use Districts (MU-N, MU-C and MU-R), OSC, TND, and HRR shall be provided for and constructed in accordance Chapters 210 and 220, and Section 230-10. For these districts, the minimum common area cannot be reduced in land area with the construction of the recreational facilities.

D. In subdivisions where land is provided for common area or recreation use in accordance with this Section, such land shall be deeded to a qualified Property Owners or Homeowner's Association or other legal entity incorporated under the laws of Georgia upon the approval of the Final Plat containing said land. Said land shall be deeded with a restriction that the land shall be used exclusively for recreational purposes and shall be made available to all residents of the subdivision project on an equal basis. The qualified Property Association shall provide for the mandatory membership of all of the owners within the subdivision, and shall be responsible for the perpetuation, maintenance and function of the recreation areas and uses or facilities therein. The association shall have the authority and duty to assess its members for such maintenance and improvements as set forth in the instrument creating the association. All covenants shall be recorded simultaneously with the final subdivision plat.

E. In multifamily rental or condominium projects, land provided for recreational use in accordance with these requirements shall be held in the ownership of the owner of the project.

F. Gwinnett County may lease or sell land reserved for public parks to a qualified Property Owners Association with a deed restriction that the land be used exclusively for open space, common area or public recreational purposes in perpetuity. The organization of a qualified Property Owners Association and its adequate financing for the discharge of its responsibilities shall be assured through acceptable private deed covenants running with the land or other such documents as approved by the Board of Commissioners of Gwinnett County.

360-110.2 **Open Space in Big Haynes Creek Watershed Protection Area.**

Open space provided in projects located in the Big Haynes Creek Watershed Protection Area shall meet the following requirements:

A. Open Space shall be permanent and shall remain in its natural state, undisturbed and unoccupied by any structures or impervious surfaces to include septic tanks and septic tank fields and except for approved access or utility crossings. Pedestrian access shall be subject to the approval of the Director. Buffers, floodplains and wetlands may be used as open space.

B. Ownership Requirements.

Open Space provided in a development located in the Big Haynes Creek Watershed Protection Area shall be owned and maintained by the property owner, or in the case of subdivision, by a property owner's association. The association shall be established by the developer prior to or concurrent with the recording of the Final Plat of the subdivision. The association by laws shall include the following provisions:

1. Automatic (mandatory) membership of all purchasers of lots therein and their successors.
2. Conditions and timing of transferring control of the association from the developer to the lot owners shall be specified which shall not exceed four years from the date of recording of the Final Plat of the subdivision
3. Responsibility for maintenance, insurance and taxes.
4. Sharing of the costs of maintenance among the lot owners with shares defined by the association bylaws.
5. Authority to place liens on the real property of members who fail to pay their dues or assessments.
6. Prohibition of the dissolution of the association without the approval of the Board of Commissioners.

C. Maintenance.

The property owner, or the property owner's association, shall be responsible for the maintenance of open space. Open Space shall be kept in reasonable order and condition.

Chapter 400. Soil Erosion, Sedimentation, and Pollution Control.

Section 400-10. Title and Purpose.

The real potential exists for excessive quantities of soil to erode from areas that are undergoing land disturbance. The resulting sediment could clog storm sewers and road ditches, add mud to streams and silt lakes, rivers, and reservoirs. Excessive sediment limits the use of water for most beneficial purposes. Sediment choked streams are unsightly and their reduced channel capacity can result in flooding and associated damages, including the threat to the public health and safety. Therefore, it is the purpose of this chapter is to effectively contain soil erosion and sedimentation on the parcels where land is being disturbed by requiring provisions for water disposal and the protection of soil surfaces prior to, during, and after the land disturbance in order to promote the safety, public health, convenience, and general welfare of the citizens of Gwinnett County.

Section 400-20. Exemptions.

This Chapter shall apply to any land-disturbing activity undertaken by any person on any land except for the following:

400-20.1 Surface mining, as the same is defined in O.C.G.A. § 12-4-72, *The Georgia Surface Mining Act of 1968*.

400-20.2 Granite quarrying and land clearing for such quarrying.

400-20.3 Such minor land-disturbing activities as home gardens and individual home landscaping, repairs, maintenance work, fences, and other related activities which result in minor soil erosion.

400-20.4 The construction of single-family residences, when such construction disturbs less than 1 acre and is not a part of a larger common plan of development or sale with a planned disturbance of equal to or greater than 1 acre and not otherwise exempted under this paragraph; provided, however, that construction of any such residence shall conform to the minimum requirements set forth in Sections 400-30.1, 400-30.2, and 400-30.3 of this UDO, O.C.G.A. § 12-7-6, and this paragraph. For single-family residence construction covered by the provisions of this paragraph, there shall be a buffer zone between the residence and any state waters classified as trout streams pursuant to O.C.G.A. § 12-5-20. In any such buffer zone, no land disturbing activity shall be constructed between the residence and the point where vegetation has been wrested by normal stream flow or wave action from the banks of the trout waters. For primary trout waters, the buffer zone shall be at least 50 horizontal feet, and no variance to a smaller buffer shall be granted. For secondary trout waters, the buffer zone shall be at least 50 horizontal feet, but the Director of the Environmental Protection Division may grant variances to no less than 25 feet. Regardless of whether a trout stream is primary or secondary, for first order trout waters, which are streams into which no other streams flow except for springs, the buffer shall be at least 25 horizontal feet, and no variance to a smaller buffer shall be granted. The general provision and minimum requirements of 400-30.1 and the minimum requirements of Sections 400-30.2 and 400-30.3 of this UDO, O.C.G.A. § 12-7-6(b) and the buffer zones provided by this section shall be enforced by the Department.

400-20.5 Agricultural operations as defined in O.C.G.A. § 1-3-3 to include raising, harvesting or storing of products of the field or orchard; feeding, breeding or managing livestock or poultry; producing or storing feed for use in the production of livestock, including, but not limited to, for use in the production of poultry, including, but not limited to, chicken, hens, and turkeys; producing plants, trees, fowl, or animals; the production of aqua culture, horticultural, dairy, livestock, poultry, eggs and apiarian products; and farm buildings and farm ponds.

400-20.6 Forestry land management practices, including harvesting; provided, however, that when such exempt forestry practices cause or result in land-disturbing or other activities otherwise prohibited in a buffer, as established in Subsections 400-30.3.O. and 400-30.3.P of this UDO, no other land disturbing activities, except for normal forest management practices, shall be allowed on the entire property upon which the forestry practices were conducted for a period of three years after completion of such forestry practices.

400-20.7 Any project carried out under the active technical supervision of the Natural Resources Conservation Service of the United States Department of Agriculture. This excludes those land-disturbing activities undertaken by a person who has requested technical advice only rather than active participation from the Natural Resources Conservation Service;

400-20.8 Any project involving 5,000 square feet or less of disturbed area; provided, however, that this exemption shall not apply to any land-disturbing activity within a larger common plan of development or sale with a planned disturbance of equal to or greater than 1 acre or within 200 feet of the bank of any state waters, and for purposes of this paragraph, "state waters" excludes channels and drainage ways which have water in them only during and immediately after rainfall events and intermittent streams which do not have water in them year-round; provided, however, that any person responsible for a project which involves 5,000 square feet or less of disturbed area and which is within 200 feet of any such excluded channel or drainage way, must prevent sediment from moving beyond the boundaries of the property on which such project is located. The provisions of this paragraph shall not apply to those projects specifically exempted by Sections 400-20.1 through 400-20.7 and Sections 400-20.9 through 400-20.10 of this section;

400-20.9 Construction or maintenance projects, or both, undertaken or financed in whole or in part, or both, by the Georgia Department of Transportation, the Georgia Highway Authority, the State Road and Tollway Authority, or the Gwinnett County Department of Transportation; provided, however, that construction or maintenance projects of the Georgia Department of Transportation or the State Road and Tollway Authority which disturb one or more contiguous acres of land shall be subject to the provisions of O.C.G.A. § 12-7-7.1; except where the Georgia Department of Transportation, the Georgia Highway Authority, or the State Road and Tollway Authority is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case a copy of a notice of intent under the state general permit shall be submitted to the local issuing authority, the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders;

400-20.10 Any land-disturbing activities conducted by any electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power; except where an electric membership corporation or municipal electrical system or any public utility under the regulatory jurisdiction of the Public Service Commission, any utility under the regulatory jurisdiction of the Federal Energy Regulatory Commission, any cable television system as defined in O.C.G.A. § 36-18-1, or any agency or instrumentality of the United States engaged in the generation, transmission, or distribution of power is a secondary permittee for a project located within a larger common plan of development or sale under the state general permit, in which case the local issuing authority shall enforce compliance with the minimum requirements set forth in O.C.G.A. § 12-7-6 as if a permit had been issued, and violations shall be subject to the same penalties as violations by permit holders; and,

400-20.11 Any public water system reservoir.

Section 400-30. Requirements for Erosion and Sedimentation Control Using Best Management Practices.

400-30.1 **General Provisions.**

Excessive soil erosion and resulting sedimentation can take place during land disturbing activities. Therefore, plans for those land-disturbing activities that are not exempted by this Chapter shall contain provisions for the application of soil erosion, sedimentation and pollution control measures and practices. These provisions shall be incorporated into the Erosion, Sedimentation, and Pollution Control Plans. Soil erosion, sedimentation and pollution control measures and practices shall conform to the requirements of Sections 400-30.2 and 400-30.3. The application of measures and practices shall apply to all features of the site, including street and utility installations, drainage facilities and other temporary and permanent improvements. Measures shall be installed and continually maintained to prevent or control erosion, sedimentation and pollution during all stages of any land-disturbing activity in accordance with the requirements of this UDO and the NPDES general permit.

400-30.2 **Minimum Requirements/Best Management Practices (BMP's).**

A. Best Management Practices as set forth in Sections 400-30.2 and 400-30.3 shall be required for all land disturbing activities. Proper design, installation, and maintenance of Best Management Practices shall constitute a complete defense to any action by the Director of the Environmental Protection Division or to any other allegation of noncompliance with Subsection B of this Section or any substantially similar terms contained in a permit for the discharge of stormwater issued pursuant to O.C.G.A. § 12-5-30(f), the *Georgia Water Quality Control Act*. As used in this section, the terms "proper design" and "properly designed" mean designed in accordance with the hydraulic design specifications contained in the "Manual for Erosion and Sediment Control in Georgia" specified in O.C.G.A. § 12-7-6(b).

B. A discharge of stormwater runoff from disturbed areas where Best Management Practices have not been properly designed, installed, and maintained shall constitute a separate violation of any land disturbance permit issued by Gwinnett County or of any state general permit issued by the Environmental Protection Division of the Georgia Department of Natural Resources pursuant to O.C.G.A. § 12-5-30(f), the *Georgia Water Quality Control Act*, for each day on which such discharge results in the turbidity of receiving waters being increased by more than 25 nephelometric turbidity units (NTU's) for waters supporting warm water fisheries or by more than ten nephelometric turbidity units (NTU's) for waters classified as trout waters. The turbidity of the receiving waters shall be measured in accordance with guidelines issued by the Director of the Environmental Protection Division of the Georgia Department of Natural Resources. This paragraph shall not apply to any land disturbance associated with the construction of single-family homes which are not part of a larger common plan of development or sale unless the planned disturbance for such construction is equal to or greater than 5 acres.

C. Failure to properly design, install, or maintain Best Management Practices shall constitute a violation of any land disturbance permit issued by Gwinnett County or of any state general permit issued by the Environmental Protection Division of the Georgia Department of Natural Resources pursuant to O.C.G.A. § 12-5-30(f) for each day on which such failure occurs.

D. The Director of the Environmental Protection Division of the Georgia Department of Natural Resources may require, in accordance with regulations adopted by the Georgia Board of Natural Resources, reasonable and prudent monitoring of the turbidity level of receiving waters into which discharges from land-disturbing activities occur.

400-30.3 **Additional Minimum Requirements.**

The rules and regulations, ordinances or resolutions adopted pursuant to O.C.G.A. § 12-7-1 et seq. for the purpose of governing land-disturbing activities shall require, as a minimum, protections at least as stringent as the state general permit; and Best Management Practices, including sound conservation and engineering practices to prevent and minimize erosion and resultant sedimentation which are consistent with, and no less stringent than the state general permit, and those practices contained in the *Manual for Erosion and Sediment Control in Georgia* published by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted, shall be observed by all land disturbers and plan preparers, as well as the following:

A. Stripping of vegetation, regrading, and other development activities shall be conducted in a manner so as to minimize erosion.

B. Cut-fill operations must be kept to a minimum;.

C. Development plans must conform to topography and soil type so as to create the lowest practical erosion potential.

D. Whenever feasible, natural vegetation shall be retained, protected, and supplemented.

E. The disturbed areas and the duration of exposure to erosive elements shall be kept to a practicable minimum.

F. Disturbed soil shall be stabilized as quickly as practicable.

G. Temporary vegetation or mulching shall be employed to protect exposed critical areas during development. The disturbed area shall be stabilized with temporary vegetation or mulch if land-disturbing activity temporarily ceases for more than 14 calendar days.

H. Permanent vegetation and structural erosion control measures shall be installed as soon as practicable. The disturbed area shall be stabilized with permanent vegetation if land-disturbing activity ceases for more than 30 calendar days.

I. To the extent necessary, sediment in run-off water must be trapped by the use of debris basins, sediment basins, silt traps, or similar measures until the disturbed area is stabilized. As used in this paragraph, a disturbed area is stabilized when it is brought to a condition of continuous compliance with the requirements of this Chapter and O.C.G.A. § 12-7-1 et seq.

J. Adequate provisions must be provided to minimize damage from surface water to the cut face of excavations or the sloping surface of fills.

K. Cuts and fills may not endanger adjoining property.

L. Fills may not encroach upon natural watercourses or constructed channels in a manner so as to adversely affect other property owners.

M. Grading equipment must cross flowing streams by means of bridges or culverts except when such methods are not feasible, provided, in any case, that such crossings shall be kept to a minimum;

N. Land-disturbing activity plans for erosion, sedimentation and pollution control shall include provisions for treatment or control of any source of sediments and adequate sedimentation control facilities to retain sediments on-site or preclude sedimentation of adjacent waters beyond the levels specified in Section 400-30.2b.

O. Except as provided in Subsection P of this section, there is established a 25-foot buffer along the banks of all state waters, as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, except where the Director of the Environmental Protection Division determines to allow a variance that is at least as protective of natural resources and the environment, where otherwise allowed by the Director of the Environmental Protection Division pursuant to O.C.G.A. § 12-2-8, or where a drainage structure or a roadway drainage structure must be constructed, provided that adequate erosion control measures are incorporated in the project plans and specifications, and are implemented; or along any ephemeral stream. As used in this paragraph, the term "ephemeral stream" means a stream: that under normal circumstances has water flowing only during and for a short duration after precipitation events; that has the channel located above the ground-water table year-round; and for which runoff from precipitation is the primary source of water flow. Unless exempted as along an ephemeral stream, the buffers of at least 25 feet established pursuant to O.C.G.A. § 12-5-440 shall remain in force unless a variance is granted by the Director of the Environmental Protection Division as provided in this paragraph. The following requirements shall apply to any such buffer:

1. No land-disturbing activities shall be conducted within a buffer and it shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed.
2. Once the final stabilization of the construction site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.
3. Exception: Any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.

4. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented:
   a. Stream crossings for water lines; or,
   b. Stream crossings for sewer lines; and,
   c. Prior to action by the Director of the Environmental Protection Division, buffer variance requests along state waters with drainage areas greater than 20 acres shall be reviewed for approval or denial by the director using the same buffer variance criteria as adopted by the Board of the Georgia Department of Natural Resources.

P. **There is established a 50-foot buffer as measured horizontally from the point where vegetation has been wrested by normal stream flow or wave action, along the banks of any state waters classified as "trout streams" pursuant to O.C.G.A. § 12-5-20, except where a roadway drainage structure must be constructed; provided, however, that small springs and streams classified as trout streams which discharge an average annual flow of 25 gallons per minute or less shall have a 25-foot buffer or they may be piped, at the discretion of the landowner, pursuant to the terms of a rule providing for a general variance promulgated by the Board of Natural Resources providing for notice to the Environmental Protection Division or the County of the location and extent of the piping and prescribed methodology for minimizing the impact of such piping and for measuring the volume of water discharged by the stream. Any such pipe must stop short of the downstream landowner's property, and the landowner must comply with the buffer requirement for any adjacent trout streams. The Director of the Environmental Protection Division may grant a variance from such buffer to allow land-disturbing activity, provided that adequate erosion control measures are incorporated in the project plans and specifications and are implemented. The following requirements shall apply to any such buffer:**
   1. No land-disturbing activities shall be conducted within a buffer and it shall remain in its natural, undisturbed state of vegetation until all land-disturbing activities on the construction site are completed.
   2. Once the final stabilization of the construction site is achieved, a buffer may be thinned or trimmed of vegetation as long as a protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed.
   3. Exception: Any person constructing a single-family residence, when such residence is constructed by or under contract with the owner for his or her own occupancy, may thin or trim vegetation in a buffer at any time as long as protective vegetative cover remains to protect water quality and aquatic habitat and a natural canopy is left in sufficient quantity to keep shade on the stream bed; and,
   4. The buffer shall not apply to the following land-disturbing activities, provided that they occur at an angle, as measured from the point of crossing, within 25 degrees of perpendicular to the stream; cause a width of disturbance of not more than 50 feet within the buffer; and adequate erosion control measures are incorporated into the project plans and specifications and are implemented:
      a. Stream crossings for water lines; or,
      b. Stream crossings for sewer lines.

Section 400-40. Proof or Presumption of Violation by Injury.

The fact that land-disturbing activity for which a land disturbance permit has been issued results in injury to the property of another shall neither constitute proof of, nor create a presumption of, a violation of the standards provided for in this UDO or the terms of a land disturbance permit.

Section 400-50. Permit Application and Plan Requirements.

400-50.1 **General.**

The property owner, developer and designated planners and engineers shall review the general development plans and detailed plans of Gwinnett County that affect the tract to be disturbed and the area surrounding it. They shall review the UDO and any other ordinances, regulations, or permits that regulate the development of land within the unincorporated areas of Gwinnett County. However, the operator is the only party who may obtain a land disturbance permit.

400-50.2 **Application Requirements.**

A. Land Disturbance Permit Required.
Land-disturbing activities within the jurisdictional boundaries of Gwinnett County shall not be conducted by any person without first obtaining a land disturbance permit from the Gwinnett County Department of Planning and Development to perform such activity and providing a copy of the NOI submitted to the Environmental Protection Division if applicable. If land is to be disturbed or developed in phases, then a separate land disturbance permit shall be required for each phase.

B. Application Submittal.
The application for a permit shall be submitted to the Gwinnett County Department of Planning and Development and shall include the applicant's Erosion, Sedimentation, and Pollution Control Plan accompanied by supporting data as necessary. Plans shall include, as a minimum, the data specified in Section 400-30.2 and 400-30.3. Erosion, Sedimentation, and Pollution Control Plans, together with supporting data, shall demonstrate affirmatively that the land-disturbing activity proposed will be carried out in such a manner that the provisions of Sections 400-30.2 and 400.30.3 will be met. Applications for a permit will not be accepted unless accompanied by a full set of the applicant's Erosion, Sedimentation, and Pollution Control Plans. All applications shall contain a certification stating that the plan preparer, or the designee thereof, visited the site prior to creation of the plan in accordance with the Environmental Protection Division Rule 391-3-7.10.

C. Fees.
A land disturbance permit fee, in an amount as established by the Board of Commissioners, shall be charged for each acre or fraction thereof in the project area. In addition to the land disturbance permit fee, fees shall be assessed pursuant to O.C.G.A. § 12-5-23(a) (5), provided that such fees shall not exceed $80.00 per acre of land-disturbing activity, and these fees shall be calculated and paid by the primary permittee as defined in the state general permit for each acre of land-disturbing activity included in the planned development or each phase of development. All applicable fees shall be paid prior to issuance of the land disturbance permit. In a jurisdiction that is certified pursuant O.C.G.A. § 2-7-8(a), half of such fees levied shall be submitted to the Georgia Environmental Protection Division; except that any and all fees due from an entity that is required to give notice pursuant to O.C.G.A. § 12-7-17(9) and (10) shall be submitted in full to the Georgia Environmental Protection Division regardless of the existence of a Local Issuing Authority in the jurisdiction. The local issuing authority with plan review authority shall approve or disapprove a revised plan within 35 days of receipt.

D. Review by County Departments.
After having received a complete land disturbance permit application, having reviewed same by the Department of Planning and Development, and finding it to be in compliance with all titles of this UDO, the requirements of Chapter 400 and any variances required by Subsections 400-30.3.O. and 400-30.3.P. are obtained, the Department of Planning and Development shall issue the land disturbance permit.

E. Permit Suspension, Revocation, or Modification.
The land disturbance permit may be suspended, revoked, or modified by the Department of Planning and Development, as to all or any portion of the land affected by the plan, upon finding that the holder or the holder's successor in the title is not in compliance with the approved Erosion, Sedimentation, and Pollution Control Plan or that the holder or the holder's successor in title is in violation of this Chapter. A holder of a land disturbance permit shall notify any successor in title to the holder as to all or any portion of the land affected by the approved plan of the conditions contained in the permit. If a permit applicant has had two or more violations of previous permits of this Chapter, of this ordinance section or of the *Erosion and Sedimentation Act*, as amended, within three years prior to the date of filing the application under consideration, the local issuing authority may deny the permit application.

400-50.3 **Plan Requirements.**

A. Plans shall meet minimum requirements.
Plans shall be prepared to meet the minimum requirements as contained in Section 400-30.2 and Section 400-30.3 of this chapter or through the use of more stringent, alternative design criteria which conform to sound conservation and engineering practices. In addition, plans shall also comply with the data requirements of Chapter 320 of this UDO. Conformance with the minimum requirements may be attained through the use of design criteria in the current issue of the "Manual for Erosion and Sediment Control in Georgia", published by the Georgia Soil and Water Conservation Commission as a guide; or through the use of alternate design criteria which conform to sound conservation and engineering practices. The "Manual for Erosion and Sediment Control in Georgia" is hereby incorporated by reference into this UDO. The plan for the land-disturbing activity shall consider the interrelationship of the soil types, geological and hydrological characteristics, topography, watershed, vegetation, proposed permanent structures including roadways, constructed waterways, sediment control and stormwater management facilities, local ordinances or regulations and state laws.

B. Data required for plan.
Data shall include all information required from the appropriate Erosion, Sedimentation, and Pollution Control Plan review checklist established by the Georgia Soil and Water Conservation Commission as of January 1 of the year in which the land-disturbing activity was permitted. The following data shall be required to be provided on all plans:

1. Narrative or notes required by this Chapter shall be located on the plan in general notes or in erosion and sediment control notes.
2. Description of existing land use at the project site and description of the proposed project.
3. Name, address and phone number of the property owner.
4. Name and phone number of the 24-hour local contact person who is responsible for erosion and sedimentation controls.
5. Size of the project, or the phase under construction, in acres.
6. Activity schedule, including initial installation and final removal of all best management practices, shall indicate the anticipated start and completion dates for the project.
7. The following statement in bold letters shall be printed on the plan: "The Installation Of Erosion And Sedimentation Control Measures And Practices Shall Occur Prior To Or Concurrent With Land-Disturbing Activities ONLY AFTER THE REQUIRED PRE-CONSTRUCTION SITE MEETING WITH DEVELOPMENT INSPECTORS."
8. Stormwater and sedimentation management systems, storage capacity, hydrologic study, and calculations, including off-site drainage areas. Vegetative plan for all temporary and permanent vegetative practices, including species, planting dates, and seeding, fertilizer, lime and mulching rates. The vegetation plan shall show options for year-round seeding.
9. Detail drawings for all structural practices. Specifications shall follow the guidelines set forth in the Manual for Erosion and Sediment Control in Georgia.
10. Maintenance statement shall be printed on the plan as follows: *"Erosion and sedimentation control measures shall be maintained at all times. If full implementation of the approved plan does not provide for effective erosion and sediment control, additional erosion and sediment control measures shall be implemented to control or treat the sediment source."*

C. Additional plan preparation and data requirements.
Maps, drawings and supportive computations shall bear the signature and seal of the certified design professional. Persons involved in land development design, review, permitting, construction, monitoring, or inspections or any land-disturbing activity shall meet the education and training certification requirements, dependent on his or her level of involvement with the process, as developed by the Georgia Soil and Water Conservation Commission and in consultation with the Environmental Protection Division (EPD) of the Department of Natural Resources and the stakeholder advisory board created pursuant to O.C.G.A. § 12-7-20. The certified plans shall contain the following:

1. Graphic scale and north point or arrow indicating magnetic north.
2. Vicinity map indicating the location of the project and existing streets.
3. Boundary line survey information.

4. Delineation of disturbed areas within the project boundary.
5. Existing and planned contours, with contour lines drawn with an interval in accordance with the following table:

Map Scale	Ground Slope	Contour Level
One (1) inch = 100 feet; or larger scale	Flat: 0 – 2%	0.5 or 1
	Rolling: 2 – 8%	1 or 2
	Steep: 8% +	2, 5 or 10

6. Adjacent areas and features such as streams, lakes, residential areas, etc., which might be affected shall be indicated on the plan.
7. Proposed structures or additions to existing structures and paved areas.
8. Delineate the 25-foot horizontal buffer adjacent to state waters and the specified width of buffers in areas required by the *Metropolitan River Protection Act.*
9. Delineate the specified horizontal buffer along designated trout streams, where applicable.
10. Location of the erosion and sedimentation control measures and practices, using the uniform coding symbols from the "Manual for Erosion and Sediment Control in Georgia," Chapter 6.

D. Property owner responsibility for maintenance. Maintenance of all soil erosion and sedimentation control measures and practices, whether temporary or permanent, shall be at all times the responsibility of the property owner.

Section 400-60. Inspections.

400-60.1 The Department will periodically inspect the sites of land-disturbing activities for which land disturbance permits have been issued to determine if the activities are being conducted in accordance with the plan and if the measures and practices required in the plan are effective in controlling erosion and sedimentation. Also regulated by Gwinnett County are both primary; secondary, and tertiary permittees as such terms are defined in the state general permit. Primary permittees shall be responsible for installation and maintenance of best management practices where the primary permittee is conducting land-disturbing activities. Secondary permittees shall be responsible for installation and maintenance of best management practices where the secondary permittee is conducting land-disturbing activities. Tertiary permittees shall be responsible for installation and maintenance where the tertiary permittee is conducting land-disturbing activities.

400-60.2 The Director shall have the power to conduct such investigations as reasonably deemed necessary to carry out the duties as prescribed in this ordinance, and for this purpose to enter at reasonable times upon any property, public or private, for the purpose of investigation and inspecting the sites of land-disturbing activities.

400-60.3 Entry or access shall not be refused by any person to any authorized representative or agent of the Department who requests entry for the purpose of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out his official duties.

Section 400-70. Violations, Enforcement, and Penalties.

Any action or inaction that violates the provisions of this Chapter 400 shall be subject to the enforcement actions and penalties identified in Chapter 120 of this UDO.

Section 400-80. Education and Certification Required.

400-80.1 Persons involved in land development design, review, permitting, construction, monitoring, or inspection or any land-disturbing activity shall meet the education and training certification requirements, dependent on their level of involvement with the process, as developed by the Georgia Soil and Water Conservation Commission in consultation with the Environmental Protection Division (EPD) of the Department of Natural Resources and the stakeholder advisory board created pursuant to O.C.G.A. § 12-7-20.

400-80.2 For each site on which land-disturbing activity occurs, each entity or person acting as either a primary, secondary, or tertiary permittee, as defined in the state general permit, shall have as a minimum one person who is in responsible charge of erosion and sedimentation control activities on behalf of said entity or person and meets the applicable education or training certification requirements developed by the Georgia Soil and Water Conservation Commission present on site whenever land-disturbing activities are conducted on that site. A project site shall herein be defined as any land disturbance site or multiple sites within a larger common plan of development or sale permitted by an owner or operator for compliance with the state general permit.

400-80.3 Persons or entities involved in projects not requiring a state general permit but otherwise requiring certified personnel on site may contract with certified persons to meet the requirements of this ordinance.

400-80.4 If a state general permittee who has operational control of land-disturbing activities for a site has met the certification requirements of O.C.G.A. § 12-7-19(b)(1), then any person or entity involved in land-disturbing activity at that site and operating in a subcontractor capacity for such permittee shall meet those educational requirements specified in O.C.G.A. § 12-7-19(b)(4) and shall not be required to meet any educational requirements that exceed those specified in said paragraph.

Section 400-90. Variance and Appeal.

400-90.1 **Variance and Appeal.**

A. A variance from the requirements of this chapter or of the decision or interpretation of the Director shall be submitted by the property owner on an application form as prescribed by the Department, along with such fees as may be established from time-to-time by the Board of Commissioners.

B. The suspension, revocation, or modification with condition of a permit by the Department of Planning and Development upon finding that the holder is not in compliance with the approved erosion and sediment control plan; or that the holder is in violation of permit conditions; or that the holder is in violation of this chapter of the UDO; shall entitle the person submitting the plan or holding the permit to a hearing before the Board of Construction Adjustments and Appeals to be scheduled in their normal course of business after receipt by the Department of Planning and Development of written notice of appeal.

C. The property owner shall state clearly why the requirements of this chapter cannot be met or why the interpretation or decision of the Director is in error.

D. The Director shall transmit a copy of the appeal application to all affected County departments, including the Soil and Water Conservation District, soliciting their respective recommendations and coordinate the recommendations of each respondent. The other responses together with the director's recommendation shall be forwarded to the Board of Construction Adjustments and Appeals, with the exception of appeals from buffer variance request decisions, for final action in their normal course of business.

E. Buffer variance appeals shall be decided upon by the Soil and Water Conservation District in their normal course of business whose decision shall be final. An appeal in conflict with the provisions of the *Georgia Erosion and Sedimentation Act*, O.C.G.A. § 12-7-1 et seq., shall not be considered or approved by the Board of Construction Adjustments and Appeals.

F. After final action by the Board of Construction Adjustments and Appeals, the Director shall transmit a copy of said action to the Soil and Water Conservation District of Gwinnett County and to the property owner.

G. Any person aggrieved by a decision or order of Gwinnett County, after exhausting his or her administrative appeals, shall have the right to appeal de novo to the Superior Court of Gwinnett County.

Chapter 500. Riparian Buffers.

Section 500-10. Stream Buffer Protection.

500-10.1 **Applicability.**

A. Chapter 500 of this UDO shall apply to all land development activity on property containing a stream protection area as defined in Chapter 110 of this UDO. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under State law or from other applicable local, State or Federal regulations.

B. After April 1, 2005, this Section 500-10 shall apply to new subdividing, land development, and platting activities

500-10.2 **Grandfather Provisions.**

This Section 500-10 of the UDO shall not apply to the following types of applications, but such work shall be subject to the provisions of stream buffer protection regulations in effect at the time of the subject application:

A. Work consisting of the repair, maintenance or replacement within the same disturbed area of any lawful use of land that is zoned and approved for such use on or before the effective date of this UDO.

B. Any lawful land development activity that is under construction, has a valid permit, or has submitted a valid and complete application for a permit as of April 1, 2005.

C. Any lawful land development activity that has not been submitted for approval, but that is part of a large approved master development plan, such as a house in a subdivision, building in an office park, or planned greenway, which has a valid master plan development permit and a partially or wholly recorded plat prior to April 1, 2005.

500-10.3 **Exemptions.**

A. The following specific activities are exempt from this Section 500-10, however any activity within a state waters' buffer must meet State requirements:
   1. Activities for the purpose of building one of the following:
      a. A perpendicular stream crossing by a driveway, transportation route including but not limited to bike paths and pedestrian trails, or utility line.
      b. Public water supply intake or public wastewater outfall structures.
      c. Land development necessary to provide access to a property.
      d. Public access facilities that must be on the water including boat ramps, docks, foot trails leading directly to the river, fishing platforms and overlooks.
      e. Unpaved foot trails and paths.
      f. Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.
      g. Stormwater outfalls to the stream, by pipe or channel, necessary to protect the buffer from erosion caused by high flow velocities due to steep slopes.
   2. Public sewer line installation in easements running parallel with the stream where necessary, except that all easements (permanent and construction) and land disturbance within a state waters' buffer must meet State requirements. This includes such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures. This exemption shall not be construed as allowing the construction of roads, bike paths or other transportation routes in such easements, regardless of paving material, except for access for the uses specifically cited in Subsection 500-10.3A.1., above.

3. Land development activities within a dedicated transportation right-of-way existing at the time this UDO takes effect or approved under the terms of this UDO.
4. Within an easement of any utility existing at the time this UDO takes effect or approved under the terms of this UDO, land-disturbing activities and such impervious cover as is necessary for the operation and maintenance of the utility, including but not limited to manholes, vents and valve structures.
5. Emergency work necessary to preserve life or property. However, when emergency work is performed under this subsection, the person performing it shall report such work to the Department of Planning and Development on the next business day after commencement of the work. Within 10 business days thereafter, the person shall apply for a permit and perform such work within such time period as may be determined by the Department of Planning and Development to be reasonably necessary to correct any impairment such emergency work may have caused to the water conveyance capacity, stability or water quality of the protection area.
6. Forestry and silviculture activities on land that is zoned for forestry, silvicultural or agricultural uses and are not incidental to other land development activity. If such activity results in land disturbance in the buffer that would otherwise be prohibited, then no other land-disturbing activity other than normal forest management practices will be allowed on the entire property for three years after the end of the activities that intruded on the buffer.

B. **Exemption of these activities does not constitute an exemption for any other activity proposed on a property.**

500-10.4 **Land Development Requirements.**

A. Buffer and setback requirements.
   1. All land development activity subject to this UDO shall meet the following requirements:
      a. An undisturbed buffer shall be maintained for 50 feet, measured horizontally, on both banks (as applicable) of the stream as measured from the top of the stream bank. The land forming the bank is also considered part of the buffer for purposes of this UDO.
      b. An additional setback shall be maintained for 25 feet, measured horizontally, beyond the undisturbed buffer, in which all impervious cover shall be prohibited including, but not limited to, buildings, parking areas, driveways, and concrete retaining walls. Grading, filling and earthmoving shall be minimized within the setback.
      c. No septic tanks or septic tank drain fields shall be permitted within the buffer or the setback.

B. **Any land development activity within a buffer established hereunder or any impervious cover within a setback established hereunder is prohibited unless a variance is granted pursuant to Subsection 500-10.4C below.**

C. Variance procedures.
   Variance requests from the requirements of this Section 500-10 shall be submitted on an application form as prescribed by the Director of the Department of Planning and Development or the Director's designee, along with such fees as shall be established by the Board of Commissioners. The Director of the Department of Planning and Development or the Director's designee shall coordinate the review of each variance request with all other affected County departments and shall forward such comments or recommendations as may be received to the Board of Construction Adjustments and Appeals for action in their normal course of business. This section describes how to apply for a variance from this chapter, however any activity within a state waters' buffer must meet State requirements. Variances may be granted in accordance with the following provisions:
   1. The Board of Construction Adjustments and Appeals shall grant no variance from any provision of this UDO without first conducting a public hearing on the application for variance and authorizing the granting of the variance by an affirmative vote of the Board of Construction Adjustments and Appeals. The Department of Planning and Development shall give public notice of each such public hearing in the local organ of Gwinnett County at least once a week for two consecutive weeks before it is heard. The Department of Planning and Development shall require that the applicant post a sign giving notice of the proposed variance and the public hearing at least 15 days prior to the date of the hearing. The sign shall be of a size and posted in such a location on the property as to be visible from the primary adjacent road right-of-way.

2. No application or reapplication for a variance affecting the same stream segment on a property shall be heard within 12 months from the date of last action by the Board of Construction Adjustments and Appeals unless such 12- month period is waived by the Board of Construction Adjustments and Appeals, and in no case may such application or reapplication be reconsidered in less than six months from the date of last action by the Board of Construction Adjustments and Appeals.
3. Variances will not be considered when, following adoption of this UDO, actions of any property owner of a given property have created conditions of a hardship on that property. Variances will be considered only in the following cases:
    a. The applicant provides evidence that impacts to the buffer have been avoided or minimized to the fullest extent practicable.
    b. The project involves the construction or repair of a structure that, by its nature, must be located within the buffer. Such structures include dams and detention/retention ponds.
    c. Paved recreational foot trails and viewing areas, providing that impacts to the buffer are minimal; or
    d. The proposed land-disturbing activity within the buffer will receive a permit from the United States Army Corps of Engineers (USACE) under Section 404 of the Federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, and the Corps of Engineers has received a mitigation plan to be implemented as a condition of such a permit. In addition, land-disturbing activities in the buffer that are outside the USACE's jurisdiction must be mitigated.
    e. The buffer intrusion is mitigated using the procedure established in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.
    f. A valid and complete application for rezoning of the property is submitted prior to the effective date of this UDO and approval of the rezoning by the Board of Commissioners occurs after the effective date of this UDO , and the variance request is consistent with the intent of this UDO factoring into account the property owner's reliance on standards in effect at the time of the rezoning.
4. At a minimum, a variance request shall include the following information:
    a. A site map that includes locations of all streams, wetlands, floodplain boundaries and other natural features, as determined by field survey;
    b. A description of the shape, size, topography, slope, soils, vegetation and other physical characteristics of the property;
    c. A dated site plan that shows the locations of all existing and proposed structures and other impervious cover, the limits of all existing and proposed land disturbance, both inside and outside the buffer and setback. The exact area of the buffer to be affected shall be accurately and clearly indicated;
    d. Documentation that impacts to the buffer have been avoided or minimized to the fullest extent practicable;
    e. A calculation of the total area and length of the proposed intrusion;
    f. A stormwater management site plan, if applicable;
    g. Proposed mitigation, if any, for the intrusion. If no mitigation is proposed, the request must include an explanation of why none is being proposed;
    h. A description of the project, with details of the buffer disturbance, including estimated length of time for the disturbance and justification for why the disturbance is necessary;
    i. Any other reasonable information related to the project that the Department of Planning and Development may deem necessary to effectively evaluate the variance request;
    j. A copy of the permit application, supporting documentation, and proposed mitigation plan as submitted to the United States Army Corps of Engineers under Section 404 of the Federal Water Pollution Control Act Amendment of 1972, 33 U.S.C. Section 1344, if applicable;
    k. A copy of the permit application, supporting documentation, and proposed mitigation plan as submitted to the Georgia Environmental Protection Division for a variance from the state waters' buffer; and
    l. A buffer mitigation plan in accordance with the procedure outlined in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

5. The following factors will be considered in determining whether to issue a variance:
   a. The shape, size, topography, slope, soils, vegetation and other physical characteristics of the property.
   b. The locations of all streams on the property, including along property boundaries as determined from field inspection.
   c. The location and extent of the proposed buffer or setback intrusion.
   d. Whether alternative designs are possible which require less intrusion or no intrusion.
   e. The long-term and construction water-quality impacts of the proposed variance.
   f. Whether issuance of the variance is at least as protective of natural resources and the environment.
   g. The value of mitigation activities as calculated in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.
6. Administrative variances may be considered for projects which have water quality impacts which have been determined equal to or less than 0.1 units for the entire project site or development area.

500-10.5 **Special Buffer Regulations and Requirements.**

In addition to the other provisions of Section 500-10, the following requirements shall apply. Whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall take precedence.

The Grandfather Provisions, Exemptions, and Variance Procedures Sections of Section 500-10, Stream Buffer Protection, do not apply to this subsection. Applicable exemptions and variances are given below.

A. Big Haynes Creek and Alcovy River Watershed protection requirements.

This Section of this UDO is adopted pursuant to Georgia Department of Natural Resources Rules for Environment Planning Criteria for water supply watersheds (O.C.G.A 391-3-16).

1. Stream buffer zone/impervious surface setbacks shall meet minimum criteria for Large Water Supply Watersheds (O.C.G.A 391-3-16 (6)).
   a. Roadways, bridges and drainage structures may encroach upon required buffers and setbacks where such structures are necessary to provide access. Such roadways and bridges shall cross streams perpendicularly where reasonably possible. The number of such stream crossings and associated structures shall be minimized to the greatest extent possible.
   b. Limited minor land disturbances, such as trails and picnic areas are exempt.
2. Lots of record.
   All lots or parcels of record as of the October 28, 1997, in the Big Haynes Creek Watershed and November 28, 2000, in the Alcovy River Watershed and all lots or parcels which have been submitted by way of preliminary plat and approved by the Department of Planning and Development in accordance with the provisions of Title 2 of this UDO, as of October 28, 1997, within the Big Haynes Creek Watershed and November 28, 2000, within the Alcovy River Watershed, that are made unbuildable by the buffer and setback provisions, may still be developed on a case-by-case basis. Requests for development of these lots shall be made to the Director of the Department of Planning and Development as Administrative Variances. If development is allowed, the maximum possible impervious surface setback and stream buffer width, given the configuration of the lot, shall be maintained.

3. Limitation on variances.
   Variances from the provisions of Subsection A (Big Haynes Creek and Alcovy River Watershed Protection Requirements) are prohibited except as provided by Subsection A.2.

B. Chattahoochee Corridor.

1. Vegetation shall be left in its natural state, and impervious surfaces shall not be permitted, for a distance of 50 horizontal feet as measured from both banks of the Chattahoochee River and its impoundments, and for a distance of 35 horizontal feet as measured from both banks of all other flowing stream channels within the Chattahoochee Corridor, except for footpaths, designated public access areas, river or stream crossings by transportation facilities, public water supply intake structures, public wastewater treatment plant outfalls and utility line crossings.
2. Subject and in addition to the restrictions set forth in Subsection 500-10.5B.1. herein, impervious surfaces and structures shall not be permitted within, on or over any land that is 150 horizontal feet or less from either bank of the Chattahoochee River and its impoundments, except for footpaths, designated public access areas, river or stream crossings by transportation facilities, public water supply intake structures, public wastewater treatment plant outfalls and water supply and sewerage manholes that are designed and built at grade, unless it is determined by the Atlanta Regional Commission, after consideration by a Committee of the Atlanta Regional Commission as authorized by the Atlanta Regional Commission, and based in part upon the affidavit of, and substantial evidence submitted by, a registered professional engineer qualified in water quality and hydrology that the impervious surfaces and structures will not be harmful to the water and land resources of the Chattahoochee Corridor, will not significantly impede the natural flow of flood waters and will not result in significant land erosion, stream bank erosion, siltation or water pollution.
3. Not including the impervious surfaces and structures that are excepted above, any impervious surfaces or structures that, in the judgment of the Atlanta Regional Commission, must legally be permitted within, on or over any land that is 150 horizontal feet or less from either bank of the Chattahoochee River and its impoundments on lots of record as of March 16, 1973, for the portion of the Chattahoochee Corridor between Buford Dam and the downstream limit of the City of Atlanta water intake, which were designated by the local governing authority for a single-family detached residential use, shall meet the following standard: For each one foot incursion into the 150 foot impervious surface buffer, one foot of natural vegetation shall be added to the 50 foot natural vegetation buffer. In the event that the Atlanta Regional Commission determines that legal, physical, biological or hydrologic conditions on the site prevent the addition of all the required natural vegetation, substitute measures satisfactory to the Atlanta Regional Commission shall be taken to provide an equivalent level of land and water resource protection.

500-10.6 **Additional Information Requirements for Development on Buffer Zone Properties.**

Any permit applications for property requiring buffers and setbacks hereunder must include the following:

A. A site plan showing:

1. The location of all streams on the property.
2. Limits of required stream buffers and setbacks on the property.
3. Buffer zone topography with contour lines at no greater than 2-foot contour intervals.
4. Delineation of forested and open areas in the buffer zone.
5. Detailed plans of all proposed land development in the buffer and of all proposed impervious cover within the setback.

B. Description.

A description of all proposed land development within the buffer and setback.

C. Documentation.

Any other documentation that the Department of Planning and Development may reasonably deem necessary for review of the application and to insure that the buffer and landscaping requirements are addressed in the approval process. All buffer and setback areas must be recorded on the final plat of the property following plan approval.

500-10.7 **Responsibility.**

Neither the issuance of a development permit nor compliance with the conditions thereof, nor with the provisions of this UDO shall relieve any person from any responsibility otherwise imposed by law for damage to persons or property; nor shall the issuance of any permit hereunder serve to impose any liability upon Gwinnett County, its officers or employees, for injury or damage to persons or property.

500-10.8 **Inspection.**

A. The Department of Planning and Development may cause inspections of the work in the buffer or setback to be made periodically during the course of work and shall make a final inspection following completion of the work. The permittee shall assist representatives of the department in making such inspections. The Director of the Department of Planning and Development or the Director's designee shall have the authority to conduct such investigations as he or she may reasonably deem necessary to carry out the duties as prescribed in this UDO, and for this purpose to enter at reasonable time upon any property, public or private, for the purpose of investigating and inspecting the sites of any land development activities within the protection area.

B. No person shall refuse entry or access to any authorized representative or agent who requests entry for purposes of inspection, and who presents appropriate credentials, nor shall any person obstruct, hamper or interfere with any such representative while in the process of carrying out official duties.

500-10.9 **Violations, Enforcement, and Penalties.**

Any action or inaction that violates the provisions of Section 500-10 shall be subject to the enforcement actions and penalties identified in Chapter 120 of this UDO.

500-10.10 **Administrative Appeal and Judicial Review.**

A. Administration.
This Chapter of the UDO shall be administered, interpreted, and enforced by the Director of the Department of Planning and Development or the Director's designee.

B. Administration Appeal.
Appeals of the interpretation by the Director of the Department of Planning and Development or the Director's designee of the requirements of this Chapter of the UDO shall first be submitted in writing (on a form provided by the Department of Planning and Development) to the Director who shall review the request in a timely manner and receive comments from other affected Departments. Such appeal shall be made within 15 days after the decision to be appealed. The appeal thereupon shall be forwarded to the Board of Construction Adjustments and Appeals for action in their normal course of business.

C. Judicial review.
Any person aggrieved by a decision or order of the Director of the Department of Planning and Development or the Director's designee, after exhausting all administrative remedies, shall have the right to appeal by certiorari to the Superior Court of Gwinnett County.

500-10.11 **Fees.**

A. Application filing, permit, inspection, and other fees shall be established from time-to-time by the Board of Commissioners.

B. Permit fees, if any, shall be submitted as a prerequisite to issuance of the permit. Nonpayment as a result of submission of a check having insufficient funds on account, or for any other reason, shall cause the permit to be voided and re-issuance subject to penalty as may be established by the Board of Commissioners.

C. Application fees, if any, shall be submitted with the application and upon acceptance of said submission for review and consideration shall not be refundable. Failure to pay a required application fee shall cause the application to be returned to the applicant without acceptance for review or consideration by the County.

D. Following the approval of development plans, and prior to authorization to begin construction, the developer shall provide the Department of Water Resources with mitigating fees. Such fees shall not be refundable following issuance of a development permit, except upon approval of the Board of Commissioners.

Section 500-20. Other Riparian Buffers.

500-20.1 **Wetlands.**

A. Section 500-20.1 of this UDO shall apply to all new land development activity, not part of a previously approved master plan, on property containing wetlands as defined in Chapter 110 of this UDO with undisturbed designation. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State law and approval or exemption from these requirements does not constitute approval or exemption from buffer requirements established under State law or from other applicable local, State or Federal regulations.

B. Construction Buffer Requirements.
A temporary construction buffer shall be maintained for 10 feet, measured horizontally, from the outer most perimeter of areas delineated as undisturbed wetlands.

500-20.2 **Lakes.**

A. Section 500-20.2 of this UDO shall apply to all new land development activity, not part of a previously approved master plan, on property containing a lake defined in Chapter 110 of this UDO. These requirements are in addition to, and do not replace or supersede, any other applicable buffer requirements established under State law and approval or exemption from these requirements do not constitute approval or exemption from buffer requirements established under State law or from other applicable local, State or Federal regulations.

B. Undisturbed Buffer Requirements.
An undisturbed State Waters buffer shall be maintained for 25 feet, measured horizontally, from the water surface edge and including banks with wrested vegetation.

C. Construction Buffer Requirements.
A temporary construction buffer shall be maintained for 10 feet, measured horizontally, from the undisturbed State water buffer.

Chapter 600. Buffers, Landscaping, and Tree Protection General Provisions

Section 600-10. Intent.

Chapters 600 through 640 of this UDO shall apply to all properties or portions thereof located within the unincorporated areas of Gwinnett County, Georgia, to the extent of the provisions contained herein. The Board of Commissioners hereby finds that the protection and preservation of trees, the planting of new trees and other landscape material, and the provision of buffers between dissimilar uses as part of the land development process is a public purpose and provides for the public health and general welfare.

Section 600-20. Purpose.

600-20.1 The purpose of Chapters 600 through 640 of the UDO is to preserve and enhance the County's natural environment. This is accomplished through the preservation, protection and planting of trees and other landscape material, particularly those trees recognized herein as canopy and small trees, and the provision of natural and/or planted buffers between dissimilar uses as part of the land development process.

600-20.2 Chapters 600 through 640 of the UDO are intended to further the County's policy that all development sites where trees are most commonly removed will achieve upon project completion a uniform standard related to tree coverage, landscaping and buffers. In addition, trees are recognized for their importance in shading and cooling, noise and wind reduction, prevention of soil erosion, production of oxygen, dust filtration, fostering air quality through carbon dioxide absorption, providing wildlife habitat, and contributing to the aesthetic and economic value of real property.

600-20.3 Chapters 600 through 640 of the UDO are also intended to further the County's policy of encouraging all individuals or firms who propose to develop land, and which are required to meet the requirements of this UDO, to consider the use of water-efficient landscaping principles and techniques (xeriscaping).

Chapter 610. Buffers

Section 610-10. Applicability.

600-10.1 Buffers shall be required between dissimilar districts or uses in accordance with the provisions of Title 2 of this UDO or as a condition of zoning, special use, or variance approval as provided in Chapter 270.

600-10.2 Buffers shall be established and maintained along required property lot lines in accordance with the landscaping policies and standards of this Chapter and any additional specifications that may be established by the Department of Planning and Development and approved by the Board of Commissioners.

Section 610-20. Standards for Permanent Buffers.

610-20.1 **Requirements.**

A. All property zoned for non-residential uses, or operated as permitted non-residential uses shall have a buffer along any rear and side property lines abutting a residential district.

B. All property zoned for residential uses with higher density shall have a buffer adjacent to other property zoned for residential uses of lesser density.

C. All zoning districts that allow single-family residences as one of the permitted uses that are not the primary use, shall have a buffer adjacent to exclusively single-family residential districts.

610-20.2 **Buffer Widths.**

A. Buffers shall meet the minimum width requirements for dissimilar districts as shown in Table 610.1 "Table of Minimum Buffer Requirements" as provided in Section 610-20.5, Minimum Buffer Requirements.

B. As specified in the "Table of Minimum Buffer Requirements"; or,
   1. As specified in a residential zoning district for a permitted non-residential use (e.g. a place of worship, etc.)
   2. As required by a condition of zoning, special use, or variance approval.

C. In the event the buffer includes a utility or pipeline easement, a minimum buffer of no less than 20 feet in width will be required outside the easement. In no case will the buffer be less than 20 feet.

D. In cases in which both a buffer and landscape strip are required along the same lot line, the width of the required landscape strip shall be counted as part of the required buffer width. When a landscape strip tree is within the buffer it may be counted toward Tree Density Units.

E. Buffers shall meet the minimum width requirements contained in Section 610-20.5 of this UDO.

610-20.3 **Buffer Screening.**

A. Buffers shall meet the minimum screening requirements. Screening and/or buffers shall be required for purposes of obscuring features such as but not limited to, dumpsters, rear entrances, utility and maintenance structures, and loading facilities.

B. Buffers shall be natural, undisturbed, and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein, and shall contain the existing tree cover and vegetation as well as any supplemental plantings or replanting's as may be required.

C. Buffers shall be of such nature and density so as to screen activities, structures and uses on the property from view from the normal level of a first story window on an abutting lot and shall further provide a year-round effective visual screen.

D. Screening shall be established within any buffer along the entire length of the property lines. However, this screening requirement may be adjusted in order to observe the sight distance required in this UDO or as a condition of zoning, special use, or variance approval or as approved by the Director.

E. Buffers required adjacent to side property lines shall extend to a street right-of-way line unless otherwise required by the Director in order to observe the sight distance requirements contained in this UDO, or as authorized by a condition of zoning, special use, or variance approval.

F. In situations where the required buffer width is partially or completely contained within an existing easement (e.g. power or natural gas transmission, etc.), the screening requirements of this UDO shall be met outside of the easement area.

G. Additional screening shall be required where a nonresidential use abuts a public street across from a residential district. For specifics on additional screening, see Section 610-20.6. However, this screening requirement may be adjusted in order to observe the sight distance required in this UDO or as a condition of zoning, special use, or variance approval or as approved by the Director.

610-20.4 **Buffer Plan Standards and Structure Setbacks.**

A. All buffers shall be designated on the appropriate permit application(s) and indicated on the required site plan or final subdivision plat.

B. All proposed improvements including, but not limited to, driveways, dumpsters, parking facilities, pavement, or retaining walls will be located a minimum of 5 feet from any buffer.

610-20.5 **Minimum Buffer Requirements.**

A. Required buffers shall be provided in conformity Table 610.1 "Table of Minimum Buffer Requirements".
   1. See Supplemental Use Standards, Section 230-130 for additional buffer requirements related to specific uses.
   2. See Section 210-50.13 for buffer alternatives for the OSC district.
   3. See Section 210-90.6 for additional buffer requirements for the R-SR district.
   4. See Section 210-140.6 for additional buffer requirements for the O-R district.

610-20.6 **Non-Vegetative Screening.**

A. Non-vegetative materials used to satisfy the screening requirements of this UDO, in addition to the use of existing vegetation and/or supplemental plantings, may consist of walls, fences, earthen berms or any combination thereof.

B. If walls or fences are to be used, their placement and installation shall be such so as to cause minimal disturbance of existing vegetation and located so as to provide an effective visual screen.

Table 610.1

MINIMUM BUFFER REQUIREMENTS

New Development	Existing Adjacent Development																
	RA-200	R-140, R-LL	R-100, RL	R-100 MOD/ CSO/CLU	R-75	R-75 MOD/ CSO/CLU	OSC	R-60	R-ZT, TND	R-SR	MH/ MHS	R-TH	RMD	RM-6, RM-8	RM-10, RM-13**	RM-24	O-R
RA-200, R-140, R-LL, R-100*, RL, R-75*, R-60, R-SR, OSC																	
RMD,TND, R-ZT, R-TH (UP TO A MAX. OF 4 UNITS/ ACRE)	35	35	30	25	25	20											
TND, R-ZT, R-TH, RM-6/8	40	40	35	30	30	25	25	25									
RM-10, RM-13**, RM-24	50	50	50	50	50	50	50	50	20	20	20	20	20	20			
HRR	85	85	85	85	85	85	85	85	50	50	50	50	50	50			
MH, MHS	75	75	75	75	75	75	75	75	75	75		75	75	75	75		
MU-N	75	75	50	50	50	50	50	50	25	25	25						
MU-C	75	75	50	50	50	50	50	50	25	25	25	20					
MUR, MUO, MU-R	75	75	50	50	50	50	50	50	25	25	25	25	25	25			
O-I, OBP, HS	50	50	50	50	50	50	50	50	50	50	35	35	35	35			
O-R, NS	25	25	25	25	25	25	25	25	25	25	25	25	25	25			
C-1	50	50	50	50	50	50	50	50	50	50	50	50	50	50	35	35	20
C-2	75	75	75	75	75	75	75	75	75	75	75	75	75	75	50	50	40
C-3	85	85	85	85	85	85	85	85	85	85	85	85	85	85	70	70	60
M-1***	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50	50
M-2	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100

* Includes the R-100 and R-75 Modified, CSO and Cluster zoning districts

** Includes the RM zoning district

*** Buffer shall increase to 75 feet in width when adjacent to truck docks or outdoor storage areas

610-20.7 **Supplemental Plantings.**

A. Buffers in which vegetation is non-existent or is inadequate to meet the screening requirements of this UDO shall be planted with supplemental plantings so as to provide a year-round effective visual screen.

B. Supplemental plantings and replantings shall consist of a combination of evergreen and deciduous trees and shrubs adaptable to the region. Deciduous trees shall be a minimum of 2 inches in caliper and evergreen trees shall be a minimum of 6 feet in height at time of planting and shall be a species which will achieve a height of at least 20 feet at maturity. The tree types shall be from the Tree Species Lists in Section 4 of the Appendix. All shrubs shall be a large growing species, shall be a minimum of 3 feet in height at time of planting and shall be a species which will achieve a height of at least 10 feet at maturity.

C. Supplemental plantings shall be installed to allow for proper plant growth and maintenance.

D. All supplemental plantings in buffers shall be limited to no more than 33 1/3 percent of one genus of tree. Calculations are required on Tree Preservation and/or Tree Replacement Plan.

E. Leyland Cypress, *Cuppressus leylandii* may be used in supplemental replanting in buffers and shall not exceed 33 1/3 percent of total buffer trees. Leyland Cypress is not allowed to fulfill regulatory density requirements, but may be used for screening purposes.

610-20.8 **Disturbance or Encroachments.**

A. Ditches, swales, storm water conveyance facilities, storm water detention ponds, sanitary sewer conveyance facilities, similar facilities, and any associated easements, shall not encroach into a buffer except that necessary access and utility crossings (e.g. storm water or sanitary sewer pipes) may encroach into the buffer as near to perpendicular as practical.

B. Driveways and sidewalks shall not encroach into a buffer except that necessary access crossings may encroach into the buffer as near to perpendicular as practical.

C. Supplemental plantings or replantings of vegetation, or authorized non-vegetative screening devices may encroach into a buffer provided there is minimal disturbance of any significant existing vegetation.

D. Fences are authorized in a buffer provided minimal disturbance occurs. Live trees shall not be removed for the placement of the fence.

E. Land disturbance is authorized per Director approval in areas of a buffer that are devoid of significant vegetation provided that the final grade and replantings of vegetation meet the screening requirements contained herein.

F. Dying, diseased or dead vegetation may be removed from a buffer provided minimal disturbance occurs. Vegetation thus removed shall be replaced where necessary to meet the screening requirements contained herein.

G. Greenway paths or trails as identified in the official Gwinnett County Open Space and Greenways Master Plan are authorized in the buffer. The greenway path or trail shall be located so as to minimize encroachment in the buffer. In cases where there is not adequate existing vegetation to provide an effective year-round visual screen, supplemental plantings shall be planted between the greenway and the property line. When the greenway does not allow adequate space to supplemental plant inside the buffer, vegetation may be planted outside of the buffer.

610-20.9 **Protection during Land-Disturbing Activities.**

A. During authorized land-disturbing activities, undisturbed buffers shall be clearly demarcated and protected prior to commencement of, and during, construction.

B. The method of demarcation and protection used shall be in accordance with best management practices.

610-20.10 **Buffer Reduction.**
Buffers may be partially or wholly reduced in width by one of the following four methods, as applicable:

A. Reductions of buffer width by less than 50 percent may be granted by administrative approval. This procedure may not be used to reduce buffers required as a condition of zoning or Special Use Permit.

B. Reductions of buffer width by more than 50 percent and reductions in buffer width that do not qualify for or receive administrative approval may only be granted by the Board of Commissioners by filing a "Buffer Reduction Application." This procedure may not be used to reduce buffers required as a condition of zoning or Special Use Permit.

C. Buffers that are required as a condition of zoning or Special Use Permit may only be granted by the Board of Commissioners by filing a "Change in Conditions Application" (CIC).

D. Reduction of buffers required under Section 230-130 Supplemental Use Standards may be granted by the Zoning Board of Appeals by filing a "Variance Application."

Section 610-30. Standards for Construction Buffers.

610-30.1 **Where Required.**
Construction buffers shall only be required where specifically provided as a condition of zoning, special use or variance approval.

610-30.2 **Time Constraints.**
Construction buffers shall only be in effect during the construction period of a project and shall terminate upon project completion. In the case of a residential subdivision, a construction buffer shall terminate upon each individual lot with the issuance of a Certificate of Occupancy for the principal dwelling.

610-30.3 **Disturbance or Encroachments.**

A. Construction buffers shall be natural, undisturbed and free of encroachments except as authorized by a condition of zoning, special use or variance approval, or as authorized herein.

B. The encroachment of ditches, swales, storm water conveyance facilities, storm water detention ponds, sediment basins, sanitary sewer conveyance facilities, similar facilities, and any associated easements, into a construction buffer shall not be authorized except that necessary access and utility crossings (e.g. storm water or sanitary sewer pipes), and natural bottom detention ponds (sediment basins must be located outside of the construction buffer) and their appurtenant structures which require no grading and removal of trees, may encroach upon the construction buffer.

C. If the construction buffer on a residential lot is devoid of existing trees and vegetation, and a tree survey is submitted to document this situation prior to conducting land-disturbing activities (including clearing) on the lot, then the Department may authorize the encroachment of a building or structure into the construction buffer for a distance not to exceed 10 feet.

610-30.4 **Protection during Land-Disturbing Activities.**

A. During authorized land-disturbing activities, construction buffers shall be clearly demarcated and protected prior to commencement of, and during, construction.

B. The method of demarcation and protection used shall be in accordance with best management practices.

Chapter 620. Landscape Regulations.

Section 620-10. Applicability.

620-10.1 Nonresidential, Multi-family developments; and areas of commercial and civic uses of Traditional Neighborhood (TND) zoning districts shall provide for and maintain landscape plantings on-site as follows:

A. A Landscape Strip at least 10 feet in width (Type 2, 3, or 5 as shown in Table 620.1) adjacent to any street right-of-way abutting the property and running the length of the entire property frontage.

B. Trees are required for parking lots with five off-street parking spaces or more, and may be planted in areas adjacent or internal to off-street parking lots.

C. Landscape Strips Types 1 or 4, if required, by a condition of zoning, special use or variance approval.

620-10.2 The Director is hereby authorized to grant a modification of up to 50 percent of the 10 foot landscape strip width provided the strip is not required by a condition of zoning, special use, modification, variance, or waiver approval.

620-10.3 Topping trees is not allowed. Trees removed or having had their tops cut after compliance with this UDO shall be replaced with the equivalent inches of removed trees.

A. Trees removed due to death, disease, or insect infestation shall be replaced in accordance with the minimum standards contained in Chapter 630.

B. Appropriate pruning and healthy tree management shall be according to the standards as followed by the International Society of Arboriculture.

620-10.4 **Residential Subdivisions.**
Residential subdivisions shall provide for and maintain landscape plantings on site as set forth in Section 620-60 and 620-70; and in the following circumstances:

A. In no-access easements that are required by this UDO along the line of double frontage lots abutting upon a major thoroughfare.

B. As required by a condition of zoning, special use, modification, variance, or waiver approval.

Section 620-20. Landscape Strip Planting Requirements.

620-20.1 **Minimum Requirements for Landscape Strips.**

A. Landscape Strips shall be provided in conformity with Table 620.1 Landscape Strip Widths, the Guidelines for Landscape Strips provided in the UDO Section 4 of the Appendix and all other requirements of this Chapter 620.

B. Driveway widths and other ingress and egress areas may be subtracted from the landscape strip lineal feet calculation.

C. Utility easement widths shall not be subtracted from the landscape strip lineal feet calculation.

Table 620.1 Landscape Strip Widths.

Type	Landscape Strip Width
Type 1	5 ft.
Type 2	10 ft.
Type 3	10 ft. strip with 4 ft. high masonry wall
Type 4	5 ft. strip with 6 ft. high masonry wall
Type 5	10 ft. strip with 10 ft. high masonry wall

620-20.2 **Ten Foot Wide Landscape Strips.**

A. Proposed developments, other than single-family developments in single-family residential districts, shall include at a minimum 10 foot landscape strip of Type 2, 3, or 5. The landscaping and plantings within or adjacent to the strip shall contain as follows:
   1. One tree for each 40 linear feet of strip length shall be provided. Deciduous trees shall be at least 2 inches caliper and evergreen trees shall be 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in the Tree Species List in Section 4 of the Appendix.
   2. One evergreen shrub, for each 4 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.

B. Trees required herein may be planted and spaced singly or in groups so long as the total number of trees is achieved

C. The remaining ground area shall be sodded, seeded or hydroseeded with turf, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

D. See also UDO Guidelines for Landscape Strips Types 2, 3, and 5 in the UDO Appendix.

620-20.3 **Five Foot Wide Landscape Strips.**

A. If required by zoning, landscape strips which are required to be 5 feet in width shall contain landscaping and plantings within or adjacent to the strip as follows:
   1. One tree for each 50 linear feet of strip length shall be provided. Deciduous trees shall be at least 2 inches caliper and evergreen trees shall be at least 6 feet in height at time of planting. Trees shall be a species native or suitable to this region as provided in the Tree Species List as in Section 4 of the Appendix.
   2. One evergreen shrub for each 8 linear feet of strip length shall be provided. Each shrub shall be a species native or suitable to this region.

B. Trees required herein may be planted and spaced singly or in groups so long as the total number of required trees is achieved.

C. The remaining ground area shall be sodded, seeded or hydroseeded with turf, and/or planted with groundcover species and/or provided with other landscaping material, or any combination thereof.

D. See also UDO Guidelines for Landscape Strip Type 1 and 4 in Section 4 of the Appendix.

620-20.4 **Landscape Strips Wider than 10 Feet.**

Tree and shrub quantities in landscape strips that are required to be wider than 10 feet by a condition of zoning, special use, variance or waiver approval shall be proportional in width to the requirements listed above for 10-foot wide landscape strips (e.g. a 20 foot wide landscape strip would require two trees for every 40 linear feet of strip length and two shrubs, quadruple row spaced, for each 4 linear feet of strip length).

620-20.5 **Encroachments into Landscape Strips.**
Required Landscape Strips shall not be encroached upon by parking spaces, driveway surfaces or storm water detention facilities except that driveway crossings and sidewalks may traverse such strip as near to a perpendicular alignment as practical. Ground signs, walls and the 2 foot by 8 foot concrete pad used for benches and trash receptacles in Overlay Districts may be located in such strip.

Section 620-30. Off-Street Surface Parking Lot Planting Requirements.

620-30.1 **Quantity, Spacing and Planting Standards.**

A. Off-street surface parking lots which are required to contain more than five parking spaces shall contain landscaping and plantings as follows:
   1. Trees shall be provided and maintained adjacent to, and in the interior portions of, parking lots in a ratio of one tree for each seven parking spaces. In addition, every parking space shall be within 60 feet of the trunk of a tree.
   2. Deciduous trees shall be at least 2 inches caliper and evergreen trees shall be at least six feet in height at time of planting. Canopy trees listed in the Tree Species List in Section 4 of the UDO Appendix, shall be selected, planted, and maintained. Any plantings beyond the minimum requirements may come from any of the Tree Species Lists included in Section 4 of the UDO Appendix.

B. The minimum planting area or island for each canopy tree shall be at least 200 square feet. If shared with other trees, 100 square feet for each additional tree shall be added.

C. Trees shall be planted in areas surrounding the perimeter of the parking lot and/or shall be planted in planting areas or islands internal to the parking lot. Trees may be planted and spaced singly or in groups. Each planting area or island shall not be less than four feet in width in any direction.

D. Ground areas shall be sodded, seeded or hydro-seeded with grass and/or planted with groundcover species, and/or provided with other landscaping material, or any combination thereof.

E. Paved or striped islands greater than 50 square feet shall not be allowed. These areas shall contain landscape plantings.

F. The Director is hereby authorized to grant a modification of tree species in cases where parking lot trees are located under power easements.

Section 620-40. Street Tree Requirements in Non-residential Zoning Districts.

A. Street trees shall be provided by the developer in non-residential zoning districts under the following conditions:
   1. In Overlay Districts along the right-of-way of the streets listed in Section 220-30.3D.4.
   2. In zoning districts MU-N, MU-C, and MU-R.
   3. As a condition of zoning.

B. When street trees are required in non-residential zoning districts the following regulations shall apply:
   1. Street trees shall be located along the property frontage, either inside or outside of the right-of-way, in no case closer than 11 feet to the edge of pavement or back of curb. When the street trees are proposed inside the right-of-way they shall be located outside of the clear zone per the current edition of the AASHTO Roadside Design Guide subject to Department of Transportation approval.
   2. One tree per 50 linear feet of property frontage (both sides of street) shall be provided.
   3. Street trees in Overlay Districts shall be selected from the Large Tree Species list in the UDO Appendix and shall be 3 inches caliper at time of planting.
   4. Street trees shall be spaced as evenly as possible along the property frontage to create a unified and repetitive tree canopy at maturity with consideration given to lighting, underground utility placement, and utility easements.

5. Underground utilities are required when planting street trees.
6. Provide a minimum 200 square feet planting area per street tree. When 200 square feet of planting area is not possible, for example, in a streetscape setting, tree pits shall be utilized.

C. Prior to the issuance of a development permit a street tree plan shall be submitted for review and approval.
   1. Street tree plan must show compliance with the above requirements and include details for hardscape, paver stones, landscape area, ground cover, tree grates, tree pits, and soil composition.
   2. Street tree plan shall be reviewed and approved by the GCDOT for County maintained roads and by the GDOT for State Highways.

D. Street trees shall be planted as follows:
   1. The owner/developer shall be responsible for planting of street trees on common area prior to the approval of the Final Plat.
   2. The lot owner/developer shall be responsible for the planting of street trees in front of the affected lots prior to the issuance of a Certificate of Occupancy.

E. Street trees shall be cared for and maintained by the owner of the property on which they are located, except in developments where the property owners association provides maintenance and care.

F. A Right-of-Way Encroachment Maintenance Agreement shall be provided by the developer for street trees located within the right-of-way.

G. A maintenance responsibility statement shall be provided on the Final Plat that describes who is responsible for the maintenance and replacement of street trees and trees located in common areas.

H. When a Final Plat is not required the maintenance responsibility statement shall be provided on the Site Development Plan.

I. Street tree maintenance shall include replacement and pruning as necessary. Pruning and tree management shall be in accordance with standards of the International Society of Arboriculture.

J. The Director is hereby authorized to grant a modification for street tree location and genus and species variation.

Section 620-50. Tree Requirements in Single-Family Attached Residential Zoning Districts.

In single-family attached residential zoning districts developers shall comply with this Section by providing 16 Tree Density Units per acre.

Section 620-60. Tree Requirements in Single-Family Detached Residential Zoning Districts R-75 MOD, R-60, TND, R-SR, or R-ZT.

In single-family detached residential zoning districts listed above developers and homebuilders shall comply with this Section by planting street trees or two trees per lot and by providing 16 Tree Density Units per acre.

A. When the lot trees option is selected in order to comply with this Section, individual lot trees shall be provided or preserved on each lot within the subdivision.

B. When the street tree option is selected in order to comply with this Section, street trees shall be provided.

C. Sixteen Tree Density Units per acre shall be provided.

Section 620-65. Tree Requirements in Single-Family Detached Residential Zoning Districts R-100 CSO, R-75 CSO and OSC.

In single-family detached residential zoning districts listed above developers and homebuilders shall comply with this Section by planting street trees and by providing 16 Tree Density Units per acre.

A. Street trees shall be provided. Refer to Section 620-75.B for street tree requirements.

B. Sixteen Tree Density Units per acre shall be provided.

Section 620-70. Tree Requirements in Single-Family Detached Residential Zoning Districts RA-200, R-100, R-75 or R-100 MOD.

In single-family detached residential zoning districts listed above, developers and homebuilders shall comply with this Section by planting street trees, by planting two trees per lot, and by providing 16 Tree Density Units per acre.

A. Individual lot trees shall be provided or preserved on each lot within the subdivision.

B. Street trees shall be provided.

C. Sixteen Tree Density Units per acre shall be provided.

Section 620-75 Tree Requirements in Residential Zoning Districts

Prior to the issuance of a development permit a Tree Preservation and/or Replacement Plan shall be submitted for review and approval that shows compliance with the tree requirements.

A. When planting lot trees in residential districts the following regulations shall apply:
   1. Two trees per lot shall be provided or preserved in the front, side, or rear yard provided trees are not located in utility easements, drainage easements, or septic drain fields.
   2. The homebuilder shall be responsible for planting or preserving the individual lot trees prior to the issuance of a Certificate of Occupancy.
   3. Lot trees shall be selected from the Tree Species List in the UDO Appendix and shall be at least 2 inch caliper at time of planting.

B. When planting street trees in residential zoning districts the following regulations shall apply:
   1. Underground utilities are required.
   2. One tree per 50 linear feet of street (both sides of street) shall be provided.
   3. Street trees shall be located outside of the street right-of-way, within 5 feet of the right-of-way.
   4. Street trees shall be selected from the Tree Species List in the UDO Appendix and shall be at least 3 inch caliper at time of planting.
   5. Maximum allowable genus of street trees shall be 33 1/3 percent of entire subdivision or one genus per street.
   6. Prior to permit issuance an overall street tree plan shall be submitted for review and approval that indicates the location; size; genus, species, and variety; genus percentages, and planting details. The street tree plan may be a part of the Tree Preservation and/or Replacement Plan.
   7. The developer shall be responsible for the planting of street trees on common area and conservation space lots prior to the approval of the Final Plat.
   8. The homebuilder shall be responsible for the planting of street trees in front of the affected individual lots prior to the issuance of a Certificate of Occupancy.
   9. Street tree planting shall be delayed from June through August.
   10. Street trees shall be maintained and cared for by the property owner except in subdivisions in which the property owners association provides maintenance and care. Maintenance shall include replacement and trimming as necessary. Pruning and tree management shall be in accordance with standards of the International Society of Arboriculture.

C. When 16 Tree Density Units per acre is required the following regulations shall apply:
   1. Density may be achieved by preserving existing trees, planting new trees, or a combination of the two methods.
   2. Prior to permit issuance of a development permit a Tree Preservation and/or Replacement Plan shall be submitted, for review and approval that shows compliance with the tree requirements.
   3. Trees planted to meet the two trees per lot and/or street tree requirement may be counted toward the tree density unit requirement.
   4. New trees shall be selected from the Tree Species List in the UDO Appendix and shall be a minimum of 2 inch caliper at time of planting. Existing trees shall be a minimum of 3 inches in diameter.
   5. Preserved trees counted toward meeting the Tree Density Units shall be protected with Tree Protection Fence at the dripline or critical root zone (whichever is greater) prior to the start of construction.

D. A maintenance responsibility statement shall be provided on the Final Plat that describes who is responsible for the maintenance and replacement of lot trees, street trees, and trees located in common areas.

Section 620-80. No Access Easement Screening Requirements.

620-80.1 When no-access easements are required by the UDO the developer may choose from the following:

A. Six foot high opaque fence.

B. A single row of evergreen trees spaced no greater than 10 feet apart.

620-80.2 When a 5 foot landscape strip with a 6 feet in height screening wall (Type 4 landscape strip) is required for a no-access easement as a condition of zoning the developer shall provide the following:

1. Planted with a single row of street trees spaced every 50 linear feet of landscape strip and small evergreen shrubs spaced one shrub for every 8 linear feet of landscape strip.

620-80.3 When a 10 foot landscape strip with a 10 feet in height masonry screening wall (Type 5 landscape strip) is required for a no-access easement as a condition of zoning the developer shall choose from the following:

A. Planted with a single row of street trees spaced every 40 linear feet and evergreen shrubs that reach 10 feet in height at maturity spaced every 6 linear feet; or,

B. Planted with a single row of evergreen trees at least 6 feet in height at time of planting and spaced no greater than 10 feet apart; or,

C. Contain such other landscaping treatments or grade changes that will produce a partial screening effect as authorized by the Director.

Chapter 630. Tree Preservation and Replacement Regulations.

Section 630-10. Applicability and Exemptions.

630-10.1 **Applicability.**

This Chapter shall apply to any activity on real property which requires the issuance of a Development or Land Disturbance Permit except as otherwise excluded in accordance to Table 630.1 Summary of Applicability and Exemptions at the end of this section, or as described herein. In applicable cases where the Gwinnett County Board of Commissioners has approved a streetscape plan, its provisions shall supersede the minimum requirements of those set forth in Section 630-20.4.B.

630-10.2 **Grandfathered Projects.**

A. In no event shall any grandfather clause be extended to permits that have not started and expired or are unfinished and expired for a greater time period than 24 months from the date of enactment of this UDO.

B. For those projects where a development permit was issued and where development was completed prior to the effective date of this UDO and is proceeding with additional development on a portion of the property see Section 630-90 for re-development thresholds.

630-10.3 **Horticultural or Agricultural Operations.**

A. All land-disturbing activities associated with plant or tree nurseries and botanical gardens shall be exempt from the terms and provisions of this Chapter in relation to those trees which are being grown for relocation and continued growth in the ordinary course of business, or for some public purpose.

B. All land-disturbing activities associated with orchards of trees in an active commercial operation shall be exempt from the terms and provisions of this Chapter for bona fide agricultural purposes only.

630-10.4 **Removal of Disease or Insect Infestation.**

Upon the written advice of the Gwinnett County Cooperative Extension Service, the Georgia Forestry Commission, or a certified arborist, in accordance with commonly accepted forestry practices and a finding of disease or insect infestation, the Director may authorize the removal of trees to prevent the transmission of disease or infestation, to prevent the danger of these trees falling, or to prevent potential injury to life and property. The owner/developer, prior to the removal of these trees, shall notify the Director, identifying the location of the property where the infested trees are and shall submit to the Director the written finding of the County Extension Service, Georgia Forestry Commission, or certified arborist. The applicant shall also meet the site requirements below.

A. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized removal of diseased or insect infested trees. If applicable, a Tree Preservation and/or Tree Replacement Plan may be required to show compliance with 24 tree density units per acre.

B. Specimen trees that meet the identification criteria and are not diseased or insect infested shall be preserved and protected as outlined in Section 630-70.

C. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

630-10.5 **Site Requirements for Limited Land-Disturbing Activities.**

A. Permits authorizing limited land-disturbing activities shall be required to follow these additional site requirements:
   1. In zoning districts other than RA-200, properties which are not under the authorization of a Final Plat and which exceed 1 acre in size, disturbance shall be authorized only in accordance with the issuance of a land disturbance permit and shall require the submittal and approval of a Tree Preservation and/or Replacement Plan.
   2. A 50 foot undisturbed buffer (not a zoning buffer) shall be provided and maintained along the entire perimeter of the property, including road frontages, during the land-disturbing activity, except for authorized access crossings.
   3. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized land-disturbing activities. The 50 foot perimeter buffer and specimen trees may be counted toward meeting the 24 tree density units per acre.
   4. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

630-10.6 **Tree Thinning.**

Upon the written advice and findings of the County Extension Service, Georgia Forestry Commission, or a certified arborist, the thinning of trees (selective cutting only) in zoning districts other than RA-200, solely for the purpose of good forestry management, if permitted per zoning condition, shall require the submittal and approval of a land disturbance permit and a Tree Preservation and/or Replacement Plan. The applicant shall also meet the following requirements:

A. A 50 foot undisturbed buffer (not a zoning buffer) shall be provided and maintained along the entire perimeter of the property, including road frontages, during the land-disturbing activity, except for authorized access crossings.

B. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized land-disturbing activities. The 50 foot perimeter buffer and specimen trees may be counted toward meeting the 24 tree density units per acre. If applicable, a Tree Preservation and/or Replacement Plan may be required to show compliance with 24 tree density units per acre.

C. Specimen trees that meet the identification criteria shall be preserved and protected as outlined in Section 630-70.

D. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

630-10.7 **Timber Harvesting.**

Timber harvesting (selective cutting or clear-cutting) for pulpwood or sawtimber shall be exempt within the RA-200 zoning district. In other zoning districts, properties which are not under the authorization of a Final Plat and which exceed 1 acre in size, timber harvesting shall be authorized only in accordance with the issuance of a land disturbance permit and shall require the submittal and approval of a Tree Preservation and/or Replacement Plan, and shall also meet the following requirements:

A. A 50 foot undisturbed buffer (not a zoning buffer) shall be provided and maintained along the entire perimeter of the property, including road frontages, during the land-disturbing activity, except for authorized access crossings.

B. The property shall be required to meet a Tree Density Standard of 24 units per acre upon completion of authorized land-disturbing activities. The 50 foot perimeter buffer and specimen trees may count towards meeting the 24 tree density units per acre.

C. Specimen trees that meet the identification criteria shall be preserved and protected as outlined in Section 630-70.

D. The owner/developer shall use the recommended Best Management Practices (BMP's) as established by the Georgia Forestry Commission.

TABLE 630.1 Summary of Applicability and Exemptions.

Project Type	Type of Construction	Applicability
Grandfathered Projects	In no event shall any grandfather clause be extended to permits that have not been started and expired, or are unfinished and expired, for a greater time period than 24 months from the date of enactment of this UDO. For those projects where a development permit was issued and where development was completed prior to the effective date of this UDO and is proceeding with additional development on a portion of the property see Section 630-90 for re-development thresholds.	Exempt (see 630-10.2.)
Horticultural or Agricultural Operations	Land clearing for clearly agricultural purposes, including Plant or Tree Nurseries; Orchards	Exempt (see 630-10.3.)
Diseased or Insect Infested Trees	Removal upon advice and written finding of County Cooperative Extension Service, Georgia Forestry Commission, or Certified Arborist.	TP/RP Required (see 630-10.4.)
Tree Thinning	Thinning of trees (selective cutting) in zoning districts other than RA-200 solely for the purpose of good forestry management, utilizing recommended BMP's of the Georgia Forestry Commission, upon the advice and written findings of the County Extension Service, Georgia Forestry Commission, or Certified Arborist.	TP/RP Required (see 630-10.6.)
Timber Harvesting	Properties which are not under the authorization of a Final Plat which exceed 1 acre in size, timber harvesting shall be authorized only in accordance with the issuance of a land disturbance permit.	TP/RP Required (see 630-10.7.)
Private or Public Utilities, and County Greenways	Land clearing for utilities and greenways and construction of private or public utilities or greenways	Exempt (see 630-20.3.)
Residential Lots or Subdivisions	Clearing, Clearing and Grubbing, Grading, Development or Building Permit	Two trees per lot and street trees and TP/RP meeting 16 TDU's *(see 630-20.4.)
Residential Recreation Areas, Multifamily and Non-residential Individual Sites	Clearing or clearing and grubbing only.	TP/RP required (see 630-20.2.)
	Grading or Development Permit	TP/RP required (see 630-20.2.)
	Building Permit	Covered by TP/RP as approved by LDP (see 630-20.2)

Section 630-20. Permit Requirements.

630-20.1 **Land Disturbance Permit Required.**

Land-disturbing activities shall not commence until such activities have been authorized by issuance of an appropriate land disturbance or development permit under the provisions of this UDO. Once a Final Plat has been recorded, land-disturbing activities on residential lots shall not occur until a lot disturbance permit for a specific lot has been obtained.

630-20.2 **Tree Preservation and/or Replacement Plan Required.**

A. For projects not exempt from the provisions of this Chapter, as described in Section 630-10, a Tree Preservation and/or Replacement Plan shall be submitted along with the Tree Canopy Calculation, and the other documents required by the UDO for the issuance of a Clearing, Clearing and Grubbing, Grading, or Development Permit.

B. Tree Preservation and/or Replacement Plans, including the Tree Canopy Calculation, and related documentation shall be reviewed by the Department for conformance to the provisions of this Chapter along with and at the same time as all other plans required for a requested land disturbance permit under the provisions of the UDO.

C. Clearing, grading and development activities shall conform in all respects with the approved Tree Preservation and/or Replacement Plan. Any revisions to the proposed development of a property, and any changes reflected in a subsequently submitted permit application, shall be shown on a revised Tree Preservation and/or Replacement Plan and be approved as part of the new or revised permit prior to the commencement of such changed activities.

630-20.3 **Limited Land Disturbing Projects.**

Projects which propose only limited development activities may be issued a land disturbance permit without a Tree Preservation and/or Replacement Plan under the following circumstances:

A. Private or public utility easements and County greenways on public access easements and private or public utility easements shall not be required to submit a Tree Preservation and/or Replacement Plan if the proposed land-disturbing activities are strictly limited to those directly related to the placement of required soil erosion and sedimentation controls, the installation of public or private utilities, the installation of County greenways on public access easements and private or public easements, or other required improvements expressly required by the County or by a condition of zoning, special use, modification, waiver or variance approval.

B. Residential recreation areas, individual multifamily residential and attached townhomes (not on individual lots), and non-residential projects (not involving the subdivision of the property) may not be allowed to undertake activities limited to clearing, or clearing and grubbing only, without approval of a Tree Preservation and/or Replacement Plan. Additional areas may be designated by the Department to remain undisturbed as may be reasonably required with consideration given to the proposed use of the property, as well as adjacent properties, in accordance with the Gwinnett County 2030 Unified Plan.

C. The limits of clearing or clearing and grubbing shall be established no closer to the boundaries of all said undisturbed areas than the driplines of the trees that are located within said areas.

D. For any property for which a Tree Preservation and/or Replacement Plan was not required prior to issuance of a land disturbance permit under the provisions of Subsection 630-20.2, all areas required to be undisturbed shall be provided with protective tree fencing along the limits of clearing or grading which adjoin existing trees in accordance with the provisions found in Subsection 630-50.2. These measures shall be in place prior to beginning clearing or grading activities and shall be maintained throughout the land-disturbing period.

Section 630-30. Tree Density Requirements.

630-30.1 **Tree Density Standard.**

A. On each property for which a Tree Preservation and/or Replacement Plan is required, existing trees shall be retained and new trees shall be planted such that the property shall attain or exceed a Tree Density Standard of 16 Tree Density Units per acre, or 20 Tree Density Units per acre as specified in the Overlay Districts, or 24 Tree Density Units per acre for limited land-disturbing activities (Sections 630-10.4, 5, 6 and 7).

B. Trees, both existing and new, shall be reasonably distributed throughout the site, with emphasis on tree groupings to achieve aesthetic results following professional landscaping standards. Trees, including street trees, may be retained or planted for credit within a public street right-of-way.

C. Trees located in a stream buffer may be counted toward fulfilling the Tree Density Standard provided the acreage within the stream buffer is included in the calculations used to fulfill the Tree Density Standard.

D. Trees, both existing and new, located in a temporary construction buffer may be counted toward fulfilling the Tree Density Standard provided the acreage within the temporary construction buffer is included in the calculations used to fulfill the Tree Density Standard.

E. If a specimen tree's Critical Root Zone (CRZ) falls outside of the buffer partial credit may be obtained toward fulfilling the Tree Density Standard. See Section 630-30.5 in this UDO.

630-30.2 **Buffer Exclusion in Fulfilling the Tree Density Standard.**

A. Existing trees proposed to be retained and preserved, and new trees proposed to be planted, in order to meet the buffer requirements as required per Table 610.1, as required by the Supplemental Use Standards, or as a condition of Zoning, Special Use, Variance, or Waiver approval shall not be considered in fulfilling the requirements of Tree Density Standard for the project.

B. The acreage within the buffer shall be excluded from the overall acreage used to calculate the Tree Density Standard.

630-30.3 **Easement Exclusion.**

Properties possessing natural gas, petroleum or electric power transmission easements, or major sanitary sewer main (greater than 8 inches in diameter) or water main (greater than 16 inches in diameter) distribution easements, may exclude the land area contained in the easement from the total acreage of the property in fulfilling the Tree Density Standard provided that no improvements (e.g. parking lots, tennis courts, driveways, greenways, storm water detention facilities, etc.) are proposed within the easement. If any improvements are proposed within the easement, then the land area so used within the easement for the improvements, plus an additional 10-feet of land area surrounding the improvements, shall be included in the total acreage of the property to fulfill the Tree Density Standard.

630-30.4 **Lake and Pond Exclusion.**

Properties with a lake or pond greater than 1 acre in size may exclude the land area contained in the lake or pond from the total acreage of the property in fulfilling the Tree Density Standard.

630-30.5 **Tree Density Standard Calculation.**

The Tree Density Standard shall be calculated by summing the following credits and dividing by the total acreage of the project included within the limits of the permit application (but excluding any acreage included within a zoning buffer and other land area allowed to be excluded by this Chapter).

A. Existing trees.

1. Credit for existing trees proposed to be preserved on the site shall be calculated by multiplying the diameter of the tree times the units assigned in Table 630.2. Credit for Existing Trees. Credit shall be given for all trees preserved on a property having a diameter of 3 inches or more, except trees located in a required zoning buffer. Tree sample areas of similar vegetation of 50 square feet or larger may be used as a method of measuring Tree Density Units.

B. New trees.

1. Credit for new trees proposed to be replaced on the site shall be calculated based on the units assigned in Table 630.4, Credit for Replacement Trees. Credit shall be given for all new trees replaced on a property except for trees 1 inch or less in caliper and new trees planted in a required zoning buffer. Deciduous trees shall be a minimum 2 inches in caliper and evergreen trees shall be a minimum of 6 feet in height. New multi-trunked trees shall only be given credit by measuring the single largest trunk and not the cumulative total of the various trunks. Tree-form shrubs shall not be given credit for satisfying the required Tree Density Standard.

C. Specimen trees.

1. Credit for specimen trees preserved on the site shall be calculated based on the units assigned in Table 630.3, Credit for Specimen Trees. When multi-trunked specimen trees split below diameter at breast height the trunk shall be measured at the narrowest point below the split.
2. The Critical Root Zone (CRZ) shall include no less than the minimum area beneath a tree that must be left undisturbed. The CRZ is a concentric circle centering on the specimen tree's trunk with a radius equal in feet to 1.5 times the number of inches of the trunk's diameter at breast height (4.5 feet) or the dripline, whichever is greater. For example the CRZ for a 24 inch diameter tree trunk is a 36 foot radius concentric circle from the trunk of the tree. However, if the dripline extends further than the 36 foot circle that dripline shall take precedence.
3. Credit shall be given for all specimen trees preserved on a property except for those located in a required zoning buffer where partial credit may be given. A specimen tree located within a buffer with a CRZ extending beyond the buffer is allowed partial credit toward Tree Density Units. The partial credit is based on the percentage of CRZ that is outside of the buffer. For example: a 30 inch specimen tree's CRZ extends by 20 percent over the buffer line then the developer receives 20 percent of the credit for a 30 inch existing specimen tree (19.6 x .20 = 3.92 TDU's).
4. To determine the percentage of CRZ outside of the buffer, measure the area of the CRZ circle. Then measure the area of CRZ outside of the buffer. Divide the smaller number into the larger number and that is the percentage of CRZ. For example: a specimen tree's CRZ is 6,000 square feet, 1,200 square feet is outside of the buffer. Divide 1,200 by 6,000 and the answer is .2 or 20 percent of the CRZ is outside of the buffer.

D. Additional credits shall be granted under the following circumstances:

1. Existing trees to be preserved within a 100-year flood plain shall be granted a bonus credit of 50 percent of the units assigned in Table 630.2 unless the tree is located within a required zoning buffer.

E. Genus percentage for overall site.

1. There shall be no more than 33 1/3 percent of any one genus of tree for overall site. Provide calculations on the Tree Preservation and/or Tree Replacement Plan.

630-30.9 **Trees Selected for Planting.**

A. **Replacement trees proposed to be planted for credit toward meeting the minimum required Tree Density Standard on a property shall comply with the following:**

1. The spacing of replacement trees must be compatible with spatial site limitations and with responsible consideration towards species size when mature.
2. Trees selected for planting shall be a species listed in the Tree Species List in Section 4 of the UDO Appendix. Standards for transplanting shall be in keeping with those established by the International Society of Arboriculture, as included in the "Tree and Shrub Transplanting Manual," latest edition. Refer to the American Association of Nurserymen publication "American Standard for Nursery Stock" (ANSI Z60, 1973) for plant material quality specifications. Refer to the "Manual of Woody Landscape Plants" (Michael Dirr, 1983, Castle Books) for information on tree species site requirements.
3. Trees selected for planting must be free from injury, pests, disease, nutritional disorders or root defects, and must be of good vigor, so as to assure a reasonable expectation of survivability.

Table 630.2. Credit for Existing Trees (measured at 4.5 feet above the ground).

*Conversion from tree diameter in inches to tree density units for trees remaining on site**							
DIA.	UNITS	DIA.	UNITS	DIA.	UNITS	DIA.	UNITS
3	.75	15	3.6	27	12.0	39	24.9
4	.90	16	4.2	28	12.9	40	26.1
5	1.05	17	4.8	29	13.8	41	27.6
6	1.35	18	5.4	30	14.7	42	28.8
7	1.50	19	6.0	31	15.6	43	30.3
8	1.65	20	6.6	32	16.8	44	31.8
9	1.8	21	7.2	33	17.7	45	33.0
10	1.95	22	7.8	34	18.9	46	34.5
11	2.1	23	8.7	35	20.1	47	36.0
12	2.4	24	9.3	36	21.3	48	37.8
13	2.7	25	10.2	37	22.5	49	39.3
14	3.3	26	11.1	38	23.7	50	40.8

** Tree diameter for existing trees is measured at 4.5 feet above the ground. Tree diameter fractions may be "rounded up" if 0.5 inches or greater or "rounded down" if less than 0.5 inches.*

Table 630.3. Credit for Specimen Trees (measured at 4.5 feet above the ground).

*Conversion from specimen tree diameter in inches to specimen tree density units for specimen trees on site**							
DIA.	UNITS	DIA.	UNITS	DIA.	UNITS	DIA.	UNITS
12	3.2	24	12.4	36	28.4	48	50.4
13	3.6	25	13.6	37	30.0	49	52.4
14	4.4	26	14.8	38	31.6	50	54.4
15	4.8	27	16.0	39	33.2	51	56.4
16	5.6	28	17.2	40	34.8	52	58.4
17	6.4	29	18.4	41	36.8	53	60.4
18	7.2	30	19.6	42	38.4	54	62.4
19	8.0	31	20.8	43	40.4	55	64.4
20	8.8	32	22.4	44	42.4	56	66.4
21	9.6	33	23.6	45	44.0	57	68.4
22	10.4	34	25.2	46	46.0	58	70.4
23	11.6	35	26.8	47	48.0	59	72.4

**Tree diameter for existing trees is measured at 4.5 feet above the ground.*
*** Multi-trunked specimen trees shall be measured at the narrowest point below the split.*

Table 630.4. Credit for Replacement Trees (measured at 6 inches above the ground).

*Conversion from tree caliper to tree density units for proposed replacement trees**			
Caliper	Units	Caliper	Units
2	.5	9	1.5
3	.6	10	1.7
4	.7	11	1.9
5	.9	12	2.1
6	1.0	13	2.3
7	1.2	14	2.5
8	1.3	15	2.7

**Tree caliper for new replacement trees is measured at 6 inches above the ground. Tree caliper fractions may be "rounded up" if 0.5 inches or greater or "rounded down" if less than 0.5 inches. New planted multi-trunked trees shall be given credit by measuring the single largest trunk only. Tree-form shrubs shall not be given credit.*

Section 630-40. Tree Canopy Calculation Requirement.

630-40.1 The tree canopy calculation requirement is required for all new developments and existing developments adding structural or site improvements.

630-40.2 **Tree Canopy Calculation.**

A. The tree canopy shall be calculated by assigning square feet of canopy to each tree proposed and each tree preserved. Square feet of canopy can be found in the Tree Species List in Section 4 of the UDO Appendix. Stands of three or more existing trees can be computed with polygons and given in terms of square feet. Both existing and newly planted trees located in buffers shall be counted. Include buffer trees, landscape strip trees, parking lot trees and any tree preserved or replaced within the site in the tree canopy calculation.

B. Add the total square feet of canopy. Take the total site acreage and convert that to square feet. Divide the total square feet of canopy into the total square feet for the site and list it as a percentage. Provide these calculations on the Tree Preservation and/or Replacement plan. There is no minimum or maximum tree canopy percentage required at this time.

Example of Tree Canopy Calculation.

Qty	Botanical Name	Canopy Area in square feet	Total Canopy area in square feet
10	Fraxinus pennsylvanica	491	4,910
27	Juniperus virginiana	79	2,133
14	Quercus coccinea	1,590	22,260
8	Nyssa aquatica	1,256	10,048
23	Pinus taeda	491	11,293
6	Existing oak hardwoods	1,800 (avg.)	10,800
	Existing (mixture of softwoods and hardwoods)	polygon	23,400
4.0 Acres		TOTAL	84,844
	Total site acreage		174,240
	Percentage of total site covered by canopy	84,844 divided by 174,240	49%

Section 630-50. Tree Preservation and Replacement Requirements.

The following guidelines and standards shall apply to trees proposed to be preserved for credit toward meeting the minimum required Tree Density Standard on a property and to all boundary trees extending into permitting property.

630-50.1 **Tree Protection Areas.**

A. The root system is generally within the dripline or Critical Root Zone. To protect these critical roots, a Tree Protection Area shall be established around each tree or group of trees to be retained.

B. The Tree Protection Area shall include no less than the total area beneath the tree canopy as defined by the dripline or Critical Root Zone of the tree or group of trees collectively.

C. Site Utility and Grading Plans shall clearly indicate that the Tree Protection Areas will not be disturbed.

D. Construction site activities such as parking, materials storage, concrete washout, burnhole placement, etc., shall be arranged so as to prevent disturbances within Tree Protection Areas.

630-50.2 **Protective Barriers.**

A. Protective tree fencing shall be installed between buffers, Tree Protection Areas and areas proposed to be cleared, graded, or otherwise disturbed on the site, prior to any land disturbance.

B. All Tree Protection Areas shall be designated as such with "tree save area signs" posted in addition to the required protective fencing. Signs requesting subcontractor cooperation and compliance with tree protection standards are recommended for site entrances.

C. All Tree Protection Areas must be protected from soil sedimentation intrusion through the use of silt screens or other acceptable measures placed up-slope from the tree protection area.

D. All protective tree fencing and all erosion control barriers must be installed prior to and maintained throughout the land-disturbing and construction process, and should not be removed until final landscaping is installed.

630-50.3 **Encroachment.**
If encroachment into a Tree Protection Area occurs causing irreparable damage to the trees, the Tree Preservation and/or Replacement Plan shall be revised to compensate for the loss. Under no circumstances shall the developer be relieved of responsibility for compliance with the provisions of this Chapter of the UDO, nor shall plan revision activities stop the Department from instituting action for violation of this Chapter of the UDO.

Section 630-60. Tree Species List Requirements.

Tree species lists are found in Section 4 of the UDO Appendix. The Director is authorized to administratively add and delete species to all lists. Except as specifically approved by the Director as a modification, only the trees listed shall be given credit towards meeting the requirements of this Chapter.

Section 630-70. Specimen Trees.

630-70.1 Specimen trees are required to be preserved. A preliminary site visit shall take place on site between the certified arborist, authorized registered professional or registered forester contracted by the developer and the Department of Planning and Development staff certified arborist and a determination shall be made at that time which trees are identified as specimen trees. A site visit prior to approval of the Specimen Tree Concept Plan will allow for incorporation of specimen trees into the overall site design. For preliminary site visit criteria refer to Section 630-70.4 of this UDO. For plan preparation guidelines for the Specimen Tree Survey and Specimen Tree Concept Plan refer to Section 320-20 of this UDO.

630-70.2 A Specimen Tree Survey Plan is required to be submitted to the Department for all development that does not meet the exemptions listed in Section 630-70.8 below prior to the Specimen Tree Concept Plan submittal and shall be prepared by a certified arborist, authorized registered professional or registered forester. In cases where there is phasing of development a Specimen Tree Survey Plan and a Specimen Tree Concept Plan is required for the entire property boundaries prior to the Final Plat for the first phase. Any tree that meets the identification criteria for tree size in Section 630-70.3 below is considered a specimen tree and shall be shown on the Specimen Tree Survey Plan. Any tree that meets the identification criteria for tree size and condition in Section 630-70.3 shall be shown on the Specimen Tree Concept Plan. In general, the Specimen Tree Survey Plan shows where the existing specimen trees that meet the identification criteria for size are located and the Specimen Tree Concept Plan shows where the existing specimen trees that meet the identification criteria for size and condition are located in relation to the conceptual site design. For plan preparation guidelines for the Specimen Tree Survey and the Specimen Tree Concept Plan refer to Section 320-20 of this UDO.

630-70.3 **Specimen Tree Identification.**

A. Identification Criteria.
   1. Tree Size:
      Tree must meet size criteria in number 1. and in number 2. below tree must meet conditions a. through e. Conditions f. and g. are optional.
      a. Large Hardwood: 28 inch diameter or larger
      b. Large Softwood: 30 inch diameter or larger
      c. Small Native Flowering: 12 inch diameter or larger
         i. The list below indicates small native flowering specimen tree types:
            - Cercis canadensis, Eastern Redbud
            - Cornus florida, Flowering Dogwood
            - Amelanchier arborea, Serviceberry
            - Oxydendrum arboretum, Sourwood

   2. Condition.
      a. A life expectancy of greater than 10 years.
      b. A sound and solid trunk with no extensive decay or hollow, and less than 20 percent radial trunk dieback.
      c. No more than one major and three minor dead limbs (hardwoods only).
      d. No major insect problem.
      e. No major pathological problem (fungus, virus etc.).
      f. Exceptional quality.
      g. Of historical significance.

630-70.4 **Preliminary Site Visit.**

A. **Prior to the preliminary site visit the developers certified arborist, authorized registered professional, or registered forester shall:**
   1. Locate and flag specimen trees that meet the size criteria with green and white striped tape.
   2. Number specimen trees that meet the size criteria with tree ID tags.
   3. Prepare Specimen Tree Survey (Section 320-20.1).
   4. Provide two hard copies of the Specimen Tree Survey to the Development Inspections Section of the Department of Planning and Development.
   5. Contact the Development Inspections Section of the Department to arrange the preliminary site visit with the staff certified arborist.

B. **The staff certified arborist meets the developers certified arborist, registered forester, or authorized registered professional on site, evaluates specimen trees and prepares and issues an arborist report.**

630-70.5 **Specimen Tree Stands.**

A. **Specimen tree stands are required to be preserved. At the preliminary site visit the certified arborist, authorized registered professional or registered forester contracted by the developer shall meet with the Department of Planning and Development staff certified arborist and determine which trees are identified as specimen tree stands. If groupings of trees are designated as specimen tree stands, they are required to be preserved and shown on the Specimen Tree Survey Plan and Specimen Tree Concept Plan. Specimen tree stands shall be marked as listed above in Section 630-70.4.**

B. Identification Criteria (meeting one or more of the following):
   1. Contiguous group of trees that contain one or more specimen trees and the specimen trees are interlocked with other members of the stand in such a manner as to endanger the specimen tree if other members of the stand were to be removed.
   2. Stand of historical significance.
   3. Exceptional aesthetic quality or striking characteristics.
   4. Unique, of a rare or unusual species.

630-70.6 **Specimen Tree Preservation:**

A. Additional density credit will be given for the preservation of specimen tree(s) given tree preservation is followed per the guidelines listed below and in this Chapter. Credit for any successfully saved and maintained specimen tree is listed in Table 630.3, Credit for Specimen Trees.

630-70.7 **Specimen Tree Protection.**

A. Specimen trees identified as preserved on the Specimen Tree Concept Plan shall have tree protection fence at the Critical Root Zone or dripline, whichever is greater, after the pre-construction meeting and prior to any land disturbance.

B. The layout of utility lines, easements, and grading shall be outside the Critical Root Zone or dripline.

C. There shall be no parking, construction material storage, bury pits, concrete or gravel wash out, within Critical Root Zones, driplines, and Tree Save Areas.

D. Critical Root Zone or dripline of specimen tree(s) and Tree Save Areas shall remain undisturbed with the following exceptions:
   1. Thinning is allowed and may include manual removal (no motorized/ wheeled or track vehicles) of non-specimen trees. Stumps may be ground provided there is no grading disturbance.
   2. The manual removal of the following plants is allowed : Kudzu, Pueraria lobata; Bamboo spp.; Japanese Honeysuckle, Lonicera japonica; Japanese Climbing Fern, Lygodium japonicum; Mimosa, Albizia julibrissin; Multiflora Rose, Rosa multiflora; Autumn Olive, Elaeagnus umbellata, Chinese Privet, Ligustrum sinense; Chinese Tallow Tree, Sapium sebiferum. A Commercial Applicator License and a Pesticide Contractor License are required by the contractor if the use of herbicides is necessary for noxious plant material removal.
   3. Non-vegetative material may be removed manually.
   4. Thinning and clearing of any vegetative material in the Critical Root Zone shall be done in the landscape installation phase of development.

E. The tree protection fence shall be placed at the dripline or Critical Root Zone of the trees.

F. Tree protective fencing shall be located at the dripline or the Critical Root Zone prior to any land disturbance. A certified arborist shall conduct a site visit after the pre-construction meeting and prior to any land disturbance to inspect tree protection fencing.

G. Specimen trees and clearing limits shall be shown on the Site Development Plan, Grading Plan, Erosion, Sedimentation and Pollution Control Plan, Utility Plan, and Tree Preservation and/or Tree Replacement Plan.

H. The top vegetative cover within the Critical Root Zone or dripline shall remain undisturbed. Mulch may be applied if the certified arborist, authorized registered professional or registered forester finds it will benefit the tree. If mulch is applied, it shall be aged hardwood mulch, and it shall be applied at the landscape installation phase of the project.

I. Tree protection fencing shall be a minimum of four feet in height and be one of the three options listed below:
   1. Orange mesh type fabric or polyethylene laminar safety fencing.
   2. Two inch by 4-inch wood posts and 1 inch by 4-inch wood rails.
   3. Chain link fence, minimum 4 feet in height.

J. Tree protection fences must have signage that reads “Stay Out”, and “Tree Save”, posted on fence every 20 feet with a minimum of four signs.

K. Specimen trees and stands of specimen trees shall be protected from silt.

L. Type C silt fencing must be placed along the outer uphill edge of Tree Protection Zones where land disturbance is taking place.

M. A stop work order will be issued if a project is found to be out of compliance with the requirements of this Chapter.

630-70.8 **Specimen Tree Exemptions.**

The following are exempt from a Specimen Tree Survey Plan and Specimen Tree Concept Plan:

A. Small sites (1 to 2 acres in size) in which it is clearly visible from one vantage point that there are no specimen trees on site are not required to submit a Specimen Tree Survey Plan or Specimen Tree Concept Plan. The Department of Planning and Development shall require a letter from the developer's certified arborist, authorized registered professional or registered forester certifying there are no specimen trees on site.

B. A site that has been previously graded or cleared under a development permit or land disturbance permit and in which there are no specimen trees on site is not required to submit a Specimen Tree Survey Plan or Specimen Tree Concept Plan. The Department of Planning and Development shall require a letter from the developer's certified arborist, authorized registered professional or registered forester certifying there are no specimen trees on site.

C. Private or public utility easements and County greenways on public access easements, and private or public utility easements shall not be required to submit a Specimen Tree Survey Plan or Specimen Tree Concept Plan if the proposed land-disturbing activities are strictly limited to those directly related to the placement of required utilities or placement of County greenways and the installation of private or public utilities, and County greenways on public access easements, private or public utility easements.

630-70.9 **Specimen Tree Critical Root Zone (CRZ) Disturbance.**

A. A maximum of 30 percent of disturbance is allowed within the Critical Root Zone given specific circumstances. Specific circumstances include and are not limited to sidewalks, boardwalks, and paths. Any proposed disturbance shall be reviewed and approved by the Director. Credit may be given for the specimen tree when the Critical Root Zone is disturbed up to 25 percent. Credit is listed in Table 630.3 (Credit for Specimen Trees) and is as follows:
   1. 0 – 10 percent disturbance to the CRZ may receive 100 percent credit.
   2. 10.1 – 15 percent disturbance to the CRZ may receive 75 percent credit.
   3. 15.1 – 20 percent disturbance to the CRZ may receive 50 percent credit.
   4. 20.1 – 25 percent disturbance to CRZ may receive 25 percent credit.
   5. Any proposed disturbance to the specimen tree's CRZ from 25.1 to 30 percent may receive credit based upon what type of disturbance is proposed. Any proposed disturbance and specialty cut slopes shall be reviewed by the Director.
      a. For example: Given a 36 inch specimen tree whose critical root zone is proposed to be disturbed by 15.4 percent: Table 630.3 assigns a 36 inch specimen tree 28.4 tree density units (TDU's). That tree may receive credit for 50 percent of 28.4 TDU's which is equivalent to 14.2 TDU's.

B. When critical root zone disturbance exceeds 30 percent the Director is hereby authorized to determine recompense.

C. In the event a specimen tree's Critical Root Zone has experienced unauthorized impact and the disturbance is documented by photos, the Director is hereby authorized to determine recompense.

630-70.10 **Recompense/Specimen Tree Removal with Director Approval.**

A. Director Approval is required for removal of specimen trees. The Director is hereby authorized to make a determination whether a specimen tree may be removed.
   1. If a specimen tree previously identified on the Specimen Tree Concept Plan to be preserved cannot be preserved due to site constraints, the developer shall submit to the Director a statement of hardship alleging a necessity for removal of the specimen tree and site design alternatives. Examples of hardship include, but are not limited to, a tree's proximity to overhead transmission lines and topography after site design options have been exhausted. Hardship factors require due justification and shall include documentation.
      a. Plans to be submitted to the Director showing hardship justification shall include the following:
         i. Specimen Tree Survey Plan.
         ii. Existing and proposed contours.
         iii. Specimen Tree Concept Plan.

B. The Director is hereby authorized to determine recompense requirements when a specimen tree requires removal based on site constraints. Recompense requirements shall not count toward existing specimen Tree Density Units.

C. If specimen tree removal is approved by the Director, recompense Tree Density Units generated from removal of a specimen tree(s) shall not be counted toward any landscape requirement such as parking lot, landscape strip, or buffer trees.

D. If specimen tree removal is approved by the Director, and if the existing Tree Density Units remaining post construction exceed the required Tree Density Units per acre requirement, recompense Tree Density Units may count toward any additional existing Tree Density Units.

E. The Director is hereby authorized to make a final determination whether a tree is a specimen tree or whether it has historical significance.

F. Trees shown on plan and planted on site for recompense shall be a minimum of 2 inches in caliper or greater, or a minimum of 6 feet in height or greater at time of planting and may be hardwood or softwood or a combination thereof.

G. Trees planted for recompense shall be included in the overall percentage of genus calculations for the site. Refer to Subsection 630-30.5.E.

630-70.11 **Recompense/Specimen Tree Removal without Director Approval.**

A. If a specimen tree is removed without prior approval from the Director, the penalty to replace that tree is two times the Tree Density Units of the specimen tree removed. Replacement tree(s) shall be 3 inches caliper or greater.

B. If a specimen tree is removed without Director Approval with no residual evidence of its condition with the exception of the trunk, the diameter of the trunk will determine if the tree was of specimen quality. Required recompense units shall be two times the Tree Density Units of the specimen tree removed. Replacement trees shall be 3 inches caliper or greater.

C. If there is evidence that a specimen tree is removed without plan approval and there is no residual evidence of its condition or trunk diameter, recompense requirements shall be a minimum of two 28-inch hardwood trees. The property owner will be required to plant 34.4 Tree Density Units on site in addition to other site density and landscape requirements.

630-70.12 **Specimen Tree Options.**
The following are suggested guidelines for successful specimen tree preservation.

A. Specimen Tree Value.
At the option of developer and contractor a value of the tree can be computed and displayed on the tree protection fence during construction. Once the value is computed it can be written down on a weatherproof placard and placed on the tree protection fencing. The monetary replacement value of a specimen tree can be computed in two different ways.

B. The "replacement" value of the tree is defined as the cost to replace a tree.
Compute the value by taking the diameter of the specimen tree and match it to the existing credit unit value for that tree. The result is the total number of credit units attributed to the specimen tree. For this example the tree was removed without prior Director approval, therefore the Tree Density Unit for the specimen tree must be multiplied by two. Take the total and divide by .6 (a 3-inch caliper replacement tree is worth .6 units). The result is the number of trees necessary to replace the specimen tree. Multiply the number of trees needed by the cost of the tree including planting, labor and materials. The result is the total cost to replace the specimen tree or "the value" of the specimen tree.

C. Example, Given: a 36 inch diameter oak tree.
1. Credit Value = 28.4 Credit Units
2. A 3 inch caliper replacement tree = .6 credit units(See Table 630.3)
3. 28.4 times 2 equals 56.8
4. 56.8 divided by .6 = 94.66 replacement trees needed
5. 95 x $250.00 (estimated cost) = $23,750 = Value of the tree

Section 630-80. Tree Bank Alternative Compliance.

The intent of the requirements of this Section is to ensure that a minimum number of trees are replaced and/ or preserved on newly developed or redeveloped sites. The Tree Bank is an alternative option and may be used only in the event the site tree density or recompense tree requirement cannot be met on-site due to hardship. Hardship must be documented by the developer and presented to the Director before the Tree Bank may be used. The Tree Bank provides two options, which are described in full below.

630-80.1 **Option One, Planting Trees Off-site.**
Install an equal amount of required Tree Density Units in the form of an approved number of trees on an alternate site. In this case the following criteria shall be observed:

A. The Gwinnett County Department of Planning and Development, in conjunction with the Tree Advisory Committee, has identified alternate "Option One" sites. The Gwinnett County Department of Planning and Development has contacted the owners of these sites and these owners have expressed an interest in receiving trees from the Tree Bank. Persons wishing to use Option One should consult with the Gwinnett County Department of Planning and Development to see if their required tree density units can be located on one of these alternate sites. The developer may present the Gwinnett County Department of Planning and Development with alternate sites. Planting on individual residential lots is prohibited.

B. The developer shall submit a Tree Preservation and/or Tree Replacement Plan showing a location for the planted trees on the proposed site. The developer shall also provide calculations on the plan for tree density or recompense trees from the developed site. The site plan shall state the size, genus, species, and quantity of trees to be planted. Each tree must be 2 inches caliper at a minimum. For trees in which double recompense is required each tree must be 3 inches caliper at a minimum. Recompense calculations must be shown on plan.

C. If the proposed site is not one of the alternate sites, discussed above, an authorization from the title holder of the site indicating that the owner agrees to the planting of trees by the developer upon the site shall also be submitted along with the Tree Preservation and/or Tree Replacement Plan.

D. Trees are to be maintained and guaranteed for one full year after planting by the developer. Any trees that die during the one year time period must be replaced by the developer. Standards for transplanting shall be in keeping with those established by the International Society of Arboriculture, as included in the "Tree and Shrub Transplanting Manual," latest edition.

630-80.2 **Option Two, Monetary Compensation for Trees.**
A developer may choose to provide the Gwinnett County Department of Planning and Development with monetary compensation for trees. If this alternative for the development is chosen, then the following criteria shall be observed:

A. Provide tree density calculations on the Tree Preservation and/or Tree Replacement Plan. Show the total amount of Tree Density Units that cannot be met on-site.

B. Multiply the Tree Density Units that cannot be met on-site by the Monetary Compensation Value. The product of those two numbers shall be provided on the Tree Preservation and/or Tree Replacement Plan. Contact the Planning and Development certified arborist or landscape architect for the current Monetary Compensation Value.

C. Provide a certified check made payable to Gwinnett County in the amount of the product as listed in item B. above and as provided on the Tree Preservation and/or Tree Replacement Plan. Submit the certified check to a Development Plan Review Section Planner along with a copy of the approved Tree Preservation and/or Tree Replacement Plan.

D. The monies collected for the Tree Bank Option Two may be used by the Department of Planning and Development, Community Services, and/or Support Services for the planting of trees at parks, greenways, fire stations, and libraries. Alternate planting locations may be approved by the Director of the Department of Planning and Development.

630-80.3 **Standards for Administering these Alternative Compliance Methods.**
The Director must review and approve all requests for alternative compliance. In no instance shall the alternative compliance options be used to comply with any other ordinance requirement than the tree density or specimen tree requirement.
The site development permit shall be issued after the Director has approved the request for either compliance option and received the necessary documentation and funds.

630-80.4 **Exclusions.**
Trees used to meet requirements for parking lots, landscape strips, street frontage buffers, or buffer replanting must be planted on site and are excluded from the Tree Bank procedures. Trees that are required to meet minimum Tree Density Units and/or recompense requirements can be contributed toward the Tree Bank in accordance with Option One or Option Two above.

Section 630-90. Redevelopment.

630-90.1 For redeveloped sites the Department of Planning and Development strongly recommends the developer, authorized registered professionals, design professionals and staff schedule a pre-submittal meeting with the department to discuss the potential of the site and any issues that may be present on the site.

630-90.2 Redeveloped sites shall comply with the buffer and specimen tree requirements as set forth in Chapter 610 and Section 630-70 respectively and provide compliance with parking lot, landscape strip and Tree Density Unit requirements.

630-90.3 Where the scope of a project results in disturbance, removal, and replacement of 25.1 percent or greater of the site area, a Tree Preservation and/or Tree Replacement Plan is required. The plan shall show landscape strip planting, parking lot trees, Tree Density Units, buffers and shall comply with the requirements of Chapters 600, 610, 620, 630 and 640 of this UDO.

630-90.4 Where the scope of a project results in disturbance, removal, and replacement of 25 percent or less of the site area, a Tree Preservation and/or Tree Replacement Plan is required. The plan shall include the existing and proposed landscape conditions that verify compliance with Chapters 600, 610, 620, 630 and 640 of this UDO.

A. **At a minimum the plan must show the following existing and proposed elements with intent to comply:**
   1. Buffers.
   2. Landscape strips.
   3. Parking lot trees.
   4. Tree Density Units.
   5. Tree Save Areas.

B. **Director shall review the proposed Tree Preservation and/or Tree Replacement Plan.**

630-90.5 Disturbance as stated above in Redevelopment Section 630-90 shall include a building replacement where the footprint of the building counts toward the site disturbance.

Section 630-100. Water-Efficient Design Considerations.

630-100.1 It is the policy of Gwinnett County to encourage individuals or firms who prepare the plans and plats required by this UDO to consider the use of water-efficient landscaping principles and techniques as one of the criterion to be used in plant selection and design.

630-100.2 **Principles and Techniques of Water-Efficient Landscaping (Xeriscaping).**
The recommended principles and techniques to be considered are as follows:

A. Proper Location and Design.
Locating plants where they will naturally thrive and not require excessive water and maintenance to survive, as well as grouping plants by water needs, and limiting and concentrating high water using plants.

B. Turf Selection.
Limiting turf areas, and selecting turf grasses that can survive the variable rainfall conditions in this region.

C. Efficient Watering.
Once plants are established, avoid watering during periods of normal rainfall and during droughts, watering every week to 10 days or less depending on the drought tolerance of the plants.

D. Soil Improvements.
Loosening and breaking up the soil beyond the immediate planting area to allow better water absorption and to promote deep roots.

E. Mulching.
Using mulch to hold moisture in the soil which helps maximize the benefits of watering as well as preventing weeds.

F. Plant Selection.
Selecting plants native or suitable to the region according to their watering requirements and optimum locations.

G. Maintenance.
Maintaining the landscape to maximize water conservation such as increasing mowing heights and avoiding fertilizing during dry spells.

Chapter 640. Buffer, Landscaping, and Tree Protection Compliance.

Section 640-10. Artificial Materials Prohibited.

Only live plant material may be used to fulfill the requirements of this UDO.

Section 640-20. Warranty or Maintenance Surety.

Upon final installation of new trees, shrubs or other landscape material planted to meet the requirements of this UDO, and following acceptance by the Department in accordance with the procedures set forth herein, the owner shall either provide proof of warranty or post a Maintenance Bond or other acceptable surety, warranting the new trees, shrubs or landscape material for a period of no less than one year. This section shall not apply to individual residential lot trees or street trees.

Section 640-30. Inspection.

640-30.1 The Department shall perform an inspection of the plantings and landscape materials required by this UDO prior to expiration of the one year warranty or maintenance period. The owner shall be notified of any replacements or restoration that must be made to maintain compliance with this UDO.

640-30.2 Required landscape material found to be dead or near death shall be replaced prior to release by the Department of the warranty or maintenance surety. In no case shall replacement be delayed greater than 30 days from notification unless a performance bond is posted with the Department.

Section 640-40. Performance Surety.

640-40.1 **Compliance Prior to Certificate of Occupancy or Final Plat Approval.**
In the event that new trees proposed to be planted to achieve the Tree Density Standard as set forth in the Tree Regulations contained herein, or other trees or landscape material required to be planted as set forth in this Chapter, are not installed upon application for a Certificate of Occupancy or Final Plat approval as appropriate to the project, then a Performance Bond or other acceptable surety shall be posted with the Department in accordance with the performance bonding requirements and provisions of this UDO.

640-40.2 **Compliance upon Permit Completion or Expiration.**
Properties where a permit is issued to conduct land-disturbing activities that do not require the issuance of a Certificate of Occupancy or the approval of a Final Plat, or said activities as authorized are completed or the permit expires, shall comply with the Tree Density Standard of Section 630-30 and as follows:

A. Clearing, Clearing and Grubbing, or Grading Only Permits
   1. Replacement trees proposed to be planted to achieve the Tree Density Standard of Section 630-30 which are not planted upon completion or prior to expiration of a clearing, clearing and grubbing, or grading permit, shall be planted within 30 days of the completion or expiration of said permit unless a performance bond is posted with the Department.

B. Development Permits
   1. Replacement trees proposed to be planted to achieve the Tree Density Standard of Section 630-30 which are not planted upon expiration, as opposed to completion, of a development permit shall be planted within 30 days of expiration of said permit unless a performance bond is posted with the Department.

Section 640-50. Continuing Maintenance.

A. The owner, occupant, tenant, and respective agent of each, if any, shall be jointly and severally responsible for the perpetual maintenance and protection of buffers, trees and landscape plantings required by this UDO.

B. The Department is hereby authorized to order diseased, infested, dying, dead or damaged landscaping required herein to be replaced

C. Buffers that, over a period of time, lose their screening ability shall be replanted to meet the requirements of Section 610-20.

D. Replacement trees and landscaping shall be in accordance with the applicable provisions of this UDO.

E. Owner of the property or property owners association as the designated responsible party for the landscaping, shall provide continued proper maintenance, repair, and replacement of all landscaping materials and areas in accordance with the approved plan for perpetuity. Maintenance shall include weeding, cultivating, mulching, trimming, pruning, watering and fertilizing as needed. Maintenance should begin immediately after planting.

F. Indemnification and maintenance agreements for developments must be recorded with the Gwinnett or Georgia Department of Transportation, as appropriate, prior to plan approval for landscaping and related site amenities within the right-of-way.

Section 640-60. Enforcement.

Enforcement of this Chapter shall be consistent with the terms of Chapter 120 of the UDO.

Chapter 700. Floodplain Management.

Section 700-10. General Provisions.

700-10.1 **Findings.**

A. The flood hazard areas of Gwinnett County are subject to periodic inundation which may result in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood relief and protection, and impairment of the tax base, all of which adversely affect the public health, safety and general welfare.

B. Flood hazard areas can serve important stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological purposes when permanently protected as undisturbed or minimally disturbed areas.

C. Effective floodplain management and flood hazard protection activities can:
1. Protect human life and health.
2. Minimize damage to private property.
3. Minimize damage to public facilities and infrastructure such as water and gas mains, electric, telephone and sewer lines, streets and bridges located in floodplains.
4. Minimize expenditure of public money for costly flood control projects associated with flooding and generally undertaken at the expense of the general public.

D. Article IX, Section II of the Constitution of the State of Georgia and O.C.G.A. § 36-1-20(a), have delegated the responsibility to local governmental units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Therefore, Gwinnett County, Georgia, establishes this set of floodplain management and flood hazard reduction policies for the purpose of regulating the use of flood hazard areas. It is determined that the regulation of flood hazard areas and the prevention of flood damage are in the public interest and will minimize threats to public health and safety, as well as to private and public property.

700-10.2 **Requirements.**
The requirements of Chapter 700 shall be applicable to all Areas of Special Flood Hazard within the jurisdiction of Gwinnett County.

700-10.3 **Purpose.**
It is the purpose of Chapter 700 to protect, maintain, and enhance the public health, safety, environment, and general welfare and to minimize public and private losses due to flood conditions in flood hazard areas, as well as to protect the beneficial uses of floodplain areas for water quality protection, streambank and stream corridor protection, wetlands preservation and ecological and environmental protection by provisions:

A. Restricting or prohibiting uses or activities which are dangerous to health, safety, and property due to flooding or erosion hazards or which increase flood heights, velocities, or erosion.

B. Requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction or renovation.

C. Limiting the alteration of natural floodplains, stream channels, and natural protective barriers which are involved in the accommodation of flood waters.

D. Controlling filling, grading, dredging and other development which may increase erosion or flood damage.

E. Preventing or regulating the construction of flood barriers which will unnaturally divert flood waters or which may increase flood hazards to other lands.

F. Protecting the stormwater management, water quality, streambank protection, stream corridor protection, wetland preservation and ecological functions of natural floodplain areas.

700-10.4 **Flood Area Maps and Studies.**

For the purposes of defining and determining "Area of Special Flood Hazard," "Areas of Future-conditions Flood Hazard," "Areas of Shallow Flooding," " Base Flood Elevations," "Floodplains," "Floodways," "Future-conditions Flood Elevations," "Future-conditions Floodplains," potential flood hazard or risk categories as shown on FIRM maps, and other terms used in Chapter 700, the following documents and sources may be used for such purposes and are adopted by reference thereto:

A. The Flood Insurance Study (FIS), dated September 26, 2006, or most current study, with accompanying maps and other supporting data and any revision thereto.

B. Other studies which may be relied upon for establishment of the base flood elevation (BFE) or delineation of the base or one-percent (100-year) floodplain and flood-proned areas, including:
   1. Any flood or flood related study conducted by the United States Army Corps of Engineers or the United States Geological Survey or any other local, State, or Federal Agency applicable to Gwinnett County.
   2. Any base flood study conducted by a licensed professional engineer in the State of Georgia which has been prepared utilizing FEMA approved methodology and approved by the Department of Planning and Development.

C. Other studies which may be relied upon for establishment of the future conditions flood elevation or delineation of the future conditions floodplain and flood-proned areas, including:
   1. Any flood or flood related study conducted by the United States Army Corps of Engineers or the United States Geological Survey or any other local, state, or federal agency applicable to Gwinnett County.
   2. Any future-conditions flood study conducted by a licensed professional engineer in the State of Georgia which has been prepared utilizing FEMA approved methodology and approved by the Department of Planning and Development.

D. The repository for public inspection of the FIS, accompanying maps and other supporting data is located at the following location:

Gwinnett County Department of Water Resources
Central Facility
684 Winder Highway
Lawrenceville, GA 30045

700-10.5 **Areas Regulated.**

This Section shall be applicable to all special flood hazard areas within unincorporated Gwinnett County, Georgia.

700-10.6 **Interpretation.**

A. In the interpretation and application of Chapter 700 all provisions shall be:
   1. Considered as minimum requirements.
   2. Liberally construed in favor of Gwinnett County.
   3. Deemed neither to limit nor repeal any other powers granted under state statutes.

B. Where interpretation is needed as to the exact location of floodplain or floodway boundaries (for example, where there appears to be a conflict between a mapped boundary and actual field conditions) the Department shall make the necessary interpretation based on data submitted by the applicant. The person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Chapter 700.

C. Where flood plain elevations have been defined, the floodplain shall be determined based on flood elevations rather than the area graphically delineated on the floodplain maps.

700-10.7 **Drainage Easement Establishment.**
On behalf of the public, a drainage easement is hereby established for the sole purpose of preserving and protecting the free flow of surface waters inside the future conditions flood contour elevations and along all watercourses. Where debris has accumulated in such a manner as would increase the need for flood protection, raise the flood level, or increase the risk of hazardous inundation of adjacent communities or jurisdictions, the County is hereby authorized to enter upon such watercourse and clear or remove such debris or obstructions as are hazardous to the public safety. The cost thereof shall be charged to the owner of the property where such debris and/or obstruction was generated. Where erosion has occurred in such a manner as would endanger a building or a structure, the County is hereby authorized to enter upon such watercourse and stabilize the channel for public safety. The cost thereof shall be charged to the owner of the property where the erosion has occurred and/or caused the erosion.

700-10.8 **Establishment of Development Permit.**
A development permit shall be required in conformance with the provisions of this UDO prior to the commencement of any clearing, grading, or development activities adjacent to, within, or affecting a future conditions floodplain.

700-10.9 **Compliance.**
No structure or use of land shall hereafter be located, extended, converted or structurally altered without full compliance with the terms of Chapter 700 and other applicable regulations.

700-10.10 **Compatibility with Other Regulations.**
Chapter 700 is not intended to modify or repeal any other ordinance, rule, regulation, statute, easement, covenant, deed restriction or other provision of law. The requirements of Chapter 700 are in addition to the requirements of any other ordinance, rule, regulation or other provision of law, and where any provision of Chapter 700 imposes restrictions different from those imposed by any other ordinance, rule, regulation or other provision of law, whichever provision is more restrictive or imposes higher protective standards for human health or the environment shall control.

700-10.11 **Warning and Disclaimer of Liability.**
The degree of flood protection required by Chapter 700 is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. Larger floods can and will occur on rare occasions. Flood heights may be increased by man-made or natural causes. Chapter 700 does not imply that land outside the special flood hazard or flood prone areas or uses permitted within such areas will be free from flooding or flood damages. Chapter 700 shall not create liability on the part of Gwinnett County or on the part of any officer or employee thereof for any flood damages that results from reliance on this Chapter or any administrative decision lawfully made thereunder.

700-10.12 **Duties and Responsibilities of Ordinance Administrator.**

As the administrator of Chapter 700, the duties of the Director of the Department of Planning and Development or the Director's designee shall include, but shall not be limited to:

A. Review all development applications and permits to assure that the requirements of Chapter 700 have been satisfied and to determine whether proposed building sites will be reasonably safe from flooding.

B. Require that copies of all necessary permits from governmental agencies from which approval is required by federal or state law, including but not limited to Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334, be provided and maintained on file.

C. When base flood elevation data or floodway data have not been provided, then the Director or Director's designee shall require the applicant to obtain, review and reasonably use any base flood elevation and floodway data available from a federal, state or other sources in order to meet the requirements of 700-30 and provisions of 700-40 herein.

D. Review and record the actual elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all new or substantially improved structures.

E. Review and record the actual elevation, in relation to mean sea level to which any substantially improved structures have been flood-proofed.

F. When flood-proofing is used for a non-residential structure, the director or director's designee shall review the design and operational maintenance plan and obtain certification of design criteria from a registered professional engineer or architect.

G. Notify affected adjacent communities and the Georgia Department of Natural Resources (GA DNR) prior to any alteration or relocation of a watercourse and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).

H. Where interpretation is needed as to the exact location of boundaries of the special flood hazard area (e.g., where there appears to be a conflict between a mapped boundary and actual field conditions) the director or director's designee shall make the necessary interpretation. Any person contesting the location of the boundary shall be given a reasonable opportunity to appeal the interpretation as provided in Chapter 120. Where floodplain elevations have been defined, the floodplain shall be determined based on flood elevations rather than the area graphically delineated on the floodplain maps.

I. All records pertaining to the provisions of Chapter 700 shall be maintained in the office of the Director or Director's designee and shall be open for public inspection.

J. Coordinate all FIRM revisions with the GA DNR and FEMA.

K. Review variance applications.

700-10.13 **Severability.**

If the provisions of any section, subsection, paragraph, subdivision or clause of Chapter 700 shall be adjudged invalid by a court of competent jurisdiction, such judgment shall not affect or invalidate the remainder of any section, subsection, paragraph, subdivision or clause of Chapter 700.

Section 700-20. Permit Application and Procedures.

700-20.1 **General Permit Procedures.**

An application for a development permit on any property where a special flood hazard area is located or is proposed to be altered or disturbed in any way shall include, but not be limited to, the following in addition to the requirements of Section 330 of this UDO: plans drawn to scale of the property showing the floodplain, floodway and the nature, location, dimensions, and elevations of existing or proposed structures, fill, storage of materials, and drainage facilities.

700-20.2 **Encroachments.**

A. Application Procedure.

1. An application for a development permit which proposes any encroachment into or alteration of a floodway shall, in addition to the requirements of Chapter 330 of this UDO, require submittal to the Department of complete plans and engineering calculations as required by Chapter 700 for "no rise" certification.
2. The Department shall review and authorize such floodway encroachments prior to the issuance of a development permit and shall obtain from the applicant an engineering "no-rise" certification signed by a professional engineer stating that the proposed development will not create any change to the pre-project base flood elevations, floodway elevations, or floodway widths.
3. If the applicant proposes to revise the floodway boundaries or base flood elevations, no permit authorizing an encroachment into or the alteration of the floodway shall be issued by the Department until an affirmative Conditional Letter of Map Revision (CLOMR) or Conditional Letter of Map Amendment (CLOMA), whichever is applicable, is issued and "no rise" certification is approved by the Department.
4. An application for a map revision shall be submitted first to the Department. Record drawings and calculations shall be required to be provided to the Department by the applicant at the time of completion of the floodway encroachment.
5. Payment of any review fees associated with the review and approval of the encroachment shall be the responsibility of the applicant. Final plats or certificates of occupancy shall not be issued by the Department until an affirmative Letter of Map Revision (LOMR) or Letter of Map Amendment (LOMA), whichever is applicable, is issued.

B. Flood Levels Resulting from Floodway Encroachments.

Located within Areas of Special Flood Hazard are areas designated as floodway. A floodway may be an extremely hazardous area due to velocity flood waters, debris, or erosion potential. In addition, floodways must remain free of encroachment in order to allow for the discharge of the base flood without increase flood heights. Therefore, the following provisions shall apply:

1. Encroachments are prohibited, including but not limited to fill, new construction, substantial improvements, and other developments, within the regulatory floodway except for activities specifically allowed in Subsection 700-20.2.B.2 below.
2. Encroachments for bridges, culverts, roadways and utilities within the regulatory floodway may be permitted provided it is demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the encroachment shall not result in any increase to the pre-project base flood elevations, floodway elevations, or floodway widths during the base flood discharge. A registered professional engineer must provide supporting technical data and certification thereof.

C. **In areas where the floodplain has been established but the base flood elevation (BFE) and/or the floodway has not been established on FIS maps, no encroachments into areas of special flood hazard, including fill or structures, shall be authorized unless certification by a registered professional engineer is provided to the Department demonstrating that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the floodplain more than 0.01 foot at any point. The study shall be submitted as a revision/amendment to the FIS maps showing the BFE and the floodway. Approval of the revision/amendment must be received before the final plat can be approved or a certificate of occupancy can be issued.**

D. **In areas beyond the limits of study on the flood boundary and floodways maps or FIRM, which contains a watercourse, and have greater than 100 acres of surface drainage area above the property, no increase in flood elevations off-site shall be authorized.**

700-20.3 **Other Permits or Approvals.**

A. Copies of any additional federal or state permits or approvals as may be required by the Corps of Engineers, Georgia Department of Natural Resources, FEMA, or others shall be provided by the developer upon their approval and maintained on file in the Department of Planning and Development.

B. The Department shall notify adjacent communities and the Georgia Department of Natural Resources prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA).

Section 700-30. Permit Requirements.

700-30.1 **Permit Application Requirements.**

A. No owner or developer shall perform any development activity on a site where an Area of Special Flood Hazard or Area of Future-conditions Flood Hazard is located without first.

B. Unless specifically excluded by this Chapter, any landowner or developer desiring a permit for development activity shall submit to Gwinnett County a permit application on a form provided for that purpose.

C. No permit will be approved for any development activities that do not meet the requirements, restrictions and criteria of this Chapter.

700-30.2 **Definition of Floodplain Boundaries.**

A. Studied "A" zones, identified in the Gwinnett County Flood Insurance Study identified in Section 700-10.4 shall be used to establish base flood elevations whenever available.

B. For all streams with a drainage area of 100 acres or greater, the base flood elevation and future conditions flood elevation shall be determined from the FIRM and FIS or provided by the Department. If base flood elevation and future conditions flood elevation data is not available, then it shall be determined by a registered professional using FEMA approved methodology. The method of analysis shall be subject to the approval of the Department.

C. The boundaries or limits of the floodplain shall be within 0.5 feet vertical accuracy on the development plan containing existing topographic information.

Definition of Floodway Boundaries.

D. The width of a floodway shall be determined from the FIS or FEMA approved flood study. For all streams with a drainage area of 100 acres or greater, the regulatory floodway shall be provided by the Department. If floodway data is not available from the Department, then it shall be determined by a registered professional engineer using a method approved by FEMA and the Department.

E. Following a pre-design conference with the Department, the boundaries or limits of the floodway shall be shown on the development plan containing existing topographic information.

700-30.3 **General Standards.**

A. No development shall be allowed within any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard that could result in any of the following:
   1. Raise the base flood or future conditions flood elevation equal to or more than 0.01 foot.
   2. Reduce the base flood or future conditions flood storage capacity.
   3. Change the flow characteristics of the waters of the base flood or future conditions flood as they pass both the upstream and the downstream boundaries of the property. Verification shall be provided via a step-backwater analysis.
   4. Create hazardous or erosion-producing velocities, or result in excessive sedimentation.

B. Any development within any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard allowed under 700-30.3 shall also meet the following conditions:
   1. Compensation shall occur either within the boundaries of ownership of the property being developed, or within a permanent, recorded flood control easement (which shall be a part of the Departmental record), and shall be within a reasonable proximity to the location of the encroachment. Acceptable means of providing required compensation include: lowering of natural ground elevations within the floodplain; or, lowering of adjoining land areas to create additional floodplain; or raising of the future conditions flood elevation within the boundaries of ownership of the property being developed. All cut areas are to be graded to a slope of no less than two percent. In no case shall any required compensation be provided via bottom storage or by excavating below the elevation of the top of the natural (pre-development) stream channel unless such excavation results from widening or relocation of the stream channel. A step-backwater analysis will be required to verify no rise conditions, flood storage volumes, and flow characteristics;
   2. Cut areas shall be stabilized to a slope of no less than 2.0 percent;
   3. Effective transitions shall be provided such that flow velocities occurring on both upstream and downstream properties are not increased or decreased;
   4. All proposed development shall have public utilities and facilities, such as sewer, gas, electrical and water systems, located and constructed to minimize or eliminate flood damage.

C. All subdivision proposals shall identify the Area of Special Flood Hazard and Areas of Future-conditions Flood Hazard therein and provide base flood elevation data and future-conditions flood elevation data.

700-30.4 **Engineering Study Requirements.**

An engineering study is required (as appropriate to the proposed development activities on the site) when a base flood or future conditions floodplain is located on the property proposed for development. This study shall be prepared by a currently registered professional engineer in Georgia and made a part of the application for a development permit. This information shall be submitted to and approved by the Department prior to the approval of any permit that would authorize the development. The engineering study shall contain, but not be limited to:

A. Description of the extent to which any watercourse or floodplain will be altered or relocated as a result of the proposed development.

B. Any report that must be submitted for review, in accordance with this Section, must use a step-backwater analysis approved by the Department. Cross-sections (which may be supplemented by the applicant) and flow information from the existing FIS will be obtained whenever available. Where applicable, computations will be shown duplicating FIS results and then computations will be rerun with the proposed modifications to determine the new base flood and future conditions flood profiles.

C. Floodplain storage calculations based on cross-sections (at least one every 100 feet) showing existing and proposed floodplain conditions must be provided to show that future conditions floodplain storage capacity will not be diminished by the development.

D. If changes to the base flood or future conditions flood elevation are proposed, profiles of the channel showing the existing and proposed base flood and future conditions flood elevations must be provided.

E. The study shall include a preliminary plat, grading plan, or site plan, as appropriate, which shall clearly define all future conditions floodplain encroachments.

F. The floodway shall be determined when any encroachment in the floodplain is proposed or a detailed study is performed to determine flood profiles.

G. Detailed flood studies in areas where the floodplain has been established but the Base Flood Elevation (BFE) and/or the floodway has not been established and in areas beyond the limits of study on the FIRM, which may contain a watercourse, and have greater than 100 acres of surface drainage area above the property, shall be submitted showing the base flood elevations, future conditions flood elevations, and the floodway. Approval of the study must be received before the final plat of the affected lots can be approved or a Certificate of Occupancy can be issued.

700-30.5 **Maintenance Requirements.**

The property owner shall be responsible for continuing maintenance as may be needed within an altered or relocated portion of a floodplain on his property so that the flood-carrying or flood storage capacity is not diminished. Gwinnett County may direct the property owner (at no cost to the County) to restore the flood-carrying or flood storage capacity of the floodplain if the owner has not, in the opinion of the County pursuant to the approved plans and floodplain report on file with the Department, performed satisfactory maintenance.

700-30.6 **Standards for Utilities.**

A. All new and replacement water supply and sanitary sewerage systems shall be designed to minimize or eliminate:
   1. Infiltration of flood waters into the systems.
   2. Discharges from the systems into flood waters.

B. On-site waste disposal systems shall be located outside the floodplain to avoid impairment to them, or contamination from them during flooding.

700-30.7 **Floodplain Management Plan and Plat Requirements.**

An application for a development project with any Area of Special Flood Hazard or Area of Future-conditions Flood Hazard located on site shall include a floodplain management/flood damage plan. This plan shall include the following items:

A. Site plan drawn to scale, which includes but is not limited to.
   1. Existing and proposed elevations of the area in question and the nature, location and dimension of existing and/or proposed structures, earthen fill placement, amount and location of excavation material, and storage of materials or equipment;
   2. For all proposed structures, spot ground elevations at the building corners and 20-foot or smaller intervals along the foundation footprint, or one foot contour elevations throughout the building site;
   3. Proposed locations of water supply, sanitary sewer, and utilities;
   4. Proposed locations of drainage and stormwater management facilities;
   5. Proposed grading plan;
   6. Base flood elevations and future-conditions flood elevations;
   7. Boundaries of the base flood floodplain and future-conditions floodplain;
   8. Location of the floodway, if applicable; and
   9. Certification of the above by a licensed professional engineer or surveyor.

B. Building and foundation design detail, including but not limited to:
   1. Elevation in relation to mean sea level (or highest adjacent grade) of the lowest floor, including basement, of all proposed structures;
   2. Design plans certified by a licensed professional engineer or architect for all proposed structure(s).

C. Hard copies and digital files of computer models, copy of work maps, comparison of pre- and post-development conditions base flood elevations, future-conditions flood elevations, flood protection elevations, Special Flood Hazard Areas and regulatory floodways, flood profiles and all other computations and other information similar to that presented in the FIS;

D. The approved floodplain management/ flood damage prevention plan shall contain certification by the applicant that all development activities will be done according to the plan or previously approved revisions. Any and all development permits and/or use and occupancy certificates or permits may be revoked at any time if the construction and development activities are not in accordance with approved plans.

E. All residential lots in a proposed subdivision shall have sufficient buildable area outside of the future conditions floodplain such that encroachments into the future-conditions floodplain for residential structures will not be required.

F. All preliminary plats and site development plans will provide the elevations of proposed structures in accordance with this Chapter.

G. All preliminary plats and site development plans shall be consistent with the need to minimize flood damage.

H. All construction plans for land development shall show public utilities and facilities such as water, sanitary sewer, gas, and electrical systems located and constructed to minimize or eliminate infiltration of flood waters, and discharges from the systems into flood waters.

I. All construction plans for land development include adequate drainage and stormwater management facilities per the requirements of Chapter 800 to reduce potential exposure to flood hazards.

Section 700-40. Development Provisions.

700-40.1 **Structures and Buildings Authorized in the Floodplain.**

A. Residential Buildings.

1. Substantial improvements.
   For substantial improvements to all or part of an existing principal residential buildings, the requirements of Sections 700-20.1 through 700-20.3 and Sections 700-30.1 et. seq, shall apply and the elevation of the lowest floor, including basement and access to the building, shall be elevated at least three feet above the level of the highest base flood elevation (100-year) adjacent to the building or at least 1 foot above the future conditions flood elevation whichever is highest. Openings sufficient to facilitate the unimpeded movements of flood waters shall be provided in accordance with Section 700-40.6 titled "Elevated buildings".

B. Non-Residential Buildings.

1. Substantial improvements.
   Substantial improvements to all or part of an existing principal non-residential buildings may be authorized by the Department to be flood proofed in lieu of being elevated, in accordance with Section 700-40.6 titled "Elevated buildings", provided that all areas of the building less than 1 foot above the base flood elevation or below the future conditions flood elevation, whichever is highest, are water tight with walls substantially impermeable to the passage of water, and use structural components having the capability of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy. A registered professional engineer or architect shall certify to the Department that the standards of this subsection are satisfied and shall provide the Department a flood proofing certificate including flood proofing level immediately after flood proofing is completed. The certification shall be prepared by or under the direct supervision of a professional engineer or architect and certified by same. The requirements of Sections 700-20.1 through 700-20.3 and Sections 700-30.1, et. seq, shall also apply.

C. Accessory and non-habitable buildings and structures.
Accessory and non-habitable structures (i.e., barns, sheds, gazebos, and other similar structures) which are permitted to be located within the limits of the floodplain under the provisions of Title 2 of this UDO shall be designed and constructed of flood resistant materials to pass all floodwater and be anchored to prevent flotation, collapse, or lateral movement of the structure in a manner consistent with Chapter 700.

D. Drainage structures and impoundments.
Drainage structures and impoundments may be authorized provided they are designed and constructed pursuant to the requirements of this UDO, are approved by the Department, and are consistent with the requirements of Chapter 700. Detention facilities may be located within the future conditions floodplain if the future conditions flood storage capacity is not reduced by the dam and water impounded behind the dam as required in Section 700-30.3.A.

700-40.2 **Structures and Buildings Authorized Adjacent to the Future Conditions Floodplain.**

A. Residential buildings.
For new construction or substantial improvement of any principal residential building or manufactured home, the elevation of the lowest floor, including basement and access to the building, shall be at least three feet above the level of the highest base flood (100-year) elevation adjacent to the building or at least 1 foot above the future conditions flood elevation whichever is highest.

B. Non-residential buildings.
For new construction or substantial improvement of any principal non-residential building, the elevation of the lowest floor, including basement and access to the building, shall be at least 1 foot above the level of the highest base flood (100-year) elevation adjacent to the building or at least as high as the future conditions flood elevation whichever is highest.

700-40.3 **Building Permit Requirements.**

Prior to the issuance of a building permit for a site which contains or is adjacent to the floodplain, a drawing which shows the elevation of the proposed lowest floor of the building, including basement, the limits of the floodplain, and the highest future conditions flood elevation and base flood elevation (100-year) adjacent to the building, must be submitted to the Department for approval. If the proposed development is located in multiple flood zones or multiple base flood elevation cross the proposed building site, the higher or more restrictive base flood elevation or future condition elevation and development standards shall take precedence at the building site. Proposed grading encroachments must be shown on this drawing. Elevations shall be referenced to an accurate topographical reference (e.g., a recorded final plat whereon the future conditions and the base floodplain is shown).

700-40.4 **Construction Stage.**

For all new construction and substantial improvements on sites with a floodplain management/ flood damage prevention plan which may be shown on a Residential Drainage Plan, the permit holder shall provide to Gwinnett County a certified as-built Elevation Certificate including the lowest floor elevation. A final Elevation Certificate shall be provided after completion of construction including final grading of the site. Any lowest floor certification made relative to mean sea level shall be prepared by or under the direct supervision of a licensed land surveyor or professional engineer and certified by the same.

Any work undertaken prior to submission and approval of the certification shall be at the permit holder's risk. No framing inspection shall be completed or approved by the Department until such required certification is received and verified by the Department. Deficiencies detected by such review shall be corrected by the permit holder immediately and prior to further progressive work being allowed to proceed. Failure to submit the survey or failure to make said corrections required thereby shall be cause to issue a stop work order for the project.

700-40.5 **Provisions for Flood Hazard Reduction.**

All new construction and substantial improvement of structures adjacent (residential or non-residential) to special flood hazard areas shall comply with the applicable requirements of the Gwinnett County Construction Code and the following:

A. Buildings/structures shall be constructed with materials and utility equipment resistant to flood damage;

B. Buildings/structures shall be constructed by methods and practices that minimize flood damage;

C. Electrical, heating, ventilation, plumbing, air conditioning equipment and other service facilities shall be constructed or located three (3) feet above the base flood elevation or one (1) foot above the future-conditions flood elevation, whichever is higher, so as to prevent water from entering or accumulating within the components during conditions of flooding;

D. New and replacement water supply systems shall be designed to minimize or eliminate infiltration of floodwaters into the system;

E. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of floodwaters into the systems and discharges from the systems into floodwaters;

F. New construction and substantial improvements of existing structures shall be anchored to prevent flotation, collapse or lateral movement of the structure;

G. On-site waste disposal systems shall be located and constructed to avoid impairment to them or contamination from them during flooding;

H. Other public utilities such as gas and electric systems shall be located and constructed to avoid impairment to them, or public safety hazards from them, during flooding;

I. New development shall include adequate drainage and stormwater management facilities per requirement of Gwinnett County to reduce exposure to flood hazards;

J. Manufactured homes shall be anchored to prevent flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This standard shall be in addition to and consistent with applicable state requirements for resisting wind forces;

K. When only a portion of a parcel is located within a flood zone or the future-conditions floodplain, all new and substantially improved structures on the parcel shall meet requirements of Chapter 700;

L. Any alteration, repair, reconstruction or improvement to a structure which is not compliant with the provisions of Chapter 700, shall be undertaken only if the non-conformity is not furthered, extended or replaced.

M. Subdivision proposals and other proposed new development, including manufactured home parks, shall be reasonably safe from flooding:
   1. All such proposals shall be consistent with the need to minimize flood damage within the flood prone area;
   2. All public utilities and facilities, such as sewer, gas , electrical, and water systems shall be located and constructed to minimize or eliminate flood damage; and
   3. Adequate drainage shall be provided to reduce exposure to flood hazards.

700-40.6 **Elevated Buildings.**

All new construction or substantial improvements of existing structures that include any fully enclosed area located below the lowest floor formed by foundation and other exterior walls shall be designed so as to be an unfinished or flood resistant enclosure. The enclosure shall be designed to equalize hydrostatic flood forces on exterior walls by allowing for the automatic entry and exit of flood water.

A. Designs for complying with this requirement must either be certified by a professional engineer or architect or meet the following minimum criteria:
   1. Provide a minimum of two openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding.
   2. The bottom of all openings shall be no higher than 1 foot above grade.
   3. Openings may be equipped with screens, louvers, valves or other coverings or devices provided they permit the automatic flow of floodwater in both directions.

B. So as not to violate the "lowest floor" criteria of Section 700-40.1.A or Section 700-40.1.B, the unfinished or flood resistant enclosure shall only be used for parking of vehicles, limited storage of maintenance equipment used in connection with the premises, or entry to the elevated area.

C. The interior portion of such enclosed area shall not be partitioned or finished into separate rooms.

700-40.7 **Building Standards for Residential Single-lot Developments on Streams without Established Base Flood Elevations and/or Floodway (A-Zones).**

For a residential single-lot development not part of a subdivision that has areas of special flood hazard, where streams exist but no base flood data have been provided (A-zones), the Director shall review and reasonably use any available scientific or historic flood elevation data, base flood elevation and floodway data, or future conditions flood elevation data available from a federal, state, local or other source, in order to administer the provisions and standards of Chapter 700.

If data are not available from any of these sources, the following provisions shall apply:

A. No encroachments, including structures or fill material, shall be located within an area equal to twice the width of the stream or 50 feet from the top of the bank of the stream, whichever is greater.

B. In special flood hazard areas without base flood elevation or future conditions flood elevation data, new construction and substantial improvements of existing structures shall have the lowest floor of the lowest enclosed area (including basement) elevated no less than three feet above the highest adjacent grade at the building site. Openings sufficient to facilitate the unimpeded movements of floodwaters shall be provided in accordance with Section 700-40.6.

700-40.8 **Standards for Recreational Vehicles.**

All recreational vehicles placed on sites must either:

A. Be on the site for fewer than 180 consecutive days and be fully licensed and ready for highway use (a recreational vehicle is ready for highway use if it is licensed, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and has no permanently attached structures or additions).

B. The recreational vehicle must meet all the requirements for residential buildings including the anchoring and elevation requirements.

Section 700-50. Variances.

700-50.1 **Variance Procedures.**

A. Requests for variances from the requirements of Chapter 700 shall be submitted to the Department. All such requests shall be heard and decided in accordance with the procedures outlined in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications and as set forth by the O.C.G.A. § 5-4-1 when certiorari shall lie. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.

B. Any person adversely affected by any decision of a request for variance shall have the right to appeal the decision to the Board of Construction Adjustments and Appeals in their normal course of business. At a minimum, such procedures shall include notice to all affected parties and the opportunity to be heard.

700-50.2 **Evaluation of Variance Requests.**

A. In passing upon variance applications for relief from the provisions of Chapter 700, all technical evaluations, all relevant factors, all standards specified in other sections of this Chapter, and the items listed in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications shall be considered;

B. Upon consideration of the factors listed in the Stormwater Systems and Facilities Installation Standards and Specifications, and the stated purposes of Chapter 700, such conditions to the granting of a variance as the Board of Construction Adjustments and Appeals deems necessary or appropriate, consistent with the purposes of this Sections may be attached to the variance;

C. Variances shall not be approved within any designated floodway if any increase in flood levels outside the boundaries of ownership of the property being developed or drainage easement during the future conditions or the base flood discharge would result.

D. Variances may be issued for development necessary for the conduct of a functionally dependent use, provided the criteria of Chapter 700 are met, no reasonable alternative exists, and the development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.

E. Any person requesting a variance shall, from the time of the request until the time the request is acted upon, submit such information and documentation as deemed necessary to the consideration of the request.

F. Variances shall not be issued "after the fact."

700-50.3 **Historic Structures.**

Variances from the requirements of Chapter 700 may be approved for the reconstruction, rehabilitation or restoration of structures listed on the National Register of Historic Places or the State Inventory of Historic Places, and provided the proposed reconstruction, rehabilitation, or restoration will not result in the structure losing its historical designation, and provided further that the requirements of Section 700-50.4 herein are met.

700-50.4 **Conditions for Variance Approval.**

A. Variances shall only be approved upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief; and in the instance of a historical building, a determination that the variance is the minimum necessary so as not to destroy the historic character and design of the building.

B. Variances shall only be issued upon a finding of the following:
   1. A showing of good and sufficient cause.
   2. A determination that failure to grant the variance would result in exceptional hardship.
   3. A determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisance, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

C. No variance from the provisions of Chapter 700 may be approved which would allow a structure or use of land otherwise prohibited in the flood hazard area under the provisions of Title 2 of this UDO.

D. Any person to whom a variance is granted shall be given written notice specifying the difference between the base flood elevation and the elevation of the proposed lowest floor and stating that the cost of flood insurance will be commensurate with the increased risk to life and property resulting from the reduced lowest floor elevation.

700-50.5 **Records and Reports.**

The Department shall maintain the records of all appeal actions and report any variances to the Federal Emergency Management Agency upon request.

Chapter 800. Stormwater Management.

Section 800-10. Stormwater Management General.

800-10.1 Stormwater treatment facilities shall be designed so that their peak release rates, when combined with those of all detention bypass areas in the same basin, produce peak flow rates and flow velocities at the site's boundary line no greater than those which occurred at the same location for pre-developed conditions unless the project meets conditions specified in Sections 800-40.2 and 800-40.3.

800-10.2 The positive effects of stormwater management via on-site stormwater treatment facilities diminish rapidly as the distance downstream from the point of discharge increases, and the smaller the facility's contribution is, as a percentage of the total runoff contributing to downstream flow, the shorter the distance downstream that the benefits are realized. Because of these limitations, on-site stormwater treatment is effective at controlling flooding only when flow from the facility is a significant percentage of the total flow at the point of interest, and only if the point of interest is immediately downstream. The concepts of immediately downstream and significant percentage of total flow are inseparable. The portion of a receiving watercourse (one which receives and conveys runoff from a site) which lies downstream from the site to the point where the area of the site is 10 percent of the total drainage area, shall generally be considered to constitute that portion of the watercourse which is immediately downstream.

800-10.3 Peak flow rate control shall normally be provided only for the 2-year, 5-year, 10-year, and 25-year frequency storm events. The 100-year event shall be provided when failure to do so would result in flooding of other habitable dwellings, property damage, or public access and/or utility interruption.

800-10.4 For any stormwater analysis, the composite "C" (Rational Method) or CN (SCS Method) used for analysis of pre-development conditions shall not exceed a forested condition unless prior approval via variance has been obtained from the Department. A pre-design conference between the authorized registered professional and appropriate Department of Planning and Development personnel, which may in certain straightforward cases be conducted via the telephone, is required.

800-10.5 Rational Method Runoff Coefficients and SCS Curve Number calculations used for analysis of pre- and post-development conditions shall be consistent with those shown in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

Section 800-20. Stormwater Management Documentation.

800-20.1 The purpose of Stormwater Management Documentation is to support the development of the project site using Best Management Practices and diligent engineering. The report must follow the guidelines set forth in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications and is required for all developments. The report shall be certified by a qualified registered professional registered in the State of Georgia.

800-20.2 A stormwater management analysis shall identify the locations and quantities of stormwater runoff entering and exiting the site for both pre- and post-developed conditions. Analysis of the off-site properties shall anticipate future development in addition to addressing existing conditions.

800-20.3 For the purposes of these regulations, the words "downstream" and "analysis" shall have the following meanings. The analysis of downstream conditions in the report shall address each and every point or area along the project site's boundaries at which runoff will exit the property. The analysis shall focus on the portion of the drainageway "immediately" downstream from the project. This area shall extend downstream from the project to a point in the drainage basin where the project area is 10 percent of the total basin area. The analysis shall be in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

800-20.4 The following criteria shall be evaluated by the authorized registered professional preparing the Stormwater Management Report, and in determining whether or not stormwater treatment is required for any portion of any site:

A. Existing land uses downstream.

B. Anticipated future land uses downstream.

C. Magnitude of increase in peak flows due to development.

D. Presence of existing drainage problems.

E. Capacity of existing and anticipated drainage systems.

F. Creation of concentrated flows where none had occurred previously.

G. Availability of feasible locations for stormwater treatment facilities.

H. Existing flows generated off-site which pass through the project site.

I. The nature of the receiving watercourse.

800-20.5 Where detention for a proposed project is provided in a regional detention facility that was permitted prior to January 1, 2001, the developer shall provide a copy of the original study that met the regulations at the time the facility was permitted. If the approved study cannot be found, then the authorized registered professional shall provide a recreated study. The project shall be exempt from restudy and any modifications required to meet regulations effective after January 1, 2001 provided the proposed project is in keeping with the intent of the original detention study and the stormwater treatment facility is properly maintained to provide the original design volume.

800-20.6 When a development uses an existing facility where the last approved certification and record drawing of the facility was over 18 months prior to the new development's submittal, the authorized registered professional shall provide one of the following:

A. A new survey, drawing and certification showing that the outlet structure is constructed as approved and the flood storage and water quality volume of the facility is equal to or greater than the volume required when the facility was approved.

B. Construction plans and calculations showing that the outlet structure will function as designed and the flood storage and water quality volume of the facility will be equal to or greater than the volume required when the facility was approved once proposed maintenance has been performed.

C. A new record survey, drawing, study and certification showing that the facility meets the development requirements when the facility was approved.

800-20.7 All design related to stormwater shall be in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

800-20.8 A certified record survey of each facility shall be prepared by an authorized registered professional currently registered in the State of Georgia. A certified record drawing of the facility shall be prepared based upon this survey. The authorized registered professional shall certify that the facility functions hydraulically as designed. The record drawing shall be submitted to the Department at least one week prior to the issuance of a Certificate of Occupancy or Final Plat approval (as appropriate to the project). Record drawings of off-site facilities shall be recorded at least one week prior to the recording of the Final Plat.

800-20.9 The applicant shall certify and provide documentation that all other applicable environmental permits have been acquired for the site prior to approval of the Stormwater Management Report.

Section 800-30. Water Quality.

800-30.1 All projects, unless exempt pursuant to Section 800-30.3 below, that meet one or more of the following criteria, shall provide water quality treatment based on the modeled Total Suspended Solids (TSS) load of the project for post construction conditions. The determination of the TSS load shall be in accordance with the Stormwater Systems and Facilities Installation Standards and Specifications. The modeled TSS load shall not exceed 850 pounds/acre/year.

A. New development that involves the creation of 5,000 square feet or more of impervious cover.

B. New development that involves land-disturbing activities of 1 acre or more.

C. Land development activities that are smaller than the minimum applicability criteria set forth in Subsection 800-30.1.A. above, if such activities are part of a larger common plan of development, even though multiple, separate and distinct land development activities may take place at different times on different schedules.

D. Utility projects such as electrical, gas, water and sanitary sewer line installations that do not require stormwater treatment.

E. Activities to restore and enhance stream bank stability, vegetation, water quality and/or aquatic habitat, so long as native vegetation and bioengineering techniques are used.

800-30.2 Runoff from any new development, regardless of size, that is defined by the Director of Water Resources to be a hotspot land use or activity shall be adequately treated and addressed through the use of structural stormwater controls, nonstructural practices and pollution prevention practices.

800-30.3 The following activities are exempt from providing treatment:

A. Individual single-family or duplex residential lots that are not part of a subdivision or phased development project.

B. Additions or modifications to existing single-family or duplex residential structures.

C. Repairs to any stormwater management facility or practice deemed necessary by the Director of Water Resources.

800-30.4 Requirements for a certified record survey and applicable addendum as necessary to the Stormwater Management Report shall be the same for water quality facilities as for stormwater treatment facilities in Section 800-20.8.

800-30.5 All stormwater treatment facilities designed to treat water quality, shall also detain the one-year storm runoff, for the area draining to the pond, for 24 hours. For the project, this volume called the channel protection volume, shall be equal to or greater than the one-year storm runoff volume from the project.

Section 800-40. Stormwater Peak Flow Design Criteria.

800-40.1 Whenever a Stormwater Management Report indicates that an adverse impact from stormwater runoff is expected to result from the development of a property, that project shall be provided with stormwater detention facilities. The meaning of "adverse impact" shall apply when pre-development flows did not cause difficulties and post-development flows do. Difficulties shall include, but not be limited to, situations where 25-year velocities exceed the non-erosive velocity of the stream, habitable structures are shown to be subject to increased depth of flooding for any frequency up to and including the regulatory flood, and stormwater facilities that cannot carry the design storm in accordance with these regulations.

800-40.2 Stormwater detention facilities required in Section 800-40.1 shall be provided, unless the authorized registered professional certifies and provides certified documentation supporting the conclusion to the Director that at least one of the following is true and correct as applicable.

A. **The non-detained, post-development runoff will leave the project site as sheet flow, and will not have an adverse impact upon downstream properties. The increase for a 25-year storm should not exceed 1 cfs over a length perpendicular to the flow of 100 feet.**

B. **The effect of stormwater treatment would be to concentrate flows where sheet flow had occurred under pre-developed conditions, and any impact of increased sheet flows upon downstream properties would be less adverse than that which would result from the concentrated flows from a stormwater treatment facility even if energy dissipation devices were employed.**

C. **The undetained flow will pass through downstream properties, in drainage easements obtained by the developer, to an existing stormwater treatment facility which has been designed to manage the upstream property's runoff or to the point in the downstream analysis (see Section 800-20.3) which shows that stormwater treatment is not required.**

D. **Where the site runoff will flow directly into a stream or lake without crossing off-site properties:**
   1. 24-hour detention of the one-year storm is required if water quality protection is required for the project. In this case, the post-development peak flows in the receiving channel may exceed pre-development flows by the smaller value of up to 0.1 percent of the pre-development flows or 3 cfs in the downstream analysis.
   2. Only peak detention for the two-year through the 25-year storm is not required if the downstream analysis using timing of the hydrographs shows no adverse impact from the exit of the site to the point immediately downstream from the project in the drainage basin where the project area is 10 percent of the total drainage basin area.

800-40.3 Should the authorized registered professional conclude that stormwater detention may not be necessary because of anticipated compliance with Section 800-40.2, rigid compliance with all of the following criteria is mandatory:

A. **A stormwater management report shall always be required whether or not stormwater detention is required.**

B. **If the applicant proposes to show that the stormwater treatment requirement may be eliminated for all or a portion of a project, then a pre-submittal conference with the Department staff is required prior to preparation and submittal of construction plans for the project.**

C. **At the pre-submittal conference with the staff, the consultant shall be prepared to discuss the downstream analysis findings as follows:**
   1. The affected stream must be analyzed downstream from the project to a point where the project area is 10 percent of the total drainage basin. The analysis must include all culverts, obstructions, existing and potential erosion problems, elevations of existing improvements, and any other existing modifications to natural conditions.
   2. If the existing downstream conditions are overburdened by the pre-developed flows in the stream, then stormwater treatment shall be required unless the developer elects to eliminate the downstream overburdened conditions at his or her expense when the development occurs.
   3. If there are any existing drainage complaints downstream, then stormwater treatment shall be required unless the developer elects to minimize the conditions causing the complaint at his or her expense when the development occurs.

800-40.4 All stormwater treatment facility hydrologic and hydraulic analysis and design calculations shall be certified by the qualified registered professional. The design shall be in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

800-40.5 All stormwater treatment facilities designed to treat peak flow, water quality or a combination of the two shall control the peak flow rates associated with storms having 2-year, 5-year, 10-year, and 25-year return frequencies so that flows from the developed site do not exceed those associated with pre-development conditions at the project boundary nor increase the peak flows downstream from the project to the point in the drainage basin where the project area is 10 percent of the total basin. Where adverse impacts, as defined in Section 800-40.1, occur during the 100-year storm, the 100-year storm shall also be regulated.

800-40.6 The hydrologic methodology used for any given project shall conform to the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

800-40.7 Runoff coefficients and runoff Curve Numbers used for pre- and post-development conditions shall be consistent with those shown in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

800-40.8 The USGS Method shall be used to check the magnitude of peak flows.

800-40.9 Calculations shall be provided showing how all times of concentration or lag times were computed, both for pre- and post-developed conditions. Likewise, adequate support must be provided for all composite runoff coefficients or curve numbers used.

800-40.10 All stormwater treatment facilities designed to treat peak flow, shall also detain the one-year storm runoff, for the area draining to the pond, for 24 hours. For the project, this volume called the channel protection volume, shall be equal to or greater than the one-year storm runoff volume from the project.

Section 800-50. Stormwater Treatment Facility Outlet Devices.

800-50.1 Because of the variables that may be associated with the choice of an outlet device for any given condition, the design consultant is responsible for the appropriate selection of the device which is consistent with the current policies and procedures of the Department and in accordance with the following documents as applicable: The Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications; The UDO Standard Drawings. Variations to the outlet device are subject to the review and approval process of the Department.

800-50.2 The Department will include in its consideration the ease of maintenance, longevity of the system, freedom from congestion, practicality, and aesthetics in its review of the outlet device.

800-50.3 Orifices shall not be smaller than 3 inches in diameter. An orifice smaller than 15 inches in diameter shall be protected by a trash rack. A trash rack protecting an orifice shall have a surface area of at least 10 square feet. Design shall be in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications. No opening in the trash rack shall have an area more than one-half the size of the area of the orifice being protected. Two-stage trash racks, or screens having progressively smaller openings placed in series, are suggested. To facilitate outlet operation, curved or inclined trash racks designed to allow debris to rise with the water level are preferred. In all cases, trash racks shall be either hinged or removable to facilitate maintenance operations.

800-50.4 If the primary stormwater treatment facility outlet is a conduit through a dam, and there is not an orifice, weir-box, or other flow-control device affixed to the upstream end, then the conduit shall be analyzed for both inlet and outlet control conditions. If an orifice or weir-box is affixed, then the conduit shall be analyzed to determine if any flows will occur for which outlet control conditions in the conduit, rather than the hydraulic characteristics of the flow-control structure, will determine the total flows occurring. In any case where the conduit through the dam is less than 15 inches in diameter, the trash rack provisions of Section 800-50.3 above shall be followed.

800-50.5 Unless the 100-year maximum flow velocity in a conduit through a dam forming a pond or a lake is less than 10 feet per second, and the hydraulic grade line for the 100-year condition is at or below the crown of the conduit for at least 90 percent of its length, the conduit must be equal or superior to Class V reinforced concrete pipe in its structural characteristics.

Section 800-60. Emergency Overflow Requirements.

800-60.1 For every type of stormwater treatment facility, a planned safe flowpath must be provided for conveyance of flows of water in excess of those for which the stormwater treatment facility was designed. In many instances, this function can be provided through installation of an emergency spillway. Emergency spillways are usually excavated open channels, either vegetated or paved with reinforced concrete.

800-60.2 Every earthen dam shall be provided with an open-channel emergency spillway, unless all of the following apply:

A. The principal spillway is a closed conduit having a cross-sectional area that can pass 125 percent of the 100-year storm routed peak discharge.

B. The principal spillway is a closed conduit having a cross-sectional area of at least 1 square foot per each 3 acres of drainage area, or a maximum of 20 square feet of surface area, whichever is less.

C. The principal spillway capacity is at least equal to the capacity required for an open channel emergency spillway.

D. The low point of the dam crest is not in a fill section except for roadway embankments.

E. A trash rack or other debris protection is provided on the outlet control.

800-60.3 Any portion of any emergency spillway excavated into a dam embankment or other fill section must be paved. Pavement material shall be either reinforced concrete or asphalt, as dictated by the design life of the dam and the potential consequences of its failure. Any portion of any emergency spillway excavated into natural ground shall be vegetated in accordance with the practices described in the "Manual for Erosion and Sediment Control in Georgia."

800-60.4 In determining the necessary dimensions of an open-channel spillway for a normally-dry basin, a pond, or a lake, the methodology contained in the "Earth Emergency Spillway Design Data" section of the "Manual for Erosion and Sediment Control in Georgia" should be used.

800-60.5 Emergency spillway capacity for dams shall be as follows:

A. For normally-dry detention basins, ponds, and lakes, having a dam height of less than 9 feet and which are incapable of impounding more than 20 acre-feet of water, and for which the probable sequences of dam failure are not severe, an emergency spillway should be provided. Its capacity should be at least equal to the routed 100-year peak flow out of the stormwater treatment facility assuming the principal spillway is blocked.

B. For normally-dry detention basins, ponds, and lakes, having a dam height of 9 feet or more and which are capable of impounding 20 acre-feet or more of water, an emergency spillway should be provided. Its capacity should be at least equal to the greater of either the routed 100-year peak flow rate out of the facility assuming the principal spillway is blocked, or the routed one-fourth PMF hydrograph out of the facility. In cases when State or Federal regulations may require greater spillway capacity, those more stringent regulations shall govern.

800-60.6 Emergency overflow for non-earthen dams may take the form of planned structure overtopping. In such cases, however, care must be taken to prevent flows from eroding supporting soils along the toe of or immediately downstream from the dam so as to cause it to be undermined. The profile of the top of the dam shall be so designed as to prevent flows along the ends of the structure that might result in abutment erosion.

Section 800-70. Stormwater Treatment Facility Location and Easement Criteria.

800-70.1 For purposes of this UDO, a stormwater treatment facility shall be deemed to consist of the area within the maximum design ponding limits unless a modification application is approved, the dam (if one) including all embankment slopes and wall footings (if applicable), primary and emergency outlet works, any drainage and access easements, and any energy dissipation devices. The intent of these regulations is to ensure that the extent of the facility is defined to allow flooding, access and maintenance. Granting of a modification will not nullify these regulations when the facility is a wet pond or lake, the area within the maximum design ponding limits is reduced to a few feet inside the normal pool elevation, and easements are provided on the perimeter properties to allow for flooding, access and maintenance around the lake. In addition, granting of the modification shall only be considered when the wet pond is an amenity and under no circumstances shall the dam and outlet structure lie on private property.

800-70.2 Stormwater treatment facilities, to the greatest extent feasible, shall be located so as to minimize the amount of flow generated on the project site that bypasses the facility.

800-70.3 No portion of any stormwater treatment facility shall disturb any required (as opposed to voluntary) buffer, landscape strip, or tree protection area, except that natural bottom stormwater treatment ponds and its appurtenant structures, which require no grading and removal of trees, may encroach into a required construction buffer.

800-70.4 The 100-year ponding limits of a stormwater treatment facility shall not encroach upon a public right-of-way.

800-70.5 Stormwater treatment facilities may be located within utility easements or rights-of-way, or encroach upon utility easements or rights-of-way, upon receipt by the Department of written permission from both the property and utility owners.

800-70.6 Stormwater treatment facilities may be constructed within open space areas required under this UDO, if the following criteria are met:

A. **Ownership of the area will be held by a Qualified Property Owner's Association, Homeowners Association, or other private parties.**

B. **Permanent structures, such as buildings and swimming pools, will not be constructed within the boundaries of the stormwater treatment facility.**

C. **Stormwater treatment facilities within recreation areas will be approved only if the design of the area includes recreation amenities such as ball fields, tennis courts, grassed open areas or other similar improvements. The intent is to provide recreation facilities with stormwater treatment as a secondary feature.**

D. **Permanent stormwater treatment features shall not interfere with the intended used of the recreation amenity, (i.e., a ditch or large swale shall not traverse a ball field, an inlet structure shall not be in a tennis court, etc.).**

800-70.7 If a residential subdivision is provided with an on-site stormwater treatment facility not located within an open space area as specified in Section 800-70.6 above, a mandatory property owners' association shall be established for its ownership and maintenance. The facility shall be located on a single lot within the development and owned by the property owners association. The lot shall have a minimum of 30 feet of public road frontage and a minimum lot width of 30 feet. Access to the facility shall be located on this lot. If the project is provided with an off-site stormwater treatment facility, a mandatory property owners' association shall be established for its maintenance. The association bylaws shall be recorded concurrently with the recording of a Final Subdivision Plat.

800-70.8 A non-residential subdivision is not required to locate an on-site stormwater treatment facility on a separate lot. The property owners served by a stormwater treatment facility that provides detention for more than one property owner or is located off-site shall enter into a maintenance agreement acceptable to the County for the facility's maintenance. However, if desired by the developer, the facility may be located on a separate lot if it is owned and maintained by a mandatory property owners' association.

800-70.9 Stormwater treatment facility easement requirements:

A. In a non-residential subdivision or project, an easement at least 20 feet in width shall be required so as to provide access to all stormwater treatment facilities from a public street.

B. In a residential subdivision, an easement at least 30 feet in width shall be required so as to provide access to all stormwater treatment facilities from a public street.

800-70.10 Stormwater treatment facility access easement requirements:

A. The access easement shall be cleared, grubbed, and graded.

B. The minimum drive width shall be 15 feet.

C. The drive shall be grassed or paved.

D. The maximum slope shall be 20 percent (5H:1V).

E. Access easements may be combined with drainage easements containing an open channel; however, the combined easement shall be a minimum of 30 feet in width and shall be wide enough for the drainage channel and the drive.

F. A drive to the bottom of the pond shall be provided when the facility is over 10 feet deep from the bench elevation or the facility is wider than 50 feet as measured from bench to bench.

800-70.11 Every normally-dry detention basin, lake, or parking lot stormwater treatment facility shall be completely enclosed within a drainage easement. The drainage easement shall extend at least 10 feet beyond the 100-year flooding limits of the stormwater treatment facility.

800-70.12 Stormwater treatment facility maintenance requirements are as follows:

A. The detention storage capacity or function of any detention basin, pond or other impoundment, whether natural or man-made, shall not be removed or diminished without the express approval of the Department.

B. In a residential subdivision, it shall be the responsibility of the mandatory property owner's association to maintain the operational characteristics of any facility constructed on their property for stormwater detention pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt or debris.

C. In a non-residential subdivision or project served by a stormwater treatment facility that provides detention for more than one property or by an off-site facility, the property owners shall enter into a maintenance agreement with the County for maintenance of the operational characteristics of the facility pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt or debris.

D. In a non-residential project with an on-site stormwater treatment facility which serves only that project, the property owner shall be responsible to maintain the operational characteristics of the facility pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt or debris.

E. Where no maintenance agreement has been recorded, it shall be the responsibility of the property owner to maintain the operational characteristics of any facility constructed on their property for stormwater management pursuant to County requirements, to keep the access drive free of obstructions, and to maintain the facility free of obstruction, silt or debris.

F. Prior to the issuance of a Development Permit, the owner shall submit a detailed schedule of long-term maintenance and inspection activities. This schedule of activities shall be incorporated into a maintenance agreement to be entered into between the County and the owner. The schedule shall describe all maintenance and inspection activities and the parties responsible. The maintenance agreement shall be in a form acceptable to the County and shall be recorded in the deed records of the Clerk of Superior Court of Gwinnett County.

800-70.13 Stormwater treatment facilities shall be constructed in accordance with plans reviewed and approved by the Department, and shall be in place and inspected prior to the initiation of other improvements. If the stormwater treatment facility is planned to be a lake, temporary stormwater treatment facilities shall be provided and shall remain in place until such time as the lake has become effective in providing stormwater management. The construction shall be in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

800-70.14 Extended stormwater treatment facility easement requirements shall be as specified in Section 800-70.9 of this UDO with the change that the easement enclosing the facility shall be named a Best Management Practice (BMP) easement.

A. Facility easement requirements shall be as specified in Section 800-70.9 of this UDO with the exception that the easement enclosing the facility shall be named a Best Management Practice (BMP) easement.

B. Upland Area Easements in non-residential subdivisions that are claimed as undisturbed upland areas for the site shall be recorded in an easement acceptable to the County. These areas shall be left in a natural, undisturbed condition except for walking trails.

800-70.15 Extended stormwater treatment facility maintenance requirements shall be as specified in Section 800-70.12.

Prior to or concurrent with the recording of a Final Plat for a subdivision, or issuance of a Certificate of Occupancy for a non-subdivision project, the developer shall provide acceptable surety such as a bond or letter of credit providing for the maintenance of the facility for a period of not less than 24 months. The amount of the surety shall be the greater of 50 percent of construction costs of the facility or 100 percent of the cost to clean out the facility. At the end of 24 months, the County may require the surety to be renewed due to anticipated maintenance caused by such concerns as future construction activity in the basin draining to the facility. A renewed surety may be required up to a total maximum of 10 years. The surety for a facility shall be renewed during the ten years until:

A. The surface water drainage area within the project has undergone final stabilization and all planned construction activity has been completed.

B. All stormwater runoff in the surface water drainage area within the project is coming from undisturbed or stabilized areas.

C. All stormwater facilities and infrastructure construction has been completed and temporary or permanent vegetation is established.

D. The accumulation of acreage of undeveloped lots, lots with no completed permanent structure and no final stabilization, within the surface water drainage area within the project is less than 5 acres or 10 percent of the total area of the common development draining to the facility, whichever is greater.

E. Within two months of surety release, the facility shall be cleaned out, if necessary, and a new record survey, drawing and certification showing that the volume of the facility is equal to or greater than the volume shown in the record survey, drawing and certification when the facility was approved. As an alternative, a new record survey, drawing and certification showing that the facility complies with this UDO as specified in Section 800-20.8. shall be submitted.

800-70.16 Extended stormwater treatment facility location criteria shall be as follows:

A. Extended stormwater treatment facility location criteria shall be as specified for stormwater treatment facilities in Section 800-70 of this UDO.

B. In a residential subdivision, the following Best Management Practices (BMP's) must be located on a separate lot in accordance with Section 800-70 if not located on a recreation area lot as specified in Section 800-70.6:
   1. Extended stormwater treatment ponds.
   2. Retention ponds.
   3. Sand filters.
   4. Constructed wetlands.
   5. Infiltration trenches.
   6. Oil/grit separators.

800-70.17 The detention methodology used for a parking lot stormwater treatment facility design shall conform to the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications. Parking lot stormwater treatment areas shall be located so as to restrict ponding to areas other than parking spaces near buildings, and to not encroach upon entrance drives. Any parking lot used for stormwater treatment facilities shall generally be of one of the following:

A. Depressed areas of pavement at drop inlet locations.

B. Ponding areas along sections of raised curbing. The curbing in these areas is usually higher than a standard curbed section.

C. Alternative surfaces with storage capacity, as approved by the Department.

800-70.18 The detention methodology used for an underground or rooftop stormwater treatment facility design shall conform to the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications. In the case of rooftop stormwater treatment, permissible structural loads and weatherproofing shall be governed by the Georgia State Building Code as may be amended by the County.

800-70.19 Stormwater management and sediment trapping functions should be separated whenever possible. Every erosion control design should seek to: first, prevent erosion from occurring; second, trap sediments as close to their sources as possible; and third, provide a second-tier or backup line of defense against sediments leaving the project site. This backup defense will usually consist of check dams and/or sediment basins. Consider the following:

A. Whenever a sediment basin and a stormwater treatment facility are both required on the same watercourse, the sediment basin should be located immediately upstream of the stormwater treatment facility.

B. In unusual cases where a normally-dry detention basin is planned to be used to trap sediment as well as provide stormwater control, the basin may be undercut to accommodate the sediment so that the required detention characteristics, particularly volume, will be maintained.

C. The design of sediment basins shall be in accordance with Appendix C of the "Manual for Erosion and Sediment Control in Georgia."

Section 800-80. Dams.

800-80.1 Stormwater treatment facilities which take the form of normally-dry basins, ponds, or lakes usually are created by damming a drainage way or watercourse. Such dams can take a variety of different forms, the most common being earthen embankments and reinforced concrete walls. Each type of dam has different characteristics, and the selection of the most appropriate type for a particular site should be made by an authorized registered professional and based on the physical features of the dam site, the purpose of the dam, the type of impoundment, safety, and maintenance requirements.

800-80.2 For purposes of this UDO, dams will be addressed separately for each of the three most frequently encountered types of stormwater treatment facilities: normally-dry basins, ponds, and lakes. A normally-dry basin is one designed to impound stormwater runoff for only a brief period of time following a storm event. The vast majority of the time the basin will be completely dry except for any normal stream flows which pass through unimpeded. Lakes and wet ponds, on the other hand, are designed to impound a body of water at least several feet in depth on a more-or-less permanent basis. Lakes and wet ponds vary from one another only in terms of magnitude. The magnitude of a lake is determined primarily from the height of its dam, the size of its contributing drainage area, and the volume of water it is capable of impounding. For purposes of this UDO, a wet pond is any lake having a dam height of less than 9 feet and which is incapable of impounding more than 20 acre-feet of water.

800-80.3 All dams designed to impound stormwater runoff shall be certified by a professional engineer currently registered in the State of Georgia.

800-80.4 Dams for normally-dry detention basins shall conform to the following:

A. **Dams for normally-dry detention basins may be constructed of earth, reinforced concrete, mortared rubble, or other suitable materials.**

B. **The design of any concrete or rubble wall over five feet in height shall be certified by a structural engineer currently registered as a professional engineer in the State of Georgia, and the structural design shall be based on soil tests certified by a professional engineer.**

C. **Any non-earthen structure shall be designed to prevent piping failure through its subgrade and abutments.**

D. **Earthen dams for normally-dry detention basins shall have a top width of no less than eight feet.**

E. **For earthen dams for normally-dry detention basins, there shall be at least 1.5 feet of vertical separation between the 100-year ponding elevation in the basin and the low point on the top of the dam. One foot of this distance is to provide a margin of safety against overtopping of the dam and the other 6 inches is to allow for settlement. Separation is not required for a non-earthen dam if it has been designed to overtop safely.**

F. **More stringent design and construction criteria shall be used for dams for normally-dry detention basins whenever the probable consequences of dam failure are severe.**

800-80.5 Dams for wet ponds shall conform to the following:
Any professional engineer responsible for the design of a dam for a wet pond is expected to be knowledgeable of the criteria contained within the *Georgia Safe Dams Act*, Georgia Department of Natural Resources "Rules for Dam Safety" publication, and the U.S.D.A. Soil Conservation Service's Technical Release No. 60 "Earth Dams and Reservoirs." The provisions of each are to be applied wherever applicable. Applicability shall be determined based upon site-specific constraints and downstream conditions. Consultation with appropriate Department personnel both prior to and throughout the design process is encouraged.

800-80.6 Dams for lakes shall conform to the following:
Any professional engineer responsible for the design of a dam for a lake is expected to be thoroughly familiar with the criteria contained within the *Georgia Safe Dams Act*, Georgia Department of Natural Resources "Rules for Dam Safety" publication, and the U.S.D.A. Soil Conservation Service's Technical Release No. 60 "Earth Dams and Reservoirs." All design is to be in accordance with the applicable requirements contained in each of the above referenced publications.

800-80.7 **New Dams Subject to the Requirements of The Georgia Safe Dams Act And Rules for Dam Safety.**
Dams proposed to be 25 feet or more in height or proposed to have an impounding capacity of 100 acre-feet or more at maximum water storage elevation shall be subject to the following:

A. The developer of any new dam in which development exists within the proposed breach zone shall be subject to the requirements of the *Georgia Safe Dams Act* and the Rules for Dam Safety adopted by the Georgia Department of Natural Resources. The developer shall obtain necessary approvals and permits from the Environmental Protection Division of the Georgia Department of Natural Resources for the project and the dam prior to securing a Development Permit from the Department. The developer of any new dam as to which development does not exist within the proposed breach zone shall submit construction plans to Gwinnett County for review of the project and the dam prior to securing a Development Permit from the Department.

B. If the developer elects to construct the new dam in accordance with the design standards for new dams as contained in the Rules for Dam Safety, then new development shall be permitted within the dam breach zone. However, the dam shall meet the design standards for new dams as contained in the Rules for Dam Safety if development currently exists or is proposed in the dam breach zone.

C. If the developer elects not to construct the new dam to the design standards for new dams as contained in the Rules for Dam Safety, then a dam breach analysis for the dam shall be submitted along with the construction plans for review prior to securing a Development Permit from the Department. The professional engineer shall use the computer model entitled "DAMBRK" for the dam breach analysis.

D. Should the new dam not meet the design standards for new dams as contained in the Rules for Dam Safety, then only the following uses and structures shall be permitted within the dam breach easement:
   1. Agriculture which requires no structures for human habitation within the dam breach zone including forestry, livestock raising, and agricultural and forestry access roads.
   2. Fences.
   3. Roads, driveways and parking areas.
   4. Utility poles, towers, pipelines, water treatment outfalls and facilities, or other similar facilities and structures.

E. For any new dam that is proposed not to meet the design for new dams as contained in the Rules for Dam Safety, the developer shall obtain a dam breach easement, recorded with the Clerk of Superior Court, from any offsite property owner where it is proposed for the dam breach zone to extend off the property where the dam is being constructed. The developer shall also cause a dam breach easement to be recorded upon the property being developed.

Prior to recording of a Final Plat or issuance of a Certificate of Occupancy, as appropriate, an as-built certification from a professional engineer shall be submitted to the Department. The certification shall state that the dam is constructed in accordance with the provisions of these regulations as well as the authorized construction plans. If the project is for the development of a subdivision, the developer shall also establish a legal entity, acceptable to the County, such as a mandatory Property Owners Association, prior to approval of the Final Plat, responsible for the maintenance of the dam and its impoundment.

800-80.8 **New Dams Subject to Regulation by Gwinnett County.**
Dams proposed to be nine feet or more in height, but less than 25 feet in height, in combination with an impounding capacity proposed to be 20 acre-feet or more at maximum water storage elevation, but less than 100 acre-feet, shall be subject to the following:

A. If the developer elects not to construct the new dam to the design standards for new dams as contained in the Rules for Dam Safety, then a dam breach analysis for the dam shall be submitted with the construction plans for review and authorization prior to securing a Development Permit from the Department. The professional engineer shall use the computer model entitled "DAMBRK" for the dam breach analysis.

B. Should the new dam not meet the design standards for new dams as contained in the Rules for Dam Safety, then only the following uses and structures shall be permitted within the dam breach zone:
   1. Agriculture which requires no structures for human habitation within the dam breach zone including forestry, livestock raising, and agricultural and forestry access roads.
   2. Fences.
   3. Roads, driveways and parking areas.
   4. Utility poles, towers, pipelines, water treatment outfalls and facilities, or similar facilities and structures.

C. If the developer elects to construct the new dam in accordance with the design standards for new dams as contained in the Rules for Dam Safety, then new development shall be permitted within the dam breach zone. However, the dam shall meet the design standards for new dams as contained in the Rules for Dam Safety if development currently exists or is proposed in the dam breach zone.

D. Construction plans for new dams defined herein shall be submitted to Gwinnett County for review for the project and the dam prior to securing a Development Permit from the Department.

E. For any dam that is proposed not to meet the design standards for new dams as contained in the Rules for Dam Safety, the developer shall obtain a dam breach easement, recorded with the Clerk of Superior Court, from any offsite property owner where it is proposed for the dam breach zone to extend off the property where the dam is being constructed. The developer shall also cause a dam breach easement to be recorded upon the property being developed.

Prior to recording of a Final Plat or issuance of a Certificate of Occupancy, as appropriate, an as-built certification from a professional engineer shall be submitted to the Department. The certification shall state that the dam is constructed in accordance with the provisions of these regulations as well as the authorized construction plans. If the project is for the development of a subdivision, the developer shall also establish a legal entity, acceptable to Gwinnett County, such as a mandatory Property Owners Association, at time of recording of the Final Plat, responsible for the maintenance of the dam and its impoundment.

800-80.9 **Existing Dams.**

Existing dams that are located on a project site and will remain after construction is complete, shall comply with the provisions of this Chapter and all referenced chapters and sections as if they were new dams.

800-80.10 **Existing Category II Dams.**

When an existing Category II dam may be reclassified to a Category I dam because of a proposed development downstream of the dam, the following shall be provided by the developer for review by the Georgia Safe Dams Program.

A. Location of the Category II dam and the proposed development.

B. A surveyed cross-section of the stream valley at the location of the proposed development including finished floor elevations.

C. A dam breach analysis must establish the height of the floodwave in the downstream floodplain. The dam breach analysis shall be completed in accordance with the Safe Dams Program Quality Assurance Program by a professional engineer.

Section 800-90. Stormwater Management Practices for Redevelopment Projects.

800-90.1 Stormwater management for redevelopment projects must follow the guidelines set forth in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications. The standards within this section apply to all redevelopment sites that meet one or more of the following criteria:

A. **Redevelopment that includes the creation, addition, or replacement of 5,000 square feet or more of impervious cover.**

B. **Redevelopment that involves land-disturbing activity of 1 acre or more.**

C. **Redevelopment, regardless of size, that is defined by the Director or designee to be a hotspot land use.**

D. **Land development activities that are smaller than the minimum applicability criteria set forth in item (a) above if such activities are part of a larger common plan of development, even though multiple, separate and distinct land development activities may take place at different times on different schedules.**

800-90.2 The purpose of a stormwater management analysis is to support the redevelopment of the project site using Best Management Practices and diligent engineering. The report must follow the guidelines set forth in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications and is required for all redevelopment projects. The analysis shall be certified by a qualified registered professional in the State of Georgia. The analysis shall be in accordance with the criteria specified in Section 800-20.

800-90.3 Water quality treatment of stormwater runoff for the purposes of water quality shall be in accordance with the criteria specified in the Gwinnett County Stormwater Facilities Installation Standards and Specifications under the following conditions:

A. **Water quality treatment must be met for the entire site when the disturbed area is more than 50 percent of the property.**

B. **Water quality treatment must be met for the improvements on the site only when the disturbed area is less than 50 percent of the property.**

800-90.4 Channel protection and stormwater treatment for a redeveloped project site shall be provided in accordance with the criteria specified in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications under the following conditions:

A. **Protection of stream channels from bank and bed erosion and degradation shall be provided by using all of the following three approaches:**
   1. Preservation, restoration and/or reforestation (with native vegetation) of the applicable stream buffer.
   2. Erosion prevention measures such as energy dissipation and velocity control.
   3. 24-hour extended detention storage of the one-year, 24-hour return frequency storm event (channel protection volume).

B. **Downstream overbank flood and property protection shall be provided by controlling (attenuating) the post-development peak discharge rate to the forested condition rate for the 25-year, 24-hour return frequency storm event.**

C. **Extreme flood and public safety protection shall be provided by controlling and safely conveying the 100-year, 24 hour return frequency storm event such that flooding is not exacerbated.**

800-90.5 Existing stormwater treatment facilities used for a redevelopment project must meet one of the following criteria:

A. **Where water quality treatment for a proposed redevelopment is to be provided in an existing detention facility, water quality treatment must be provided for the original project area. A modification to the 25-year detention requirement may be granted for the purpose of retrofitting the detention facility to meet current water quality regulations. Granting a modification will meet the intent and purpose of these regulations when:**
   1. The detention requirements of the current regulations are provided in the facility for the 1-year, 2-year, 5-year and 10-year storm. For a retrofitted facility, the volume of the 1-year storm shall be based on the original project area being detained instead of the total area draining to the facility.
   2. The water quality requirements of the current regulations are provided for the original project area in the facility.
   3. The 25-year ponding limits create a hardship if no modification is granted.
   4. The outlet structure meets the requirements of the current regulations.

B. **Where water quality is treated in a regional stormwater treatment facility approved between April 27, 1999, and January 1, 2001, all lots within the treated area shall either conform to the original permit requirements and water quality regulations at the time of approval or conform to the current water quality regulations. A volume verification confirming facility maintenance in accordance with the original design shall be certified by an authorized registered professional and submitted to the Department for review and approval.**

C. **Where stormwater detention is treated in a regional detention facility approved before April 27, 1999, all lots within the treated area shall conform to current water quality and channel protection regulations. A volume verification confirming facility maintenance in accordance with the original design shall be certified by an authorized registered professional and submitted to the Department for review and approval.**

Section 800-100. Exemptions.

800-100.1 Gwinnett County Department of Transportation should reference the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications to determine stormwater management requirements for each project.

A. **If such requirements are ascertained to be infeasible to implement in certain site development or transportation projects due to one or more of the factors listed below, a Determination of Infeasibility Report shall be submitted to the Department of Planning and Development for review, along with the associated set of proposed plans. Factors affecting infeasibility include:**
   1. Additional cost of 10 percent or greater of the total project costs, including right of way acquisition, construction, and utility relocation costs.
   2. Project delay of 180 days or greater due to implementation of post-construction controls.
   3. Loss of habitat for endangered or threatened species.
   4. Significant damage to a cultural resource, such as a historical site, archaeological site, or cemetery.
   5. Significant damage to a community resource, such as a park, wildlife refuge, trail, or school.
   6. Implementation would result in the displacement of a residence or business.
   7. Implementation would result in the violation of a State or Federal law, regulation, or standard.

B. **The Determination of Infeasibility Report must be prepared by an authorized registered professional and include the following sections based on the applicable affecting factor(s):**
   1. Written narrative justifying limitations.
   2. Summary of proposed additional costs.
   3. Projected number of days for delays.
   4. Vicinity map showing site limitations.

Chapter 810. Stormwater Conveyance Systems.

Section 810-10. General Requirements.

810-10.1 **Drainage Improvements Required.**
Stormwater conveyance systems, which may include but are not limited to culverts, storm drainage pipes, catch basins, drop inlets, junction boxes, headwalls, gutter, swales, channels, and ditches, shall be provided for the protection of public right-of-way and private properties adjoining project sites and/or public rights-of-way. Stormwater conveyance systems that are designed to carry runoff from more than one parcel, existing or proposed, shall meet the requirements of this UDO.

810-10.2 **Design Criteria – General.**
All stormwater conveyance systems design calculations shall be certified by the authorized registered professional (refer to Section 800-20):

A. Methods to calculate stormwater flows shall be in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

B. All portions of a stormwater conveyance system shall be analyzed using the same methodology.

C. Run-off coefficients used for the Rational Method and runoff Curve Numbers used for the SCS Method shall be consistent with those shown in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

810-10.3 **Design Criteria – Conveyance Systems.**
Conveyance system design is to be in accordance with the methods contained in the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications. The 100-year ponding limits at and upstream of the culvert shall be shown on the Development Plans and on the Final Plat (if applicable).

Section 810-20 Collection System Guidelines.

810-20.1 **Outlet Location – Conveyance Systems**

A. Outlet structures (such as headwalls) shall not be located closer to the project site's property line with an adjoining property than the greater of the distance necessary to construct velocity protection or a flow distance equal to six pipe diameters. For non-circular conduits, this distance shall be six times the rise dimension of the conduit.

B. The invert elevation of a piped conveyance system outlet shall be no more than two feet above the elevation of the bottom of the receiving watercourse.

810-20.2 **Energy Dissipation**
The maximum post-developed flow velocity at the project site's downstream property line with an adjoining tract shall not exceed the maximum pre-developed flow velocity. Calculations shall be required to support this velocity standard.

810-20.3 **Concentrated Flows.**

A. The discharge of concentrated flows of stormwater into public roadways shall be avoided as practicable. In no case shall such concentrated flows, including flows from swales, ditches, draws, driveways, or piped systems, exceed the allowable peak flow rates in Table 810.1 below

Table 810.1. Maximum Flows into Streets.

Street Classification	Allowable Peak Flow Rate For a 2-Year Storm
Local	2.0 cfs
Minor Collector	1.0 cfs
Other	0.5 cfs

B. In residential subdivisions, the drainage area contributing to the peak flow along any property line between lots within 50 feet of the building setback line for either lot shall not exceed 2 acres, unless contained within a piped drainage system or maintained in a natural watercourse. The stormwater conveyance shall be in a drainage easement.

Section 810-30. Walls.

810-30.1 When permanent grades are proposed with a resulting slope steeper than 1 foot vertical for every two feet of horizontal displacement, an appropriate retaining structure shall be designed by a Registered Professional Engineer to be constructed of reinforced concrete or other masonry materials designed by a Registered Professional Engineer in compliance with applicable regulations of the U. S. Occupational Safety and Health Administration. An engineered design may be substituted for the reinforced concrete design, if the specific vendor has a pre-qualified acceptance from the building official. All structural components of the wall shall be designed and constructed in accordance with the Gwinnett County Construction Code.

810-30.2 Walls shall be located in such a fashion as to not encroach upon existing or proposed drainage easements or drainage courses or floodplains to encumber the natural flow of surface runoff of stormwater. Walls shall be located at a distance from such water courses to allow for anticipated future maintenance of the easement to prevent a safety hazard to maintenance workers or to jeopardize the structural integrity of the wall.

810-30.3 Retaining walls that are proposed for the purpose of stormwater management facility must be designed in such a way that the walls are capable of a hydrostatic load, as measured from the top of the foundation footing to the highest elevation along the top of the wall. The hydrological design must allow for a free board dimension of 1 foot and an emergency overflow capacity equal to the allowable peak discharge for the 100-year storm event. The routing calculations should not take into account the existence of the emergency overflow. The overflow device should be placed above the projected 100-year flood elevation within the detention area.

810-30.4 Any construction that may impact or be within the right-of-way of an existing or proposed water or sanitary sewer easement must be approved by the utility providing service.

Chapter 900. Infrastructure, Streets, Sidewalks, Multi-Use Paths, Greenways.

Section 900-10. Street Classification and Right-of-Way Requirements.

900-10.1 **Street Classifications.**

A. Dedication of Street Right-of-Way.
Right-of-way for all existing and proposed public streets within a project shall be dedicated in accordance with the street classifications as shown on the officially adopted Gwinnett County Long Range Road Classification Map.

B. Street Improvements.
All streets and project access improvements shall be constructed or improved to the standards as established in the UDO. Roadway improvements shall be made in accordance with the street classifications as shown on the officially adopted Long Range Road Classification Map or the UDO as applicable, or as otherwise required by the Board of Commissioners.

900-10.2 **Minimum Right-of-Way and Street Improvements.**

A. Right-of-Way and Pavement Widths.
Minimum widths of street right-of-way and roadway pavement shall be as shown on Table 900.1 unless a modification is granted by the Director, except as follows:

1. New Local Residential Streets in OSC, TND and Mixed-Use Districts.

   New local streets in subdivisions developed in the OSC District and in exclusively residential areas of TND, MU-N, MU-C and MU-R Districts shall be as follows:

   a. Right-of-way width of new interior local streets.
      i. Entrance Streets: at least 50 feet for a depth of 300 feet from the subdivision entrance (measured from exterior road right-of-way) after which street right-of-way width shall be at least 46 feet.
      ii. Other Interior Streets: at least 44 feet.
      iii. Right-of-Way Radii: at least 50 feet for cul-de-sac or "eyebrow" turnarounds.

   b. Pavement width of new interior local streets.
      i. Entrance Streets: at least 27 feet (measured to back of curb) for a depth of 300 feet from the subdivision entrance (measured from exterior road right-of-way) after which pavement width shall be at least 24 feet (measured to back of curb).
      ii. Other Interior Streets: at least 24 feet (measured to back-of-curb).
      iii. Pavement Radii: at least 40 feet for cul-de-sac or "eyebrow" turnarounds (measured to back of curb).

   c. Additional right-of-way shall be provided to accommodate additional travel lanes, sidewalks, multi-use paths, and underground utilities.

2. New Local non-residential streets in the MU-N, MU-C and MU-R Districts.
   a. New local non-residential streets developed in the mixed-use areas of TND, MU-N, MU-C and MU-R Districts shall meet the minimum right-of-way and roadway pavement widths for local non-residential street as shown in Table 900.1.
   b. Additional pavement and right-of-way width.
      i. Additional Travel Lanes: at least 11 feet of pavement width.
      ii. On-Street Parallel Parking: at least 9 feet of pavement width.
      iii. On-Street Angled Parking: at least 18 feet of pavement width.
      iv. Right-of-Way: additional right-of-way shall be provided to accommodate additional travel lanes, sidewalks, underground utilities, multi-use path and greenways located between lots and street right-of-way.

Table 900.1. Minimum Right-of-Way and Roadway Widths for New Streets and Project Access Improvements.

Street Category	Minimum Right-Of-Way [1]	Minimum Roadway [2]
Principal Arterial	120' TO 150'	6 through lanes with median
Major Arterial	100' TO 120'	67'
		4 to 6 through lanes with median
Minor Arterial	80'TO 100'	52' TO 66'
		4 through lanes with median
Major Collector	80'	52'
Minor Collector	60' TO 80'	28'
Local Street Non-residential	60' [3]	32'
Non-residential Cul-De-Sac	60' radius	50' radius
Local Street Residential – Urban	50'	27'
Residential – Urban Cul-de-sac	50' radius	40' radius
Local Street Residential – Rural [4]	60' [5]	24' [6]
Residential – Rural Cul-de-sac [4]	60' [5] radius	40' radius

[1] The greater right-of-way width shall apply under circumstances as described in Section 900-10.2.
[2] Roadway width dimensions are back-of-curb to back-of-curb except where noted.
[3] Utility easement shall be provided in a location and size as required by the Department of Water Resources.
[4] Subdivisions zoned RA-200.
[5] May be reduced to 50 feet if curb, gutter, and piped drainage system is provided.
[6] Measured to edge of pavement. Curb and gutter is not required in RA-200 subdivision. Roadway width may be reduced to 23 feet if curb and gutter is provided (27 feet total width).

B. Street Rights-of-Way.
1. The minimum width of street right-of-way shall be dedicated based upon the street classification as shown on the officially adopted Gwinnett County Long Range Road Classification Map and as contained in the UDO.
2. Additional street right-of-way width shall be required to be dedicated at intersections or other locations which the property abuts upon where deceleration lanes, turning lanes, storage lanes, medians, or realignments are required for traffic safety or within 500 feet of a major intersection and minimum right-of-way standards would be inadequate to accommodate the improvements.
3. If a new street or thoroughfare is proposed by the officially adopted Gwinnett County Long Range Road Classification Map or the State of Georgia to adjoin or traverse the property, permits shall not be issued until the Department of Transportation has submitted the project to the Board of Commissioners for review in order to seek a determination if Gwinnett County should acquire the right-of-way or if a study of alternate routes should be undertaken.

Section 900-20. Requirements for New Streets and Roadways.

900-20.1 **Construction Standards.**

Streets, whether public or private, shall be constructed or improved at least to the standards contained in this UDO in accordance with the category of said streets or as otherwise required by the Board of Commissioners.

900-20.2 **General Layout Requirements.**

A. Conformance.

The arrangement, character, extent, width, grade, and location of all streets shall conform at a minimum to the officially adopted Gwinnett County Long Range Road Classification Map and this UDO.

B. Local Streets and Minor Collectors.

1. Local streets shall be laid out so that their use by through traffic will be discouraged. Minor collectors shall be provided to channel through traffic movements within a development, where appropriate to the design and a major thoroughfare is not proposed by the officially adopted Gwinnett County Long Range Road Classification Map. Minor collectors also may be provided as central routes within large residential subdivisions, where appropriate to the design, based on project traffic demands exceeding 2,000 trips per day (ADT). Traffic calming measures for new local streets are required to encourage and maintain maximum vehicle operating speeds of 25 mph. In order to achieve this objective the maximum length of roadway section between speed control points shall be 500 feet. Such design and construction should be in substantial conformance with the Gwinnett County Department of Transportation Traffic Calming Design Guide for traffic calming measures and requirements.

C. Cul-de-sac Streets.

1. Dead end streets designed to have one end permanently closed shall provide a cul-de-sac turnaround and may be no more than 600 feet in length. Additional length necessitated by topography or property configuration may be approved by the Director.
2. The length of a cul-de-sac street shall be measured from the center of the cul-de-sac to the center of the intersection with another street, whether a through street or another cul-de-sac or dead-end street.
3. Eyebrow cul-de-sac (half cul-de-sacs) will be allowed only at "right-angled" intersections having an interior angle between 80 degrees and 100 degrees.
4. Cul-de-sacs shall conform to the layout and dimensional requirements as shown in the Standard Drawings in the Appendix of this UDO.

D. Substandard Streets.

In the event that a development has access to a substandard street (i.e., a dirt or gravel road), the following project access improvements shall be required:

1. If the abutting substandard street provides access to the development and is dirt or gravel, the street shall be upgraded by the developer to a paved roadway from the project entrance to the nearest standard paved road along the route of access.
2. Off-site project access improvements required under Subsection 900-20.2.D.1, above, and Chapter 360 shall at a minimum, result in a full-section roadway meeting the requirements of a local residential rural roadway (24 feet edge to edge of pavement, with drainage swale ditches as needed). Responsibilities shall be as follows:
   a. The Developer shall design the road and provide the labor, equipment, and materials required for roadway improvements and necessary drainage improvements.
   b. If the County desires the roadway to be improved to a standard greater than that for a local residential rural roadway, the County shall provide or pay the cost of the additional materials and labor.
   c. All right-of-way required for these off-site improvements shall be acquired by the developer at no expense to the County.
   d. In the event that access to a new development is through an existing local County-maintained road. The Developer and/or Builder is responsible for any and all damages to the existing road. Developer and/or Builder may be required to document existing conditions of this access road prior to any construction, may be required to post a bond or some form of guarantee and make necessary repairs as deemed appropriate per the Director.

3. Half Streets.
   Half-streets (new boundary streets having one-half of the minimum required right-of-way or pavement width) shall not be allowed nor access to same be permitted should it exist.

E. Improvements along State Highways.
For any development which abuts a state highway or other right-of-way controlled by the State of Georgia, improvements to the roadway and the location and design of any street or driveway providing access from the state highway shall comply with the standards and requirements of the Georgia Department of Transportation. A permit for the proposed access or improvements shall be required to have been approved by the Georgia Department of Transportation and incorporated into the construction drawings for the project prior to issuance of a development permit by the Department.

F. Dead End Streets.
1. A dead end street shall be provided to the boundary of a subdivision where necessary to provide access to a land-locked abutting property, for planned continuity of future circulation, for improved access for public safety vehicles, or for the extension of public water or other utilities to neighboring lands. Such dead end streets shall be designed so as to allow their reasonable extension, and shall be located so as to be reasonably incorporated into a street design for the neighboring property. The stub street requirement may be waived by the Director.
2. Dead end streets on abutting property shall be extended into a proposed subdivision and incorporated into the street design of the development. This requirement may be modified by the Director in cases of serious topographical hardship or dissimilar zoning which would create unacceptable land use conflicts between the two developments. This modification may be conditioned on the provision of easements necessary for the extension of public utilities, the provision of cul-de-sac or other permanent turnaround on the dead end street, or the removal of the dead end street back to its nearest intersection.
3. Where a dead end street (other than a cul-de-sac) serves more than three lots, the developer shall be required to provide a temporary vehicular turnaround within the right-of-way. This requirement may be waived if extension of the dead end street is approved and under construction prior to its inclusion in a Final Plat.
4. Where a street dead ends at the property boundary and the street exceeds 1000 feet in length, a permanent cul-de-sac shall be required. In this situation, right-of-way to the property boundary shall be required, but the pavement shall not be extended to the property boundary beyond the edge of the paved cul-de-sac turnaround. In no case shall a dead end street exceed 2000 feet in length unless approved by the Department of Transportation due to unusual topographic conditions or property configuration.
5. In residential subdivisions, a dead end ("stub") street required under this subsection to provide access to an abutting property may be exempted from construction of roadway improvements and public utilities under the following circumstances:
   a. No lot within the proposed subdivision will gain access from the "stub" street.
   b. A Concept Plan has not been submitted or approved on the neighboring tract.
   c. The "stub" street shall be fully designed as part of the Development Plans. However, the right-of-way shall only be cleared and rough graded in accordance with the approved plans, and all disturbed areas grassed.
   d. Connections for future extension of all public utilities shall be constructed as part of the subdivision. Curb returns shall be constructed as part of the subdivision. Curb returns shall be provided to the future "stub" street roadway location, and curb and gutter shall be installed across the roadway stub at the right-of-way line (extended).
   e. The right-of-way for the "stub" street shall be dedicated as part of the Final Plat. Slope easements or construction easements, if required by the street design, shall be shown on the Final Plat.

G. Service Roads.
Where a development borders on or contains a railroad right-of-way, or limited access highway right-of-way or major thoroughfare, a public street may be required to be constructed and dedicated within the development approximately parallel to and on each side of such right-of-way.

900-20.6 **Reserve Strips.**
Land in private ownership adjacent to public rights-of-way which could control or are intended to control access to streets, alleys, or public lands shall not be permitted unless their control is given to the County under ownership, dedication, or easement conditions approved by the County Attorney or acceptable to the Director. No development shall be designed so as to deny access to abutting properties.

900-20.7 **Street Jogs.**

A. Street jogs shall either directly align or have offsets as shown in Table 900.3, as measured between centerlines of said streets.

B. All Major Thoroughfares shall provide offsets as required by the Department, where alignment is not desirable or feasible, but in no case be spaced less than 600 feet apart as measured between centerlines of said streets.

Section 900-30. Project Access Improvements.

900-30.1 **Project access improvements for single-family detached, single-family attached, and duplex residential subdivisions.**

A. When property that abuts upon an existing or proposed County road is to be developed or redeveloped as a single-family detached, attached, or duplex subdivision and the County street will provide access to the property, project access improvements to the County road (deceleration lanes, turn lanes, etc.) shall be provided by the developer as required herein.

B. A deceleration lane shall be required to be provided at each project driveway or subdivision street entrance that is provided street access to a Minor Collector Street or Major Thoroughfare. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the subdivision, a left turn lane leading to the median break shall be required to be provided by the developer if approved by the Department of Transportation and shall meet the standards contained herein. The preferred spacing for median breaks shall be 2,000 feet between the centerlines of the openings, and the minimum spacing for median breaks shall be 1,000 feet between centerlines of the openings. Other factors will also be considered, such as distance to other median openings, adjacent land use, expected traffic volumes, and the resulting volume of U-turns that are likely to occur without the median opening. Meeting the spacing criteria is not, in itself, an indication that median openings will be allowed.

C. Deceleration lanes shall have a length of 200 feet, with an additional 50 foot taper length, a pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11 foot shoulder measured from back of curb shall be dedicated by the developer to Gwinnett County at no cost. Associated stormwater infrastructure as deemed necessary by the construction of the deceleration lane shall also be required.

D. A left turn lane shall be provided into each project driveway or subdivision street that accesses a Minor Collector or Major Thoroughfare in accordance with the Department of Transportation's "Criteria and Guidelines for Left Turn Lanes".

E. Other project access improvements may be required by the Department upon the recommendation of the Department of Transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.

F. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure, as may be occasioned by the required Project Access Improvements.

900-30.2 **Project Access Improvements for Multifamily and Non-residential Developments.**

A. When property that abuts upon an existing or proposed County road is to be developed or redeveloped for multifamily or non-residential uses and the County road will provide access to the property, project access improvements to the County road (deceleration lanes, turn lanes, etc.) shall be provided by the developer.

B. A deceleration lane shall be required to be provided at each project driveway or subdivision street entrance, as applicable, that is provided street access to a Minor Collector Street or Major Thoroughfare. In the event a street has an existing or proposed median, and the developer desires to construct a median break to serve the project, a left turn lane leading to the median break shall be required to be provided by the developer if approved by the Department of Transportation and shall meet the standards contained herein. The preferred spacing for median breaks shall be 2000 feet between the centerlines of the openings, and the minimum spacing for median breaks shall be 1000 feet between centerlines of the openings. Other factors will also be considered, such as distance to other median openings, adjacent land use, expected traffic volumes, and the resulting volume of U-turns that are likely to occur without the median opening. Meeting the spacing criteria is not, in itself, an indication that median opening will be allowed.

C. Deceleration lanes shall have a length of 200 feet, with an additional 50 foot taper length, pavement width of 12 feet (exclusive of curb and gutter) and shall be provided with curb and gutter. Additional right-of-way to accommodate the deceleration lane and an 11 foot shoulder shall be dedicated by the developer to Gwinnett County at no cost. Associated drainage improvements as deemed necessary by the construction of the deceleration lane shall also be required.

D. A left turn lane shall be provided into each project driveway or subdivision street that accesses a Minor Collector or Major Thoroughfare in accordance with the Department of Transportation's "Criteria and Guidelines for Left Turn Lanes."

E. Other project access improvements may be required by the Department upon the recommendation of the Department of Transportation in order to ensure adequate site access, pedestrian access, convenience and safety to the motoring public.

F. The developer shall be responsible for the relocation of public or private utilities and stormwater infrastructure, as may be occasioned by the required Project Access Improvements.

Section 900-40. Driveway Design Standards.

900-40.1 **Angle and Improvements.**

Driveways shall generally intersect streets at right angles. The portion of a driveway located within a public right-of-way shall be paved. Driveways providing access to parking lots which contain five or more spaces shall be paved in accordance with the parking lot requirements in Chapter 240.

900-40.2 **Driveway Design Standards.**

Driveways serving single-family detached or duplex residences may be no less than 10 feet wide at the right-of-way line and shall provide a radius to the back of curb or edge of pavement of the roadway of no less than 5 feet. All other driveway curb cuts on public streets shall conform to the standards shown on the driveway details contained in the Standard Drawings in the Appendix of the UDO and by land use type as follows:

A. Driveway Detail 1 (32 foot Width, 25 foot Radius) for:
   1. Commercial and Retail Uses (over 80,000 Square Feet).
   2. Office/Institutional/Cultural Uses (Over 100,000 Square Feet).
   3. Multifamily Residential Developments (Over 200 Units).
   4. Mobile or Manufactured Home Developments (Over 200 Lots).
   5. Service Stations.

B. Driveway Detail 2 (28 foot Width, 25 foot Radius) for:
   1. Commercial and Retail Use Sites (80,000 Square Feet or Less).
   2. Office/Institutional/Cultural Use Complexes (100,000 Square Feet or Less).
   3. Multifamily Residential Developments (200 Units or Fewer).
   4. Mobile or Manufactured Home Developments (200 Lots or Fewer).

C. Driveway Detail 3 (32 foot Width, 40 foot Radius) for:
   1. Industrial Sites.

D. Driveway Detail 4 (Optional Design with Island) for:
   1. Private Commercial/Office Street Entrances.
   2. Private Entrances to Multifamily Residential Developments (Over 200 Units).
   3. Private Entrances to Mobile or Manufactured Home Developments (Over 200 Lots).
   4. All driveways and driveway curb cuts on State highways shall conform to Georgia Department of Transportation standards.

900-40.3 **Auxiliary Lanes.**

Along any Major Thoroughfare, a deceleration lane, acceleration lane, larger turning radius, traffic islands, or other devices or designs may be required to avoid specific traffic hazards which would otherwise be created by the proposed driveway location.

900-40.4 **Corner Sight Distance.**

All driveways approaching a Minor Collector or Major Thoroughfare shall provide adequate corner sight distance, and shall meet or exceed the following design standards:

A. The sight distance criteria are based on the time required for a vehicle to make a left turn from a stop controlled approach to the Highway (AASHTO Case B1). The time to execute the maneuver is based on recommendations contained in NCHRP Report 383, Intersection Sight Distance. The sight distances, for a two-lane road, are the distances traveled at the arterial speed during 7.5 seconds. The time is increased by 0.5 seconds for each additional lane to be crossed.

B. The sight distances given in Table 900.2 are for undivided highways and streets. If the highway or street is divided, the effect of the median should be considered in determining the required sight distance. Based on the conditions, it may be feasible for the crossing maneuver to be done in two stages with a stop in the median. However, the intersection should only be treated in this manner if the signing and marking is accordingly provided. Otherwise, the sight distance requirements should be increased to account for the additional width that must be crossed. See AASHTO Green Book, Chapter 9 Intersections, for adjustments due to grades greater than 3 percent and design vehicles other than passenger cars.

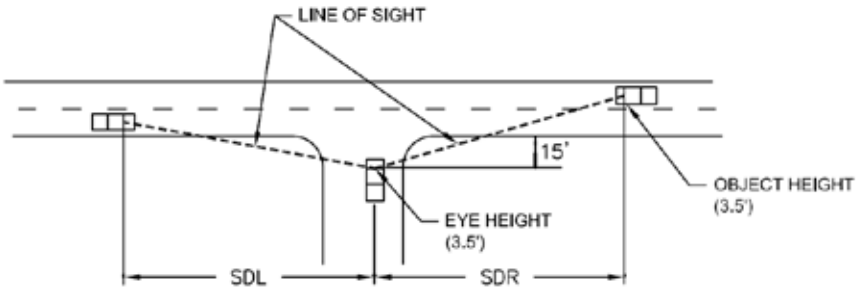


Table 900.2. Sight Distance.

	SIGHT DISTANCE (FEET)						
SPEED, MPH	2 Lane		3 Lanes		4 Lanes		5 Lanes
	SDL=SDR	SDL	SDR	SDL	SDR	SDL	SDR
25	280	280	295	280	310	295	335
30	335	335	355	335	375	355	400
35	390	390	415	390	440	415	465
40	445	445	475	445	500	475	530
45	500	500	530	500	565	530	600
50	555	555	590	555	625	590	665
55	610	610	650	610	690	650	730
60	665	665	710	665	750	710	795
65	720	720	765	720	815	765	860

900-40.5 **Separation and Spacing.**

All driveways except those serving residential units on individual lots shall meet the following criteria:

A. Minimum separation for driveways, public roads, and side streets:

Table 900.3. Minimum Separation for Driveways, Public Roads, and Side Streets.

Posted Speed	Minimum
MPH	Driveway Spacing
25	125
30	219
35	244
40	294
45	369
50	419
55	444
60	494
65	550

B. Spacing shall be measured from centerline to centerline of driveways, public roads or side streets. Greater separation may be required for safe operation of intersections and right or left turning lanes. Whenever possible, proposed driveways along one side of a street shall coincide with existing or proposed driveways on the opposite side of such street. If offset driveways cannot be avoided, the same driveway spacing criteria as given in Table 900.3 should be provided. Spacing shall be measured from centerline to centerline. If the Highway involved is a divided facility and the driveways do not align with a median crossover, the driveway spacing would only apply to the adjacent driveway on the same side of the Highway as provided in Table 900.3.

C. Maximum number of driveways serving a single project: one for each 400 feet of property frontage, or fraction thereof per street, along a major thoroughfare. This is not meant to be a spacing standard but only an expression of the total number of driveways that are permitted serving a single project.

Section 900-50. Street Intersections.

900-50.1 **Angle of Intersection.**
Intersections shall generally be at right angles and shall not be at an angle of less than 85 degrees, unless approved by the Department, nor less than 80 degrees unless the intersection is signalized, in which case the angle of the intersection may be reduced subject to the review and approval of the Gwinnett County Department of Transportation.

900-50.2 **Maximum Grade.**
Street intersections should be designed with a flat grade wherever possible, but in no case should the grade exceed 2 percent in normal situations (or 4 percent in topographical hardship situations on local streets).

900-50.3 **Intersection Approaches: Horizontal Alignment.**

A. New local streets which approach an intersection with a street in a category higher than itself on a horizontal curve having a centerline radius less than 240 feet shall provide a tangent section of roadway at least 30 feet long. Minor Collectors approaching an intersection with a Major Thoroughfare on a horizontal curve having a centerline radius of less than 550 feet shall also provide the 30 foot tangent section. The tangent length shall be measured along the centerline of the street, from the right-of-way line of the intersecting street, extended, to the point of tangency with the centerline of the curve section.

B. New Major Thoroughfares shall provide tangent sections at intersections with streets in equal or higher categories as needed to provide adequate stopping distances at their design speeds.

900-50.4 **Intersection Approaches: Vertical Alignment.**

A. For intersections with local or minor collector streets, a leveling of the street at a grade not exceeding 2 percent shall be provided but no level approach distance is required for streets approaching at less than 7 percent, and a minimum 25 foot level approach distance shall be provided for streets approaching at a grade of 7 percent or more.

B. As a street approaches an intersection with a major thoroughfare, there shall be a suitable leveling of the street at a grade not exceeding two percent and for a distance not less than the following minimums, as set forth in Table 900.4 below:

Table 900.4. Approach Distances at Major Intersections.

Approaching Street Category	Minimum Approach Distance
Principal Arterial	100 Feet
Major Arterial	100 Feet
Minor Arterial	100 Feet
Major Collector	75 Feet
Minor Collector	75 Feet
Local	50 Feet

**Distance of the approach is measured from edge of pavement of the intersecting street to the point of curvature in the approaching street.*

900-50.5 **Intersection Radii.**

Intersection radii for roadways measured at back of curb and for the right-of-way lines shall be as set forth in Table 900.5 below. For intersecting streets of different classifications, the larger radii shall be provided. In all cases, adequate right-of-way shall be provided to maintain minimum of 11 feet from back-of-curb. Larger radii may be required for streets intersecting at angles less than 90 degrees.

Table 900.5. Intersection Radii.

Street Category	Roadway Radii	R/W Radii
Arterial	40 Feet	20 Feet
Major Collector	40 Feet	20 Feet
Minor Collector-Residential	25 Feet	9 Feet
Minor Collector-Non-residential	40 Feet	20 Feet
Local Residential	20 Feet	9 Feet
Local-Commercial or Office	25 Feet	11 Feet
Local-Industrial	40 Feet	25 Feet

**Intersecting right-of-way lines may be joined by an arc having the minimum radius shown, or by a miter which cuts across the right-of-way lines connecting the points where the required radius would have otherwise been tangent.*

900-50.6 **Islands.**

Islands in street intersections shall conform to the design requirements of the Standard Drawings in the Appendix of the UDO. In no case shall anything in an island extend more than three feet above the street grade within the right-of-way, except traffic regulatory devices and other infrastructure erected or approved by Gwinnett County. No island shall be approved which contains less than 100 square feet.

900-50.7 **Intersection Corner Sight Distance.**

A. Intersections shall be designed with adequate corner sight distance for each street which approaches a street in an equal or higher street category (except an intersection of two local streets). Where necessary, backslopes shall be flattened and horizontal or vertical curves lengthened to provide the minimum required sight distance.

B. The minimum corner sight distance shall meet the standards as shown in Table 900.2 Sight Distance.

C. The sight distance criteria are based on the time required for a vehicle to make a left turn from a stop controlled approach to the Highway (AASHTO Case B1). The time to execute the maneuver is based on recommendations contained in NCHRP Report 383, Intersection Sight Distance. The sight distances, for a two-lane road, are the distances traveled at the arterial speed during 7.5 seconds. The time is increased by 0.5 seconds for each additional lane to be crossed. The sight distances given in Table 900.2 are for undivided highways. If the highway is divided, the effect of the median should be considered in determining the required sight distance. Based on the conditions, it may be feasible for the crossing maneuver to be done in two stages with a stop in the median. However, the intersection should only be treated in this manner if the signing and marking is accordingly provided. Otherwise, the sight distance requirements should be increased to account for the additional width that must be crossed. See AASHTO Green Book, Chapter 9 Intersections, for adjustments due to grades greater than 3 percent and design vehicles other than passenger cars.

900-50.8 **Obstructing Visibility at Intersections.**

In all zoning districts, no fence, wall, structure, shrubbery, or other obstruction to vision between the heights of 3 feet and 15 feet, except utility poles, light or street sign standards or tree trunks shall be permitted within 20 feet of the intersection of the right-of-way lines of streets, roads, highways or railroads.

900-50.9 **Turning Lanes at Intersections.**

Right turning lanes may be required to meet traffic demands or safety concerns. When provided, turning lanes shall meet the following criteria:

A. Storage length – A minimum of 150 feet of storage length for turning lanes on any arterial roadway shall be used. A minimum of 100 feet of storage length for turning lanes on all collectors shall be used.

B. Taper Length – The minimum taper length shall be 50 feet.

C. Left turning lanes from arterial roads shall be subject to longer storage lengths and tapers and as determined on a case by case basis.

Section 900-60. Street Design Standards.

900-60.1 **Street Grades and Design Speeds.**

A. Minimum grade for all Local and Minor Collector Streets shall be 1.5 percent. Minimum grades for all major collector and arterial streets shall conform to Georgia Department of Transportation standards and regulations.

B. Minimum grade of less than 1.5 percent on a local street may be approved by the Department, based on adequate engineering designs, where at least 1.5 percent cannot reasonably be achieved due to topographical limitations imposed by the land. In such cases, a Record Drawing and such computations as necessary shall be provided after construction to establish that the street will drain in accordance with this UDO. Street sections where unacceptable pooling, excessive spread at catch basins, or other hazardous conditions occur shall be reconstructed or otherwise improved to eliminate such conditions.

C. Minimum vehicle design speeds and maximum grades allowable in Gwinnett County by street classification shall be as shown in Table 900.6.

D. Maximum grade on any cul-de-sac turnaround shall be 6 percent.

Table 900.6. Minimum Design Speeds and Maximum Grades.

Street Category	Maximum Grade	Design Speed
Principal Arterial	8%	60 MPH
Major Arterial	9%	50 MPH
Minor Arterial	10%	40 MPH
Major Collector	10%	40 MPH
Minor Collector	10%	30 MPH
Local	15%*	25MPH

**Grades between 11 percent and 15 percent shall not exceed a length of 150 feet and shall require an "as graded" survey prior to the installation of the curb or utilities. The distance shall be measured as the tangent length between points of curvature.*

900-60.2 **Vertical Street Alignment.**

A. All changes in street profile grades having algebraic difference greater than one percent shall be connected by a parabolic curve having a minimum length (L) equal to the product of the algebraic difference between the grades in percent (A) and the design constant (K) assigned to the street according to its category (i.e., L=KA).

B. Constant (K) values are shown in the Table 900.7 for both desirable and minimum acceptable ("hardship") conditions. In all cases, the "desirable" value shall be used, unless it cannot be achieved due to topographic conditions beyond the developer's control. In such hardship situations, the Department may approve a lesser value to the extent required by the hardship situation, but in no event less than the value shown in Table 900.7 as "minimum."

Table 900-7. Constant (K) Values for Vertical Curves.

	Crest Curves		Sag Curves	
Street Category	Minimum	Desirable	Minimum	Desirable
Principal Arterial	151	320	136	155
Major Arterial	84	170	96	110
Minor Arterial	44	80	64	70
Major Collector	44	80	64	70
Minor Collector	19	30	37	37
Local	12	20	26	26

900-60.3 **Horizontal Street Alignment.**

A. All new streets shall adhere to the standards governing horizontal curvature and superelevation as set forth in Table 900.8 below:

Table 900.8. Horizontal Curves.

Street Category	Minimum Radius (Ft)	Maximum Superelevation
Principal Arterial	1,333	0.06
Major Arterial	833	0.06
Minor Arterial	560	0.04
Major Collector	560	0.04
Minor Collector	300	0.04*
Local	181	0.00

** No superelevation will be allowed on Minor Collectors internal to residential subdivisions*

B. Superelevation for horizontal curves shall be calculated utilizing the following formula:
R = minimum radius curve
v = vehicle design speed (MPH)
e = rate of superelevation (decimal of a foot rise per foot roadway)
f = side friction factor

$$R = \frac{v2}{15\ (e + f)}$$

Vehicle Design Speed (v)	30	40	50	60
Side Friction Factor (f)	.16	.15	.14	.12

C. Widening section along existing streets shall be designed reflecting existing curvature and superelevation, if any, unless the existing street has been included in a specific design by the Gwinnett County Department of Transportation or Georgia Department of Transportation which calls for different standards, in which case the project will be coordinated with the overall design.

D. Superelevation runoff.
Roadway edge curves shall be provided for tangent runout (bringing edge from a normal crown to centerline elevation) and superelevation runoff (from the end of tangent runout to the point of design superelevation) in accordance with design standards of the Georgia Department of Transportation or other professional engineering standards.

E. Tangents and compound curves.
Between reverse horizontal curves there shall be not less than the minimum centerline tangents shown in Table 900.9 unless otherwise specified by the Georgia Department of Transportation. Compound radii curves are prohibited. At least the "desirable" length shall be provided unless hardship conditions of topography or property configuration will not allow lengths greater than those shown as "minimum." For compound circular curves, the ratio of the flatter radius to the sharper radius shall not exceed 1.5 to 1.

Table 900.9. Tangents.

Street Category	Minimum Tangent Length	Desirable Tangent Length
Principal Arterial	150	180 Feet
Major Arterial	125	150 Feet
Minor Arterial	100	120 Feet
Major Collector	100	120 Feet
Minor Collector	75	90 Feet
Local	50	60 Feet

Note: Minimum tangents are based on the distance traveled in 1.7 seconds at the design speed for each category of street. Desirable length is based on distance traveled in 2.0 seconds

900-60.4 **Horizontal and Vertical Clearances.**

A. Horizontal clearances.
1. A shoulder of no less than 11 feet from the back of curb or edge of pavement, appropriately graded and having gentle slopes of not more than 0.5 inch per foot and rounded cross-sectional design shall be maintained along all streets. Beyond the shoulder but within the right-of-way, slopes shall not exceed 1 foot of rise for each 2 feet of horizontal distance on a cut slope, and 1 foot of fall for each 3 feet of horizontal distance on a fill slope.
2. Along all public streets, a clear zone shall be provided per current AASHTO standards wherein nothing may be located above ground level except traffic/street signs, public utility structures, driveways, and mail boxes.
3. At selected locations, such as the outside of a sharp curve a wider clear zone with greater horizontal clearances provided to any roadside obstruction may be required.
4. The Department of Transportation, in accordance with O.C.G.A. § 32-6-51, is authorized to remove or direct the removal of any sign, signal, device, or other structure erected, placed, or maintained on the right-of-way of a public road which because of its nature, construction, or operation constitutes a danger to or interferes with the vision of drivers of motor vehicles.

B. Vertical clearances.
Vertical clearance at underpasses shall be at least 14.5 feet over the entire roadway width.

Section 900-70. Street Construction Standards and Specifications.

900-70.1 **Specifications.**
Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation.

900-70.2 **Subgrade Preparation for All Streets.**

A. Subgrade preparation shall be in accordance with Georgia Department of Transportation specifications.

B. Removal of unsuitable material.
If any sections of the subgrade are composed of topsoil, organic, or other unsuitable or unstable material, such material shall be removed and replaced with suitable material and then thoroughly compacted as specified for fill or stabilized.

C. Compaction.
Fill shall be placed in uniform, horizontal layers not more than 8 inch thick (loose measurement). Moisture content shall be adjusted as necessary to compact material to 95 percent of maximum dry density except for the top 12 inches which shall be compacted to 100 percent of maximum dry density.

D. Brought to line and grade.
After the earthwork has been completed, all storm drainage, water, and sanitary sewer utilities have been installed within the right-of-way as appropriate, and the backfill in all such ditches thoroughly compacted, the subgrade shall be brought to the lines, grades, and typical roadway section shown on the plans.

E. Utility trenches to be compacted.
All utility crossings within the right-of-way must be installed prior to subgrade approval. All manhole covers must be flush with top of intermediate course if there is a delay in applying the final surface course for new roadway pavement. Manhole covers will be required to be adjusted flush when final surface course is installed. Utility trenches cut in the subgrade shall be backfilled as specified herein. Compaction tests at the rate of 1 per 150 feet of trench shall be provided to verify compaction.

F. Roll testing required.
The subgrade must pass roll testing prior to placement of the base material. The roll test of the subgrade and base material shall be observed and approved by a Department Development Inspector prior to paving.

G. Temporary traffic surface.
When the street is to be used for construction traffic before the paving work is completed, a layer of stone (except crusher run) shall be laid as a traffic surface. This material shall not be used as a part of the base material. It may be worked into the subgrade, or it shall be removed before the base course is set up for paving.

H. Provisions to drain low points.
Provisions shall be made to drain low points in the road construction when the final paving is delayed. A break in the berm section is required when the curbing has not been constructed. Drainage under the curb to side slopes after installation is required, using minimum four inch diameter pipe sections. Vegetated or stabilized swales should be considered for managing road construction runoff. Swales shall be constructed in accordance with the Gwinnett County Stormwater Systems and Facilities Installation Standards and Specifications.

900-70.3 **Project Access Improvement Standards.**

A. Sections wider than 4 feet in width.
For sections 4 feet or greater in width, the section shall comply with the construction standards for new streets, in accordance with the street's category as shown on the officially adopted Gwinnett County Long Range Road Classification Map. The base course must pass roll testing prior to paving. If a delay is expected, then the base must be sealed and retested prior to paving.

B. Sections less than 4 feet in width.
For sections less than 4 feet in width, 6 inches of class "B" concrete shall be poured flush with the adjacent pavement surface and dyed black. A minimum of 8 inches of Graded Aggregate Base shall be provided below the widening section.

900-70.4 **New Local and Minor Collector Streets.**

A. The following standards shall apply to new local and minor collector streets in residential subdivision and non-residential projects.
1. The base course shall consist of at least 8 inches of graded aggregate base. After being thoroughly compacted and brought to proper section, an intermediate course of 2 inches of 19 mm Superpave shall be applied.
2. The final asphaltic surface course of 1.25 inches of 9.5 mm Superpave Type II shall be applied.
3. If a delay in paving is anticipated, then the base course shall be primed the same day it is compacted and cured in accordance to Georgia DOT standards.
4. Upon the final acceptance of the final surface course, a maintenance bond for a period not to exceed 18 months following the date of approval of Development Conformance shall be required.

B. Local residential-rural streets.
Where allowed, local residential-rural streets may install streets without curb and gutter. In such cases, the road base shall be extended 1 foot beyond the edge of pavement, and the shoulders shall extend eight feet from the edge of pavement to a standard ditch section on each side (see Standard Drawings in the Appendix of this UDO). Otherwise, the roadway shall comply with the standards for new residential subdivision streets set forth in Section 900-70.4.A.

900-70.5 **New Major Thoroughfares**
Minor collectors or greater shall be constructed in accordance with designs prepared by Gwinnett County or Georgia DOT, or, if no design has been prepared, to the following standards:

A. Arterials Pavement Section:
1. 10 inches GAB.
2. 4 inches of 25mm Superpave.
3. 2 inches of 19mm Superpave.
4. 1.5 inches of 9.5mm Type II Superpave (volumes less than 10,000 ADT), OR;
5. 1.5 inches of 12.5mm Superpave (volumes greater than 10,000 ADT).

B. Collectors Pavement Section:
1. 10 inches GAB.
2. 4 inches of 19mm Superpave.
3. 1.5 inches of 9.5mm Type II Superpave (volumes less than 10,000 ADT), OR;
4. 1.5 inches of 12.5mm Superpave (volumes greater than 10,000 ADT).

Section 900-80. Curbs and Gutters.

900-80.1 **Curb and Gutter Required.**
All new streets and Project Access Improvements shall be provided with curb and gutter except in subdivisions zoned RA-200, where swale ditches may be provided in lieu of curb and gutter. All gutters shall drain smoothly with no areas of ponding.

900-80.2 **Residential Curbing.**
Residential curbing shall meet the following requirements:

A. Concrete shall be Class "B" (as defined by Georgia Department of Transportation) and have a minimum strength of 3,000 PSI at 28 days.

B. Typical minimum section shall be 6" x 24" X 12".

C. Vertical curbing only.

900-80.3 **Industrial or Commercial Curbing.**
Industrial or commercial curbing shall meet the following requirements:

A. Concrete shall be Class "B" (as defined by Georgia Department of Transportation) and have a minimum strength of 3,000 PSI at 28 days.

B. Typical minimum section shall be 8" X 24" X 14".

C. Vertical curbing only.

900-80.4 **Collector and Arterial Curbing.**
Collector and Arterial curbing shall meet the following requirements:

A. Concrete shall be Class "B (as defined by Georgia Department of Transportation) and have a minimum strength of 3,000 PSI at 28 days.

B. Typical minimum section shall be 8" X 30" X 14".

C. Vertical curbing only.

900-80.5 **Construction Methods.**

A. Curb and gutter shall be set true to line and grade, be field staked, and finished to the section shown on the plans. Along the Project Access Improvements of a road which the Department of Transportation has identified for resurfacing within one year of the new construction, the grade of the new gutter shall be placed 1 inch above the Project Access Improvement pavement grade in areas where drainage will not be adversely affected.

B. Line and grade shall be field staked for grades less than two percent and grades over 12 percent, and within 100 feet in both directions from all low points.

C. One-half inch expansion joints or premolded bituminous expansion joint material shall be provided at all structures and radius points and at intervals not to exceed 250 feet in the remainder of the curb and gutter.

D. Inferior workmanship or unprofessional construction methods resulting in unacceptable curb and gutter will be cause for rejection of the finished work.

E. Disturbed areas along all curbing shall be backfilled, stabilized, and grassed.

Section 900-90. Sidewalk Requirements.

900-90.1 **Sidewalks.**
Sidewalks and curb ramps shall be constructed in all new development or redevelopment along all abutting or internal streets, existing or new, private or public. Whenever a discrepancy occurs between the design and construction standards of this UDO and any state or federal regulation, then the most restrictive shall apply.

900-90.2 **Sidewalk and curb ramp installation and timing.**
Sidewalks and curb ramps shall be installed as follows:

A. Developers shall connect proposed sidewalks on developed property to the adjacent property's sidewalks.

B. Residential subdivision projects.
Sidewalks and curb ramps, where required, shall be installed on new internal streets (both sides including "eyebrow" turn-arounds and cul-de-sacs) and on abutting external streets (abutting side).

C. Residential subdivision developer's responsibility.
Developers shall install sidewalks and curb ramps on abutting external streets, "passive" recreation areas, common area and open space prior to the approval of the Final Plat. Sidewalks on "active" recreation area lots shall be installed prior to issuance of a Certificate of Occupancy.

D. Homebuilder responsibility.
Homebuilders shall install sidewalks, and curb ramps not required to be installed by developers, on residential lots prior to release of the Certificate of Occupancy for a home.

E. Non-residential and non-subdivision projects.
Sidewalks shall be installed on new internal streets (both sides including cul-de-sac and "eyebrow" turnarounds) and on abutting external streets (abutting side) by the lot owner or developer prior to the issuance of a Certificate of Occupancy.

F. Performance surety.
Performance surety for sidewalks and ramps not yet installed must be approved by the Director. The surety shall be in an amount acceptable to the County.

G. Escrow alternative.
The cost of sidewalk installation may be set aside in escrow with the Department of Transportation if proposed road improvements by the County may impact the location of a sidewalk or if the sidewalk cannot be constructed due to topographic or utility constraints. Costs shall be set at a linear rate by Gwinnett DOT and are subject to include construction, acquisition, and engineering costs for sidewalk projects within the County.

900-90.3 **Sidewalk design and construction standards.**
Sidewalks shall be constructed in accordance with the requirements of this section. The Director is authorized to grant Modifications upon specific application due to topographic or drainage difficulty as well as alternative design proposals after receiving a recommendation from the Department of Transportation.

A. Width.
Sidewalks shall be at least 4 feet wide on new internal subdivision streets and at least 5 feet wide on abutting external streets with the following exceptions:
1. Sidewalks shall be at least 5 feet wide on new internal streets or drives within the Senior Oriented Residence District (R-SR) and Office-Residential District (O-R).
2. Sidewalks shall be at least 5 feet in width on new local non-residential streets and 5 feet in width for new local residential streets in the TND and Mixed-Use Districts (MU-N, MU-C and MU-R) and shall conform with this Section and any additional requirements of Sections 210-190 through 210-225.

B. Setback.
Sidewalks shall be located at least 2 feet from the back of curb. The area between the curb and the sidewalk shall consist of grass or landscaping and shall be consistent with the requirements of Chapters 600 through 640 of this UDO. Where no curb exists, or if road improvements are proposed for installation by the County, sidewalks, including appropriate stormwater infrastructure, shall be constructed in a location acceptable to the Gwinnett County Department of Transportation.

C. Cross slope.
Sidewalks shall be constructed with a cross slope of 0.25 inch per foot. Sidewalks shall maintain this cross slope at driveway crossings or transition the sidewalk to a driveway with ramps and detectable warnings.

D. Material.
Class "B" concrete (as defined by Georgia Department of Transportation) with a minimum strength of 2,200 PSI at 28 days.

E. Final stabilization.
Disturbed areas resulting from sidewalk construction shall be backfilled, stabilized, and grassed or landscaped.

F. Georgia Department of Transportation controlled roads.
Sidewalks located in the right-of-way of roads under the jurisdiction of the Georgia Department of Transportation shall be constructed in accordance with Georgia Department of Transportation design and construction standards.

G. Sidewalk curb ramp design and construction standards.
Intersection radius curb ramps shall be provided at street intersections. Straight ramps may be provided at intersections of curbed driveways and at streets without sidewalks. Curb ramps shall meet the requirements of the *Americans with Disabilities Act*.

H. Damage repair.
Damage to roads, sidewalks, curbs, and ramps caused by construction or development activity shall be repaired at no cost to the County within 30 days or prior to issuance of a Certificate of Occupancy, whichever is earlier.

Section 900-100. Multi-Use Path Requirements.

900-100.1 Multi-use paths shall be provided along one side of arterial streets. The developer/builder shall coordinate with the Department of Transportation for location and approval. Where provided multi-use paths shall comply with the provisions of this section as well as the provisions contained in Chapter 360 of this UDO and shall meet the following requirements:

900-100.2 **Width.**
Multi-use trails and paths shall be a minimum of 10 feet in width.

900-100.3 **Material and construction details.**

A. **A multi-use path that is constructed in a floodplain, adjacent to a stream, or adjacent to undisturbed land shall be asphalt or concrete or approved alternative such as pervious asphalt, or pervious pavement. In all other cases, a multi-use path shall be concrete.**

B. **Multi-use paths shall be designed to minimize direct auto-pedestrian and/or auto-conflicts by such means as striping and signs.**

C. **Multi-use paths shall be connected to crosswalks at intersections where applicable.**

Section 900-110. Greenway Requirements.

900-110.1 Greenways shall be designed and developed in coordination with the Gwinnett County Open Space and Greenway Master Plan. Greenways, where provided, shall comply with the provisions of this section as well as the provisions contained in Chapter 360 of this UDO and shall meet the following requirements:

A. **For width, materials, and design standards refer to the Gwinnett County Open Space and Greenway Master Plan Update.**

B. **Construction Obligation. The greenway shall be constructed by the developer prior to issuance of a Certificate of Occupancy, or in the case of residential subdivisions, prior to the approval of the Final Plat.**

1. Residential subdivision developer's responsibility.
   Where required, developers shall install greenways on open space, common area and abutting external streets, prior to the approval of the Final Plat. Greenways on "active" recreation area lots shall be installed prior to issuance of a Certificate of Occupancy.

2. Homebuilder responsibility.
   Homebuilders shall install greenways not required to be installed by developers on building lots prior to release of the Certificate of Occupancy for a home.

3. Non-residential projects.
   Greenways, where required, shall be installed prior to the issuance of a Certificate of Occupancy.

4. Performance surety.
   Performance surety for greenways not yet installed must be approved by the Director. The surety shall be in an amount and form acceptable to the County.

900-110.2 **Greenway Maintenance and Liability.**

County Maintenance.
The County will accept maintenance responsibility similar to its maintenance for County-owned park property, for a greenway if the Director of Community Services or designee finds all of the following:

A. The applicant requests that the County assume the responsibilities.

B. The greenway lies within an easement or right-of-way granted to the County for trail purposes.

C. The greenway has been constructed to County standards.

D. The greenway is physically continuous for at least 1/4-mile along the designated route. This requirement for a minimum length of route segment or route spur will be waived if the primary network greenway has not been made part of a physically continuous segment of at least 1/4-mile within two years after completion of the segment under consideration.

E. If the applicant desires to use a private security force to patrol the greenway area, the owner has signed an agreement holding the County harmless from all claims, suits, or actions of any nature, caused or arising out of the actions of the private security force, its subcontractors, agents, or employees.

900-110.3 **Owner/Applicant maintenance.**
The owner/applicant retains maintenance responsibilities unless these responsibilities are accepted by the County. Where the applicant retains maintenance responsibilities, the greenway must be maintained at a level at least equal to those design standards as required by the Gwinnett County Open Space and Greenway Master Plan.

Section 900-120. Traffic Control Devices.

900-120.1 **Traffic Control Signs.**
Street signs, traffic control signs, and devices such as striping and signalization, shall be provided through payment of fees to the Department of Transportation for the installation thereof.

900-120.2 **Street Name Signs.**
Public street name signs shall have a green background with white legends mounted on channelized posts. Private street name signs shall have a blue background with white legends mounted on channelized posts. Alternate post material shall be subject to the review and approval of the Department of Transportation. The posts and signs will be furnished and installed by the County at all street intersections. The developer (or homeowners association in the event an alternate signpost is chosen at a later date) shall pay the County's costs.

900-120.3 **Traffic Signals and Signs.**
All traffic signals and signs shall conform to the Manual on Uniform Traffic Control Devices (no decorative traffic control devices will be allowed) or as per Gwinnett County Department of Transportation.

900-120.4 **Striping Requirements.**
All newly constructed streets having four or more lanes (including auxiliary lanes) and existing streets being widened with one or more additional lanes shall be striped or the payment of said striping costs shall be required from the Developer by the Department of Transportation prior to the Approval of Development Conformance for the project. Striping shall be accomplished with paint meeting Georgia Department of Transportation standards conforming to the Manual on Uniform Traffic Control Devices.

900-120.5 **Payment of Fees.**
Payment for materials and installation of street name and traffic control signs in new developments shall be required by the Department of Transportation prior to the approval of the Final Plat for new subdivision streets and the Approval of the Development Conformance for all other developments.

Section 900-130. Traffic Calming Devices.

900-130.1 Subdivision streets shall be designed in accordance with the Gwinnett County Traffic Calming Guide. The maximum length of roadway section between speed control points, as defined by the Traffic Calming Guide, shall be 500 feet.

900-130.2 The traffic-calming plan is subject to review and approval by the Department of Transportation. The Director of the Department of Transportation may grant modifications.

Section 900-140. Private Streets and Alleys.

900-140.1 **Private Streets and Alleys Permitted.**

A. Application for approval of private streets shall be considered by the Board of Commissioners. Notwithstanding other provisions of the UDO, the Board of Commissioners may impose conditions on the approval of private streets to ensure the health, safety and welfare of the general public and to mitigate potential problems with private streets.

B. Alleys intended to serve as private access route in the rear of buildings shall be permitted, constructed and maintained as private driveways, and in substantial conformance with the UDO Design Guidelines. Application for approval of such private alleys may be considered by the Director of Department of Planning and Development.

900-140.2 **General Provisions.**

A. It shall be unlawful for any person, firm, or corporation to construct a new private street or alley, or alter an existing private street or alley, or to cause the same to be done without first obtaining a development permit, for such construction or alteration, from the Department.

1. All private streets shall be constructed to the roadway construction standards for public streets as required by the UDO, and contained herein. All private alleys shall be designed and constructed as private driveways as required by the UDO. No permit for a private street or alley shall be issued unless the proposed roadway improvements are in conformity with the standards and requirements for public streets and the applicable provisions of the UDO.
2. For setback purposes, front setbacks shall be measured as if the streets were public streets, or as approved by individual variances. Rear setbacks of lots adjacent to alleys shall be a minimum of 5 feet measured from the rear property line of such lot.
3. The subdivider/developer shall comply with the Department of Fire and Emergency Services general order for security gate access, if a gated development is proposed.
4. All provisions of the UDO regarding roadways, water lines, sewer lines, stormwater facilities and their appurtenances, including the design, submittal of plans, required improvements, etc., shall apply to all developments with private streets or alleys approved pursuant to this section.
5. The subdivider/developer shall comply with the standards and requirements of the Department of Water Resources for the installation of water and sanitary sewer mains within private developments/subdivisions.
6. The subdivider/developer shall establish a mandatory property owners association, with bylaws and/or covenants which shall include the following:
   a. Mandatory membership of all purchasers of lots therein and their successors
   b. Responsibility for maintenance, insurance and taxes
   c. Equitable sharing of the cost of maintenance
   d. Authority to place liens on the real property of members who fail to pay their dues or assessments
7. No Final Plat or development permit involving any private street shall be approved unless said Final Plat or development permit conforms to the requirements of this section.

900-140.3 **Street Names and Address Assignments for Private Streets.**

A. Proposed names for private streets shall follow the same rules as for public streets in Section 360-100.2.
   1. The subdivider of land involving a private street shall install street signs with the street name and designation "private," as approved by the Department.
   2. Street address assignments will be in accordance to Section 360-100.3, Street Address Assignments.

900-140.4 **Easements for Private Streets or Alleys.**

A. Easements for private streets shall be designated on Final Plats as general purpose public access and utility easements, along with the name of said street. Said easement shall at minimum be of the same width as that required for the right-of-way of a public street as shown on the Long Range Road Classification Map for the type of public street (local, collector, etc.) most closely resembling the proposed private street.

B. In cases where alleys are intended to serve as private service or access route, either with or without utility easement, for more than two properties, then the alleys shall have a minimum easement width of 20 feet and shall be designated on Final Plats as private access and utility easement, as applicable, and on its own discrete parcel to be dedicated to a private property association.
   1. Easements for private streets and alleys shall not be included in any calculation of minimum lot size as established by this UDO.
   2. In the cases of private streets where roadway improvements are not required (i.e. exemption plat, minor subdivision), the general purpose public access and utility easement for the private street shall be shown in a manner on the plat such that each lot fronting the private street extends to the centerline of the private street. No lot shall be permitted to be divided by the general purpose public access and utility easement required and established for a private street.
   3. In the cases of private streets where roadway improvements are required, the general purpose public access and utility easement for a private street shall be drawn as its own discrete parcel to be dedicated to a private homeowners association (i.e., not shown to be a part of any lot).

900-140.5 **Maintenance.**

A. Gwinnett County shall not maintain, repair, resurface, rebuild, or otherwise improve streets, signs, drainage improvements, or any other appurtenances within general purpose public access and utility easements established for private streets or alleys.
   1. Gwinnett County assumes full responsibility for the repair and maintenance of the water and/or sanitary sewer mains and appurtenances and any areas disturbed by repair or maintenance efforts will be restored to as near to its original condition as is feasible. Permanent repairs to the streets shall be made by the homeowners associations or other entity having maintenance responsibility for the development. Driveways and sidewalks will be repaved, sodded or landscape areas will be graded, smoothed, reseeded or resodded where appropriate. Maintenance responsibility by Gwinnett County for individual sanitary sewer stubs shall extend to the end of the standard six-inch stub, and to the water meter for individual water lines.
   2. A private maintenance covenant recorded with the Clerk of the Superior Court shall be required for any private street, alley and other improvements within general purpose public access and utility easements established for private streets and alleys. The covenant shall set out the distribution of expenses, remedies for non-compliance with the terms of the agreement, rights to the use of easements, and other pertinent considerations. The covenant shall specifically include the following terms:
      a. The covenant shall establish minimum annual assessments in an amount adequate to defray costs of ordinary maintenance and procedures for approval of additional needed assessments. The covenant shall also specify that the funds from such assessments will be held by a homeowners or property owners association in cases of a subdivision fronting on a private street or containing a private alley.
      b. The covenant shall specify that the property owners association shall be responsible for the maintenance and repair of the stormwater drainage system and all common areas within the development.
      c. The covenant shall include a periodic maintenance schedule.
      d. The covenant for maintenance shall be enforceable by any property owner served by the private street or alley.

e. The covenant shall establish a formula for assessing maintenance and repair costs equitably to property owners served by the private street or alley.
f. The covenant shall run with the land.

3. The Board of Commissioners may, at its discretion, as a condition of approving private streets, require a performance bond and/or maintenance bond be submitted by the subdivider and held by a homeowners or property owners association, or the Board may require that the subdivider pay an amount of money as recommended by the Director into an escrow account or other suitable account for the construction, maintenance and repair of private streets and stormwater management improvements, to be drawn from by the homeowners or property owners association as the need may arise.

900-140.6 **Specifications for Final Plats Involving Private Streets.**

No Final Plat involving a private street shall be approved by the Department for recording unless and until it shall contain the following on the face of the plat:

A. **Deed book and page reference to the recorded covenant required in Section 900-140.5 Maintenance, as listed above.**
1. "Gwinnett County has no responsibility to build, improve, maintain, or otherwise service the private streets, drainage improvements, and other appurtenances contained within the general public purpose access and utility easement or easements for private streets shown on this plat."
2. "Grant of Easement. The general purpose public access and utility easement(s) shown on this plat for private street(s) is hereby granted and said grant of rights shall be liberally construed to provide all necessary authority to the County, and to public or private utility companies serving the subdivision, for the installation and maintenance of utilities, including, but not limited to electric lines, gas lines, telephone lines, water lines, sewer lines, cable television lines, and fiber optic cables, together with the right to trim interfering trees and brush, together with a perpetual right of ingress and egress for installation, maintenance, and replacement of such lines.

_____

Signature of Property Owner Date

3. "Certificate of Dedication." All water and sewer lines installed within the general purpose public access and utility easement(s) shown on this plat for private street(s) are hereby dedicated to Gwinnett County.

900-140.7 **Requirement for Purchaser's Acknowledgement of Responsibilities for Private Street and/or Alley.**

A. **Prior to the sale or as a condition of the closing of a real estate transaction involving any lot served by a private street or alley in Gwinnett County, the purchaser of said lot shall execute a notarized Purchaser's Acknowledgement of Private Street and/or Alley Construction and Drainage Maintenance Responsibilities set forth below. A copy of the purchaser's acknowledgement shall be retained by the subdivider or seller and shall be required to be submitted as a condition of a Building Permit for a principal building on said lot:**

"Purchaser's Acknowledgement of Private Street and/or Alley and Drainage Maintenance Responsibility."

(I) (We) have read the Declaration of Covenant which pertains to the lot that is the subject of this real estate transaction _____ (insert address or attach legal description). (I) (We) understand that the Declaration of Covenant applies to the lot that (I am) (we are) purchasing and requires (me) (us) to provide a specified percentage or amount of the financing for the construction and maintenance of any private street (and/or alleys) and drainage facilities serving the lot which (I am) (we are) purchasing, and that owners of other lots in this plat may sue and recover for those costs which this covenant requires (me) (us) to pay, plus their damages resulting from (my) (our) refusal to contribute, plus reasonable attorney's fees. (I) (we) further understand that the County has no obligation to assist with the maintenance and improvement of the private street or alley, drainage facilities, and other appurtenances within the general purpose public access and utility easement for the private road serving the lot in question. (I) (we) understand that a copy of this purchaser's acknowledgement shall be required as a condition of the issuance of a building permit for a principal building on the lot (I am) (we are) purchasing.

_____ _____

Purchaser Date Purchaser Date

Chapter 910. Street Lighting.

Section 910-10. Responsibility for Street Lighting on Public Roads.

Except as otherwise provided for in this UDO, the responsibility for providing street lighting for the public streets, roads, highways, and sidewalks in the unincorporated area of the County rests with the Board of Commissioners. No street or roadway lighting of the public streets, roads, highways, or sidewalks in the unincorporated area of the County is permitted unless provided for by the Board of Commissioners.

Section 910-20. Street Lighting in Overlay Zoning Districts.

In addition to the requirements of Chapter 910, street lighting for overlay districts shall also meet the requirements of Chapter 220. Should a conflict arise between the requirements of Chapter 220 and this Chapter 910, the requirements of Chapter 220 shall take precedence.

Section 910-30. Specifications.

Unless otherwise specifically set forth herein, all of the materials, methods of construction, and workmanship for the work covered in reference to street construction shall conform to the latest specifications of the Georgia Department of Transportation (Georgia DOT).

Section 910-40. Installation of Street Lights.

The installation and operation of lighting fixtures located within the rights-of-way of any public street, road, highway, sidewalk or alley in the unincorporated areas of the County or fixed to any pole, lamppost, standard or other supporting device which is located within such rights-of-way, will comply the following procedures:

A. Plans and specifications for the proposed installation showing compliance with the standards in this Chapter shall be submitted to the Director of the Department of Transportation or a designee thereof for approval. No installations will be made without this approval.

B. Roadway or street lighting luminaries or fixtures installed within the public rights-of-way as "security lights" or for the purpose of lighting areas other than the public streets shall require the approval of the Director of the Department of Transportation or a designee thereof before installation of such lights.

C. Fixtures for illuminating areas adjoining the public streets, roads, and the like, such as parking areas and driveways, shall be mounted in such a manner as to ensure that the light pattern is kept off the public roadway. When street or roadway lighting luminaries are to be used for security lighting, they will be mounted on the side of the pole that is opposite from the public street and will be mounted to ensure that the lateral light distribution pattern is parallel to the street and the vertical light distribution at the initial light source is perpendicular to the street.

D. If lighting fixtures of a type other than those in the classification of street or roadway luminaries are to be used or if the proposed lighting is to be installed outside of public rights-of-way, the plans and specifications submitted shall be sufficiently detailed to clearly show that such shall be installed and operated in such a manner to prevent glare from being a hazard to or interfering with the normal use of the public rights-of-way.

Section 910-50. Street Lights for New Subdivisions.

910-50.1 Street lights shall be provided by the developer in new subdivisions which propose the construction of a new street to be dedicated to the County or which propose lot access to existing County streets.

910-50.2 Prior to the approval of a Final Plat, the developer shall submit a copy of the approved Subdivision Development Plan to the Traffic and Operations Division of the Department of Transportation. The Traffic and Operations Division shall prepare a street light design drawn on the Subdivision Development Plan based upon the requirements of this Chapter 910. The design shall be forwarded to the appropriate power provider and the developer shall pay the power provider the appropriate cost for materials and installation. Proof of payment to the power provider shall be required.

910-50.3 All fixtures and poles shall meet the requirements of the County and all maintenance shall be the responsibility of the power provider. Fixtures shall be mounted a minimum of 16 feet above the ground. For subdivisions with street trees, fixtures shall be mounted a maximum of 14 feet above the ground. The County, in addition to other requirements, may require a light to be located at street intersections within the development.

910-50.4 Upon acceptance of the street light installation by the County, the power provider shall submit monthly bills to the Traffic and Operations Division of the Department of Transportation for payment which will be assessed to the individual lots.

Chapter 1000. Public Utilities Installation.

Section 1000-10. Placement of Utilities.

1000-10.1 **Underground Utilities to be in Right-of-Way or Easement.**
All authorized public underground utilities shall be located within the right-of-way of a public street or within an easement designated for such use. Within a public street right-of-way, placement of the various authorized utilities (power, gas, cable TV, water and sewer) shall conform to the specific locations designated for such use by Gwinnett County, as illustrated in the Standard Drawings in the Appendix of this UDO.

1000-10.2 **Private Underground Utilities Require Department Approval if in the Right-of-Way.**
No other underground utilities, such as private lawn sprinkler systems, yard lighting, etc., shall be installed within a public right-of-way or easement except by authorization of the Operations and Maintenance Section of the Gwinnett County Department of Transportation Gwinnett County. Such authorization, if issued, shall require the applicant to assume all repair costs of the applicant's facilities should they be damaged during the course of installation, maintenance or repair of any roadway facilities or any of the public utilities authorized to occupy said right-of-way or easement.

1000-10.3 **Easements.**

A. Dedication requirement.
Temporary construction easements and permanent easements for public utilities, stormwater infrastructure or other public facilities shall be dedicated to Gwinnett County in accordance with County requirements.

B. Cleared, opened, and stabilized.
Drainage easements are required for any part of the stormwater infrastructure system or undisturbed drainage features which are designed to carry existing or proposed stormwater runoff. Drainage easements for improved ditches, pipe construction, and stormwater facilities shall be cleared, opened, and stabilized at the time of development to control surface water run-off (See also Chapter 800). Run-off slope and sideslopes shall be specified by the authorized registered professional, according to good engineering practice. Drainage easements for stormwater that convey water shall be provided according to the minimum requirements found in Table 1000.1 below, conform to County Standards, and centered over the conveyance system. The minimum easement width shall be based on the pipe diameter (span) plus 2 feet plus 2 times the pipe invert depth. This value shall be rounded up to the nearest 5 feet. For pipes exceeding 16 feet in depth, a pre-submittal conference shall be held with the County to determine what additional requirements may be required.

Table 1000.1. Easement Width for Stormwater Infrastructure.

Pipe Size (In)	Maximum Pipe Invert Depth (Ft)												
	4	5	6	7	8	9	10	11	12	13	14	15	16
15	20	20	20	20	20	25	25	30	30	30	35	35	40
18	20	20	20	20	20	25	25	30	30	30	35	35	40
24	20	20	20	20	20	25	25	30	30	30	35	35	40
30	20	20	20	20	25	25	25	30	30	35	35	35	40
36	20	20	20	20	25	25	25	30	30	35	35	35	40
42		20	20	20	25	25	30	30	30	35	35	40	40
48		20	20	20	25	25	30	30	30	35	35	40	40
54			20	25	25	25	30	30	35	35	35	40	40
60			20	25	25	25	30	30	35	35	35	40	40
66				25	25	30	30	30	35	35	40	40	40
72				25	25	30	30	30	35	35	40	40	40

C. **Width of permanent sanitary sewer easements.**
Permanent sanitary sewer easements shall be no less than 20 feet in width when no other parallel utilities are located therein. When warranted, temporary construction easement widths shall be determined by the authorized registered professional.

D. **Provision for common sanitary/drainage easement.**
A common easement for sanitary sewer and drainage purposes may be allowed if the pipes are parallel and at least 10 feet is provided between pipes (on center). The easement width shall be equal to the width shown in Table 1000.1 plus the width distance separating the pipes (minimum of 10 feet).

E. **Watercourse easements.**
Drainage easements shall be provided where a development is traversed by or contains a watercourse, impoundment, detention facility, improved channel, floodplain, natural stream or channel. It shall conform substantially to the flooding limits of the 100-year storm based on fully developed conditions per the Gwinnett County 2030 Unified Plan, but shall be no less than 20 feet in width.

F. **Off street right-of-way easements.**
Drainage easements off the street right-of-way shall be clearly defined on the Final Plat. The property owner will be required to keep the easement free of obstruction in such a way as to assure the maximum designed flow at all times. The property owner shall not alter any drainage improvements without the prior written approval from the County. Structures, shall not be constructed or erected in an easement without the prior written approval from the County. Driveways shall cross an easement as close to perpendicular as practical. Property owners may plant landscaping in an easement that is piped; however, the County is not responsible for replacing the landscape material located in the easement when it is removed to maintain the drainage system.

G. **Cleared easements to be grassed.**
All drainage, sewer, access or other easements that were required to be cleared shall be fine graded and grassed within 10 days of completing construction work. The use of sediment control measures may be required to protect the area until a comprehensive vegetative cover is obtained.

Section 1000-20. Water Supply Systems.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 114, Utilities.

Section 1000-30. Cross-Connection Control and Backflow Prevention.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 114, Utilities.

Section 1000-40. Disposal of Sanitary Waste.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 114, Utilities.

Section 1000-50. Private Wastewater Disposal.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 114, Utilities.

Section 1000-60. Sewer Construction Standards.

Refer to Gwinnett County, Georgia, Code of Ordinances, Part II, Chapter 114, Utilities.

Section 1000-70. Underground Electric and Communication Utilities.

1000-70.1 **Installation and Compaction Required before Pavement or Base.**
All water and sanitary sewer utilities and stormwater infrastructure facilities within the curbs shall be installed and the ditches backfilled and thoroughly compacted before any pavement or base is installed. A minimum of 95 percent compaction is required.

1000-70.2 **After Base Installed, Utilities to be Bored.**
Once the base has been placed, all further installation of utilities under the roadway shall be bored or otherwise comply with Section 1000-80.

1000-70.3 **Manholes Flush with Finished Grade.**
All utility manholes and valve boxes shall be brought flush to the finished grade within the roadway section. If there is a delay in applying the final surface course for new roadway pavement, then the utility manholes and valve boxes shall be brought flush with the finished grade of the intermediate course of the roadway pavement.

1000-70.4 **Standard Drawings Apply.**
All utility locations shall adhere to the details found in the Standard Drawings in the Appendix of this UDO.

Section 1000-80. Street Cuts.

1000-80.1 **Review and Approval by the Gwinnett County Department of Transportation.**
All utility construction plans within County right-of-way shall be reviewed and approved by the Gwinnett County Department of Transportation before construction begins. Street cuts shall not be allowed unless deemed absolutely necessary due to the presence of rock, the need to tap into an existing line beneath the road surface, or other circumstance which makes boring impossible or infeasible.

1000-80.2 **Fees Required.**

A. No street cut shall be authorized until such Street Cut Fees have been paid.

B. All street cut repairs must be inspected and approved prior to the release of street cut fees.

1000-80.3 **Trenches to be Backfilled.**

A. If approved, all trenches shall be backfilled and compacted the same day the trench is opened.

B. Trenches under the paving shall be returned to 95 percent compaction.

C. Trenches elsewhere shall be returned to 90 percent compaction.

D. See Section 900-70.2 for trench compaction and test requirements.

1000-80.4 **Trenches under Paving.**

All trenches under paving shall be concreted with 8 inches of Class "A" concrete base and 2 inches of 9.5 mm Superpave Type II wearing course asphalt is to be spread.

A. The paving cut shall be widened to a minimum of 9 inches beyond the edges of the trench.

B. The edges of the paving cut shall be smooth.

C. If the final course of asphalt has been completed prior to the street cut, then milling and inlay of the surrounding area will be required. Limits of mill and inlay are subject to Gwinnett County Department of Transportation approval.

1000-80.5 **Utility Extension Information.**

A. Contact the Department of Water Resources for public utility extension information from the existing to the proposed development.

B. Contact Gwinnett County Department of Transportation at least 24 hours in advance of closure of traffic lanes. All lane closures must meet Manual on Uniform Traffic Control Devices (MUTCD) guidelines.















gwinnettcounty

Unified Development Ordinance

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Appendix Section 1.0

Architectural Design Standards

1.0.0 Purpose.

The Architectural Design Standards promote high quality and aesthetically attractive development and construction in Gwinnett County. The Architectural Design Standards establish the basic requirements for architectural and associated landscape components.

2.0.0 Applicability.

The Gwinnett County Architectural Design Standards shall apply to all buildings and structures constructed in Gwinnett County. Refer to Section 10.0.0 for Architectural Design Standards compliance for each zoning district. Wherever the provisions and/or conditions of a zoning case and/or requirements of an Overlay District impose more restrictive, greater or higher standards, the requirements of such provisions and/or conditions shall prevail.

3.0.0 Director's Review.

All building designs designated as Architectural Design Standards for Categories 2, 3, and 4 shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a building permit. Alternate building designs, architectural materials or color selections that vary from the architectural design standards of Category 1 herein may be granted a modification upon review by the Director of the Department of Planning and Development. The Director may authorize review of the modification from Category 1 by the Planning Commission. Alternate building designs, architectural materials or color selections that vary from the architectural design standards of Category 2, 3, or 4, herein shall be reviewed and approved by the Planning Commission. Creative, innovative and unique designs are encouraged, but care must be taken to maintain compatibility to surrounding buildings and community features. If a design is denied by the Director of Planning and Development, the applicant may submit the design for appeal to the Planning Commission.

4.0.0 Architectural Design Standards for Category 1.

4.1.0 Commercial and Non-Residential Buildings

(Commercial and Non-Residential buildings include but are not limited to office buildings, retail buildings, shopping centers, warehouses, places of worship, medical buildings, and industrial buildings.)

4.1.1 Exterior Wall Design

A. The front, and sides of buildings shall have glass, brick, stone, and/or stucco/EIFS finish. Textured concrete masonry, architectural precast concrete, and/or fiber cement board siding finish shall be allowed, not to exceed 50 percent of any façade elevation.

B. The rear of buildings (not directly visible to streets) shall be brick, stone, stucco/EIFS finish, textured concrete masonry, architectural precast concrete, and/or fiber cement board siding finish.

C. Buildings in zoning districts that allow industrial classified buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish. Concrete panels shall have a design pattern of architectural reveals and/or insets. The building facades shall incorporate a minimum of two colors.

D. Multi-tenant retail (mercantile) buildings and shopping centers shall incorporate distinct architectural entry identity for individual tenant suites exceeding 10,000 square feet of gross floor area, such as towers, portico, gables, or offset façade with change of materials.

E. Portable buildings shall be prohibited.

F. Exposed neon or other types of color accent lighting shall be prohibited. Neon light graphic features or signage located on interior walls or bulkheads shall be located a minimum of 8 feet behind the exterior glass façade.

G. Ornamental wall-mounted sconce lights located on the building elevation adjacent to an entrance must be of non-clear translucent panels with low wattage (not to exceed 30 watts) light source and the light/wall location must be at least 30 feet from the property line.

H. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

I. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish which is consistent with the finish materials of the building façade, or provide vegetative landscape screening immediately around the units.

4.1.2 Roof and Parapet Design

A. Flat roof buildings shall incorporate articulated parapets or façade projections such as porticoes or towers every 50 linear feet on front and sides of the building. Articulated parapets shall be a minimum of 1 foot vertical offset. Green roof designs with live vegetative plantings which are visible from ground level views may be substituted for articulated parapets.

B. Pitched roof buildings shall incorporate articulated features every 50 linear feet on the front elevation. Articulated features shall include roof eave height changes, towers, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

C. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building. Roof screening height shall be equal to the height of the equipment. Screens shall be a material consistent with the finish materials of the building facades.

4.2.0 Parking Decks and Structures

(Parking Decks and Structures include but are not limited to multi-story parking decks and parking structures.)

4.2.1 Exterior Wall Design

A. The front, sides, and rear facades of parking decks shall have opacified glass, brick, stone, and/or architectural pre-cast concrete finish that relates to the finishes of the adjacent primary building.

B. The front, sides, and rear facades shall incorporate changes in façade material and color.

C. Facades facing public streets or private driveways shall incorporate landscape areas immediately in front of the parking structure.

D. Any openings for ventilation, service, or emergency access located in the façade of the first level must be decorative and be an integral feature of the overall façade design.

4.3.0 Commercial and Non-Residential Canopy Structures

(Canopy structures include but are not limited to gas/service canopies, car wash canopies, parking shade shelter canopies, pedestrian cover canopies, and restaurant patio covers.)

4.3.1 Column Design

A. Columns shall have full height brick, stone, stucco, painted steel and/or architectural wood case with a finish that matches the finish of the primary adjacent building. Exposed rough timber columns may be allowed upon review by the Director.

4.3.2 Roof Design

A. The vertical façade panels shall be an opaque material. Back lit translucent panels shall be prohibited. The color of the vertical façade panels shall match the main color of the adjacent primary building.

B. All under canopy lighting for gas/service islands must be fully recessed fixtures.

4.4.0 Multi-Family Residential Buildings

(Multi-Family Residential Buildings include but are not limited to multi-story apartment buildings not exceeding 3 stories above grade.)

4.4.1 Exterior Wall Design

A. The front, sides, and rear facades shall have a minimum of 30 percent brick or stone finish of the non-fenestration area on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. Facades shall incorporate architectural features such as shutters, architectural window surrounds, roof eave brackets, and/or ornamental louvers.

B. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

C. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish which is consistent with the finish materials of the building façade, or provide vegetative landscape screening immediately around the units.

4.4.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

4.5.0 Attached Residential Buildings

(Attached Residential Buildings include but are not limited to townhouses and villas.)

4.5.1 Exterior Wall Design

A. The front facades shall have a minimum of 50 percent brick or stone finish on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. The front façade design shall include at least two of the following elevation features:
   - Shutters
   - Covered porches
   - Bay windows
   - Roof eave brackets
   - Cornice
   - Architectural entrance door surround

B. Porches and decks shall incorporate architectural columns.

4.5.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables.

4.6.0 Detached Residential Buildings

(Detached Residential Buildings include but are not limited to single family houses and duplexes.)

4.6.1 Exterior Wall Design

A. The front facades shall be finished with brick, stone, stucco/EIFS, wood siding, wood shakes, vinyl siding, or fiber cement type siding. The front facades shall incorporate changes in building material, texture, and/or color. The front façade design shall include at least two of the following elevation features:
   - Shutters
   - Covered porches
   - Bay windows
   - Roof eave brackets
   - Cornice
   - Architectural entrance door surround

4.6.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12.

5.0.0 Architectural Design Standards for Category 2.

5.1.0 Commercial and Non-Residential Buildings

(Commercial and Non-Residential buildings include but are not limited to office buildings, retail buildings, shopping centers, warehouses, places of worship, medical buildings, and industrial buildings.)

5.1.1 Exterior Wall Design

A. The front, sides, and rear facades shall incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block. Applicant shall submit a site location plan and photographs of all buildings located within the same block of the proposed project. The site location plan shall include photograph markers that key to the photographs of the adjacent buildings.

B. The front, sides, and rear facades of buildings shall have glass, brick, and/or stone finish. Stucco/EIFS, textured concrete masonry, and/or fiber cement board siding finish shall be allowed, not to exceed 50 percent of any façade elevation. Architectural precast concrete may be allowed subject to Director's review. Buildings shall be designed to include, but not limited to, compatible building heights, massing, window type, spacing and proportions that are consistent with dwellings on the same block. Façade design shall include at least two f the following elevation features:
   - Shutters
   - Awnings
   - Covered porches
   - Tower or pilasters
   - Colonnades
   - Trellis or arbor
   - Roof eave brackets
   - Cornice

C. Exposed concrete block, vinyl and metal siding shall be prohibited.

D. Exposed neon or other types of color accent lighting shall be prohibited.

E. Under glow lighting of fabric, vinyl, or translucent material awnings shall be prohibited.

F. Ornamental wall-mounted sconce lights located on the building elevation adjacent to an entrance must be of non-clear translucent panels with low wattage (not to exceed 30 watts) light source.

G. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

H. Ground mounted electrical, mechanical, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately around the units.

5.1.2 Roof and Parapet Design

A. Buildings shall be designed with fully pitched roofs with a minimum pitch of 5 in 12.

B. Pitched roof buildings shall incorporate articulated features which are compatible with adjacent buildings. Pitched roofs shall include at least two of the following features:
   - Steep sections of roof with at least 6 in 12 pitch
   - Dormers
   - Cupolas
   - Spires
   - Gables

C. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

5.2.0 Parking Decks and Structures

(Parking Decks and Structures include but are not limited to multi-story parking decks and parking structures.)

5.2.1 Exterior Wall Design

A. The front, sides, and rear facades shall incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block. Applicant shall submit a site location plan and photographs of all buildings located within the same block of the proposed project. The site location plan shall include photograph markers that key to the photographs of the adjacent buildings.

B. The front, sides, and rear facades of parking decks shall have opacified glass, brick, stone, and/or architectural pre-cast concrete finish that relates to the finishes of the adjacent primary building. The main parking deck entrance shall incorporate a brick and/or stone finish entrance feature.

C. The front, sides, and rear facades shall incorporate changes in façade material and color. Facade panels/walls shall incorporate features such as building mass offsets, tower elements, pilaster projections and/or recessed panels that match the scale of the adjacent buildings and are compatible with the design of the adjacent buildings on the same block. Facades shall have interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale.

D. The first level of the parking deck that is adjacent to public or private streets shall incorporate a full height screen utilizing opacified glass, brick, stone, false windows, decorative grills, or dense vegetative screening. Deck floors above the first level shall include a continuous screen a minimum of 42 inches in height utilizing opacified glass, brick, stone, false windows, or decorative grills. Cabling alone will not be sufficient to meet this screen requirement.

E. Facades facing public streets or private driveways shall incorporate landscape areas immediately in front of the parking structure.

F. Openings for ventilation, service, or emergency access located in the façade of the first level must be decorative and be an integral feature of the overall façade design.

5.3.0 Commercial and Non-Residential Canopy Structures

(Canopy structures include but are not limited to gas/service canopies, car wash canopies, parking shade shelter canopies, pedestrian cover canopies, and restaurant patio covers.)

5.3.1 Column Design

A. The front, sides, and rear facades shall incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block. Applicant shall submit a site location plan and photographs of all buildings located within the same block of the proposed project. The site location plan shall include photograph markers that key to the photographs of the adjacent buildings.

B. Columns shall have full height brick, stone, stucco, and/or textured paint finish which matches the finish of the primary adjacent building.

5.3.2 Roof Design

A. Canopy structures shall have fully pitched roofs with a minimum pitch of 4 in 12. Canopy shall incorporate design elements such as dormers, eave brackets, cornice, gables, or cupola which are compatible with the roof design of the adjacent primary building.

B. The vertical façade panels shall be an opaque material. Back lit translucent panels shall be prohibited. The color of the vertical façade panels shall match the main color of the adjacent primary building.

C. All under canopy lighting for gas/service islands must be fully recessed fixtures.

5.4.0 Multi-Family Residential Buildings

(Multi-Family Residential Buildings include but are not limited to multi-story apartment buildings not exceeding 3 stories above grade.)

5.4.1 Exterior Wall Design

A. The front, sides, and rear facades shall incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block. Applicant shall submit a site location plan and photographs of all buildings located within the same block of the proposed project. The site location plan shall include photograph markers that key to the photographs of the adjacent buildings.

B. The front, sides, and rear facades shall have a minimum of 50 percent brick or stone finish of the non-fenestration area on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. Facades shall incorporate architectural features such as shutters, architectural window surrounds, roof eave brackets, and/or ornamental louvers.

C. Porches, decks, and balconies shall incorporate architectural columns.

D. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

E. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish which is consistent with the finish materials of the building façade, or provide vegetative landscape screening immediately around the units.

5.4.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

5.5.0 Attached Residential Buildings

(Attached Residential Buildings include but are not limited to townhouses and villas.)

5.5.1 Exterior Wall Design

A. The front, sides, and rear facades shall incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block. Applicant shall submit a site location plan and photographs of all buildings located within the same block of the proposed project. The site location plan shall include photograph markers that key to the photographs of the adjacent buildings.

B. The front facades shall have a minimum of 50 percent brick or stone finish on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. The front façade design shall include at least two of the following elevation features:
   - Shutters
   - Covered porches
   - Bay windows
   - Roof eave brackets
   - Cornice
   - Architectural entrance door surround

C. Porches and decks shall incorporate architectural columns.

5.5.2 Roof Design

Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables.

5.6.0 Detached Residential Buildings

(Detached Residential Buildings include but are not limited to single family houses and duplexes.)

5.6.1 Exterior Wall Design

A. The front, sides, and rear facades shall incorporate materials, finish, color, style and features that match and are compatible with the adjacent buildings on the same block. Applicant shall submit a site location plan and photographs of all buildings located within the same block of the proposed project. The site location plan shall include photograph markers that key to the photographs of the adjacent buildings.

B. The front facades shall be finished with brick, stone, stucco/EIFS, wood siding, wood shakes, vinyl siding, or fiber cement type siding.

The front facades shall incorporate changes in building material, texture, and/or color. The front façade design shall include at least two of the following elevation features:

- Shutters
- Covered porches
- Bay windows
- Roof eave brackets
- Cornice
- Architectural entrance door surround

5.6.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12.

6.0.0 Architectural Design Standards for Category 3.

6.1.0 Commercial and Non-Residential Buildings

(Commercial and Non-Residential buildings include but are not limited to office buildings, retail buildings, shopping centers, warehouses, places of worship, medical buildings, and industrial buildings.)

6.1.1 Exterior Wall Design

A. The front, sides, and rear facades of buildings shall have glass, brick, and/or stone finish. Stucco/EIFS, textured concrete masonry, and/or fiber cement board siding finish shall be allowed, not to exceed 30 percent of any façade elevation. Architectural precast concrete and architectural non-ribbed metal panels with concealed fasteners may be allowed subject to Director's review.

B. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. Building mass shall incorporate plan offsets (minimum offset shall be 2 feet) every 50 linear feet. Exterior walls shall incorporate features such as storefront/windows, colonnade openings, false windows, decorative tower features, and/or recessed panels reminiscent of windows and doors, every 50 linear feet.

C. Buildings in zoning districts that allow industrial classified buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish. Concrete panels shall have a design pattern of architectural reveals and/or insets. The building facades shall incorporate a minimum of two colors. Building facades facing streets shall incorporate features such as storefront, building mass offsets, colonnade openings, false windows, and/or recessed panels reminiscent of windows and doors, every 50 linear feet.

D. Multi-tenant retail (mercantile) buildings and shopping centers shall incorporate distinct architectural entry identity for individual tenant suites exceeding 10,000 square feet of gross floor area, such as towers, portico, gables, or offset façade with change of materials.

E. Portable buildings shall be prohibited.

F. Exposed neon or other types of color accent lighting shall be prohibited. Neon light graphic features or signage located on interior walls or bulkheads shall be located a minimum of 8 feet behind the exterior glass façade.

G. Ornamental wall-mounted sconce lights located on the building elevation adjacent to an entrance must be of non-clear translucent panels with low wattage (not to exceed 30 watts) light source and the light/wall location must be at least 30 feet from the property line.

H. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a brick/stone finish, which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

I. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a brick/stone finish, which is consistent with the finish materials of the building façade, or provide vegetative landscape screening immediately around the units.

J. All parapets on buildings three stories or less shall incorporate cornice features which project horizontally a minimum of 1 foot.

K. Under "glow" lighting of fabric, vinyl, or translucent material awnings shall be prohibited.

L. Buildings shall incorporate landscape areas immediately in front of the building. Landscape areas shall have live ornamental shrubs and/or trees. Landscape areas shall be located not more than 10 feet from the building and shall be provided at intervals not to exceed 50 linear feet. Building facades without windows or storefront shall incorporate landscape areas with vertical height plants. Buildings located on corner lots or double frontage lots, facing either public streets or private driveways shall be considered as having multiple fronts. Landscape areas shall be permanent in-ground installations. Moveable planters do not qualify as permanent installations. Sculptured topiary shrubs shall not depict product shapes or other graphic shapes.

6.1.2 Roof and Parapet Design

A. Flat roof buildings shall incorporate articulated parapets or façade projections such as porticoes or towers every 50 linear feet on all sides of the building.

B. Pitched roof buildings shall incorporate articulated features every 50 linear feet on the front elevation. Articulated features shall include roof eave height changes, towers, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

C. Buildings of less than 8,000 square feet of gross floor area shall be designed with fully pitched roofs with a minimum pitch of 4 in 12. Roof eave overhangs shall be a minimum of 1 foot. Green roof designs with live vegetative plantings which are visible from ground level views may be substituted for pitched roofs.

D. Fully pitched roof buildings may have a flat roof well located in the central area of the roof, not to exceed 50 percent of the roof area, with a pitched roof similar to a mansard design on all sides of the building. The height of the partial (mansard design) pitched roof profile must be equal in ridge height to the design height of a fully pitched 4 in 12 roof for that building.

E. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building. Roof screening height shall be equal to the height of the equipment. Roof screening design shall include parapets, secondary roof screening systems, and/or individual equipment screens. Buildings with non-parapet roof edges exceeding 50 linear feet shall incorporate secondary roof screening systems that enclose groups of equipment units rather than a "box" around individual units. Secondary screening systems and/or individual equipment screens shall be a material consistent with the finish materials of building facades. Alternative screen materials such as decorative ABS panels with a textured stucco pattern may be submitted for consideration.

6.2.0 Parking Decks and Structures

(Parking Decks and Structures include but are not limited to multi-story parking decks and parking structures.)

6.2.1 Exterior Wall Design

A. The front, sides, and rear facades of parking decks shall have opacified glass, brick, stone, and/or architectural pre-cast concrete finish that relates to the finishes of the adjacent primary building. Non-ribbed composite metal panels with concealed fasteners may be allowed up to 30 percent of the façade finish. The main parking deck entrance shall incorporate a brick and/or stone finish entrance feature.

B. The front, sides, and rear facades shall incorporate changes in façade material and color. Facade panels/walls shall incorporate features such as building mass offsets, tower elements, pilaster projections and/or recessed panels every 100 linear feet. Facades shall have interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale.

C. The first level of the parking deck that is adjacent to public or private streets shall incorporate a full height screen utilizing opacified glass, brick, stone, false windows, decorative grills, or dense vegetative screening. Deck floors above the first level shall include a continuous screen a minimum of 42 inches in height utilizing opacified glass, brick, stone, false windows, or decorative grills. Cabling alone will not be sufficient to meet this screen requirement.

D. Facades facing public streets or private driveways shall incorporate landscape areas immediately in front of the parking structure.

E. Any openings for ventilation, service, or emergency access located in the façade of the first level must be decorative and be an integral feature of the overall façade design.

6.3.0 Commercial and Non-Residential Canopy Structures

(Canopy structures include but are not limited to gas/service canopies, car wash canopies, parking shade shelter canopies, pedestrian cover canopies, and restaurant patio covers.)

6.3.1 Column Design

A. Columns shall have full height brick, stone, stucco, and/or textured paint finish which matches the finish of the primary adjacent building.

6.3.2 Roof Design

A. All canopies shall have a pitched roof or a continuous cornice. The minimum roof pitch shall be 4 in 12. An arched/vaulted roof shall be allowed with the same rise height of the required pitched roof. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles. A cornice shall have a minimum 1 foot horizontal projection.

B. The vertical façade panels shall be an opaque material. Back lit translucent panels shall be prohibited. The color of the vertical façade panels shall match the main color of the adjacent primary building.

C. All under canopy lighting for gas/service islands must be fully recessed fixtures.

D. Exposed timber framing is only allowed as a minor accent material.

6.4.0 Multi-Family Residential Buildings

(Multi-Family Residential Buildings include but are not limited to multi-story apartment buildings not exceeding 3 stories above grade.)

6.4.1 Exterior Wall Design

A. The front, sides, and rear facades shall have a minimum of 50 percent brick or stone finish of the non-fenestration area on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. Facades shall incorporate architectural features such as shutters, architectural window surrounds, roof eave brackets, and/or ornamental louvers.

B. Common entrances and breezeway entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, and/or trellis/arbor feature.

C. Porches, decks, and balconies shall incorporate architectural columns. Exposed timber column posts shall be prohibited.

D. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have finish which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

E. Ground mounted electrical, mechanical, and like utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a finish which is consistent with the finish materials of the building façade, or provide vegetative landscape screening immediately around the units.

6.4.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

6.5.0 Attached Residential Buildings

(Attached Residential Buildings include but are not limited to townhouses and villas.)

6.5.1 Exterior Wall Design

A. The front facades shall have a minimum of 50 percent brick or stone finish on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. The front façade design shall include at least two of the following elevation features:
- Shutters
- Covered porches
- Bay windows
- Roof eave brackets
- Cornice
- Architectural entrance door surround

B. Porches and decks shall incorporate architectural columns.

6.5.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

6.6.0 Detached Residential Buildings

(Detached Residential Buildings include but are not limited to single family houses and duplexes.)

6.6.1 Exterior Wall Design

A. The front and side facades shall be a minimum of 50 percent brick or stone finish on each elevation. The balance of the front and side façades shall be finished with wood siding, wood shakes, or fiber cement type siding. The rear façade shall be finished with brick, stone, wood siding, wood shakes, or fiber cement type siding. The front and side facades shall incorporate changes in building material, texture, and color. The front façade design shall include at least two of the following elevation features:
   - Shutters
   - Covered porches
   - Bay windows
   - Roof eave brackets
   - Cornice
   - Architectural entrance door surround

B. Porches, decks, and balconies shall incorporate architectural columns. Exposed timber column posts shall be prohibited.

6.6.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12.

7.0.0 Architectural Design Standards for Category 4.

7.1.0 Commercial, Non-Residential, Mid-Rise Residential and High-Rise Residential Buildings.

(Commercial, Non-Residential, Mid-Rise Residential, and High-Rise Residential buildings include but are not limited to office buildings, retail buildings, shopping centers, warehouses, medical buildings, places of worship, industrial buildings, apartment buildings, and condominium towers.)

7.1.1 Exterior Wall Design

A. The front, sides, and rear facades of buildings 2 stories or less, which are not adjacent to residentially zoned property, shall have glass, architectural precast concrete, brick and/or stone finish. Non-ribbed composite metal panels with concealed fasteners may be allowed for up to 50 percent of the façade finish. Stucco/EIFS finish shall be allowed as a minor accent for components such as trim, linear design features, and/or porch gables.

B. The front, sides, and rear facades of buildings 2 stories or less, which are adjacent to residentially zoned property, shall have glass, brick and/or stone finish. Non-ribbed composite metal panels with concealed fasteners and/or architectural precast concrete may be allowed for up to 30 percent of the façade finish. Stucco/EIFS finish shall be allowed as a minor accent for components such as trim, linear design features, and/or porch gables.

C. The front, sides, and rear facades of buildings 3 stories and greater, which are not adjacent to residentially zoned property, shall have glass, architectural precast concrete, brick and/or stone finish on the first and second stories. Non-ribbed composite metal panels with concealed fasteners may be allowed for up to 50 percent of the façade finish on the first and second stories. Stucco/EIFS finish shall be allowed as a minor accent for components such as trim, linear design features, and/or porch gables. The front, sides, and rear facades for the third story and above shall be glass, brick, stone, non-ribbed composite metal panels with concealed fasteners, stucco/EIFS, and/or architectural precast concrete finish.

D. The front, sides, and rear facades of buildings 3 stories and greater, which are adjacent to residentially zoned property, shall have glass, brick and/or stone finish on the first and second stories. Non-ribbed composite metal panels with concealed fasteners or architectural precast concrete may be allowed for up to 30 percent of the façade finish on the first and second stories. Stucco/EIFS finish shall be allowed as a minor accent for components such as trim, linear design features, and/or porch gables. The front, sides, and rear facades for the third story and above shall be glass, brick, stone, non-ribbed composite metal panels with concealed fasteners, stucco/EIFS, and/or architectural precast concrete finish.

E. All parapets on buildings three stories or less shall incorporate cornice features which project horizontally a minimum of 1 foot.

F. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. Building mass shall incorporate plan offsets (minimum offset shall be 2 feet) every 50 linear feet. Exterior walls shall incorporate features such as storefront/windows, colonnade openings, false windows, decorative tower features, and/or recessed panels reminiscent of windows and doors, every 50) linear feet. Buildings shall have interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale.

G. Buildings in zoning districts that allow industrial classified buildings with industrial factory occupancies may have precast concrete or tilt-up concrete panels with textured coating finish. Concrete panels shall have a design pattern of architectural reveals and/or insets. The building facades shall incorporate a minimum of two colors. Building facades facing streets shall incorporate features such as storefront, building mass offsets, colonnade openings, false windows, and/or recessed panels reminiscent of windows and doors, every 50 linear feet.

H. Multi-tenant retail (mercantile) buildings and shopping centers shall incorporate distinct architectural entry identity for individual tenant suites exceeding 10,000 square feet of gross floor area, such as towers, portico, gables, or offset façade with change of materials.

I. Portable buildings shall be prohibited.

J. Exposed neon or other types of color accent lighting shall be prohibited. Neon light graphic features or signage located on interior walls or bulkheads shall be located a minimum of 8 feet behind the exterior glass façade.

K. Under "glow" lighting of fabric, vinyl, or translucent material awnings shall be prohibited.

L. Ornamental wall-mounted sconce lights located on the building elevation adjacent to an entrance must be of non-clear translucent panels with low wattage (not to exceed 30 watts) light source and the wall location must be at least 30 feet from the property line.

M. Wall mounted electrical, mechanical, utility meters, and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a brick/stone finish, which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately in front of the equipment units.

N. Ground mounted electrical, mechanical and other utility equipment shall be screened. Screening height shall be equal to the height of the equipment. Equipment screens shall have a brick/stone finish, which is consistent with the finish materials of the building façade, or vegetative landscape screening shall be provided immediately around the units.

O. Buildings shall incorporate landscape areas immediately in front of the building. Landscape areas shall have live ornamental shrubs and/or trees. Landscape areas shall be located not more than 10 feet from the building and shall be provided at intervals not to exceed 50 linear feet. Building facades without windows or storefront shall incorporate landscape areas with vertical height plants. Buildings located on corner lots or double frontage lots, facing either public streets or private driveways shall be considered as having multiple fronts. Landscape areas shall be permanent in-ground installations. Moveable planters do not qualify as permanent installations. Sculptured topiary shrubs shall not depict product shapes or other graphic shapes.

7.1.2 Roof and Parapet Design

A. Flat roof buildings shall have parapets on all sides with interior roof drains. Flat roof buildings shall incorporate articulated parapets or façade projections such as porticoes or towers every 50 linear feet on all sides of the building. Articulated parapets shall be a minimum of 1 foot vertical offset. Green roof designs with live vegetative plantings which are visible from ground level views may be substituted for articulated parapets.

B. Pitched roof buildings shall incorporate articulated features every 50 linear feet on the front elevation. Articulated features shall include roof eave height changes, towers, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

C. Buildings of less than 8,000 square feet of gross floor area shall be designed with fully pitched roofs with a minimum pitch of 4 in 12. Roof eave overhangs shall be a minimum of 1 foot. Green roof designs with live vegetative plantings which are visible from ground level views may be substituted for pitched roofs.

D. Fully pitched roof buildings may have a flat roof well located in the central area of the roof, not to exceed 50 percent of the roof area, with a pitched roof similar to a mansard design on all sides of the building. The height of the partial (mansard design) pitched roof profile must be equal in ridge height to the design height of a fully pitched 4 in 12 roof for that building.

E. All roof mounted equipment, such as mechanical units, vent hoods, communication devices, and/or other building system(s) equipment, shall be screened from view on all sides of the building. Roof screening height shall be equal to the height of the equipment. Roof screening design shall include parapets, secondary roof screening systems, and/or individual equipment screens. Secondary roof screening systems shall enclose groups of equipment units rather than a "box" around individual units. Secondary screening systems and/or individual equipment screens shall be a material and finish design consistent with the design and finish materials of building facades. Alternative screen materials such as decorative ABS panels with a textured stucco pattern may be submitted for consideration.

7.2.0 Parking Decks and Structures

(Parking Decks and Structures include but are not limited to multi-story parking decks and parking structures.)

7.2.1 Exterior Wall Design

A. The front, sides, and rear facades of parking decks shall have opacified glass, brick, stone, and/or architectural pre-cast concrete finish that relates to the finishes of the adjacent primary building. Non-ribbed composite metal panels with concealed fasteners may be allowed up to 30 percent of the façade finish. The main parking deck entrance shall incorporate a brick and/or stone finish entrance feature. Elevated planters with live vegetative plantings may be substituted for the entrance feature.

B. The front, sides, and rear facades shall incorporate changes in façade material and color. Facade panels/walls shall incorporate features such as building mass offsets, tower elements, pilaster projections and/or recessed panels every one hundred (100) linear feet. Facades shall have interesting architectural horizontal and vertical features and patterns that are designed to articulate mass and scale.

C. The first level of the parking deck that is adjacent to public or private streets shall incorporate a full height screen utilizing opacified glass, brick, stone, false windows, decorative grills, or dense vegetative screening. Deck floors above the first level shall include a continuous screen a minimum of 42 inches in height utilizing opacified glass, brick, stone, false windows, or decorative grills. Cabling alone will not be sufficient to meet this screen requirement.

D. Facades facing public streets or private driveways shall incorporate landscape areas immediately in front of the parking structure.

E. Any openings for ventilation, service, or emergency access located in the façade of the first level must be decorative and be an integral feature of the overall façade design.

7.3.0 Commercial and Non-Residential Canopy Structures

(Canopy structures include but are not limited to gas/service canopies, car wash canopies, parking shade shelter canopies, pedestrian cover canopies, and restaurant patio covers.)

7.3.1 Column Design

A. Columns shall have full height brick, stone, stucco, and/or textured paint finish which matches the finish of the primary adjacent building.

7.3.2 Roof Design

A. All canopies shall have a pitched roof or a continuous cornice. The minimum roof pitch shall be 4 in 12. An arched/vaulted roof shall be allowed with the same rise height of the required pitched roof. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles. A cornice shall have a minimum 1 foot horizontal projection

B. The vertical façade panels shall be an opaque material. Back lit translucent panels shall be prohibited. The color of the vertical façade panels shall match the main color of the adjacent primary building.

C. All under canopy lighting for gas/service islands must be fully recessed fixtures.

D. Exposed timber framing is only allowed as a minor accent material.

7.4.0 Multi-Family Residential Buildings

(Multi-Family Residential Buildings include but are not limited to multi-story apartment buildings not exceeding 3 stories above grade.)

7.4.1 Exterior Wall Design

A. The front, sides, and rear facades shall have a minimum of 75 percent brick or stone finish of the non-fenestration area on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. Facades shall incorporate architectural features such as shutters, architectural window surrounds, roof eave brackets, and/or ornamental louvers.

B. Common entrances and breezeway entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal, and/or trellis/arbor feature.

C. Porches, decks, and balconies shall incorporate architectural columns.

7.4.2 Roof Design

Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

7.5.0 Attached Residential Buildings

(Attached Residential Buildings include but are not limited to townhouses and villas.)

7.5.1 Exterior Wall Design

A. The front facades shall have a minimum of 50 percent brick or stone finish on each elevation. The balance of the façade may be finished with stucco/EIFS, wood siding, wood shakes, or fiber cement type siding. The front, sides, and rear facades shall incorporate changes in building material, texture, and color. The front façade design shall include at least two of the following elevation features:
   - Shutters
   - Covered porches
   - Bay windows
   - Roof eave brackets
   - Cornice
   - Architectural entrance door surround

B. Porches and decks shall incorporate architectural columns.

7.5.2 Roof Design

A. Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12. Roof design shall incorporate features such as roof eave height changes, spires, cupolas, dormers, and/or gables. Roofing material shall be limited to standing seam metal, natural slate or stone shingles, traditional tile, or architectural dimensional shingles.

7.6.0 Detached Residential Buildings

(Detached Residential Buildings include but are not limited to single family houses and duplexes.)

7.6.1 Exterior Wall Design

A. The front and side facades shall be a minimum of 50 percent brick or stone finish on each elevation. The balance of the front and side façades shall be finished with wood siding, wood shakes, or fiber cement type siding. The rear façade shall be finished with brick, stone, wood siding, wood shakes, or fiber cement type siding. The front and side facades shall incorporate changes in building material, texture, and color. The front façade design shall include at least two of the following elevation features:
   - Shutters
   - Covered porches
   - Bay windows
   - Roof eave brackets
   - Cornice
   - Architectural entrance door surround

B. Porches, decks, and balconies shall incorporate architectural columns.

7.6.2 Roof Design

Buildings shall be designed with fully pitched roof. Minimum roof pitch shall be 4 in 12.

8.0.0 Architectural Design Standards for Accessory Structures and Site Accessories

Note: The Architectural Design Standards for Accessory Structures and Site Accessories shall apply to all Architectural Standard Design Categories.

Trash Enclosures	Trash receptacles and dumpsters shall be screened from view on all sides. Trash and dumpster enclosures screen walls shall have a finish consistent with the finish materials of the building façade.
Shopping Cart Corrals	Shopping cart corrals, located in parking lots, shall have decorative side rails and posts with at least 50 percent infill screen.
Vending/Self Service Machines	Vending/self-service machines shall not be located directly in front of glass/window storefront areas. The vending machines shall not exceed the ratio of one vending machine per 25 linear feet of tenant store frontage.
Site Accessories	Site accessories such as railings, benches, trash receptacles, bicycle racks, and shopping cart corrals shall complement the building design and style.

9.0.0 Architectural Design Standards Color and Finish Chart

Note: The Architectural Design Standards Color and Finish Chart shall apply to all Architectural Design Standards Categories.

Brick	Natural clay colors. Painted or face coated brick shall be prohibited. Embossed synthetic panels or stucco or EIFS panels with simulated brick patterns shall be prohibited.
Stone	Natural colors.
Stucco/EIFS	Earth tone and neutral colors. White shall only be allowed for minor accent features.
Tilt-up Concrete	Earth tone and neutral colors of textured coating finish.
Pre-cast Concrete	Architectural concrete of earth tone and/or neutral color with exposed aggregate finish.
Metal Panels	Earth tone and neutral colors. Non-ribbed composite core with concealed fasteners.
Ceramic Accent Tile	Earth tone and neutral colors. Alternative colors may be utilized provided that the ceramic tile and other alternative color features do not exceed 10 percent of any single façade surface area.
Standing Seam Metal Roof	Colors shall be dark green, brick red, silver, black, and champagne-metallic beige, dark metallic bronze and aged copper.
Standing Seam Metal Awnings	Colors shall be dark green, brick red, silver, black, and champagne-metallic beige, dark metallic bronze and aged copper.
Fabric Awnings	Colors shall be dark green, brick red, gray, black, tan, beige, and brown. Alternative colors may be utilized provided that the awnings and other alternative color features do not exceed 10 pecent of any single façade surface area.
Canopy Fascia Panels	Earth tone and neutral colors – colors shall be consistent with features/colors of the primary adjacent building.
Slate or Stone Shingles	Natural stone color.
Architectural Roof Tiles	Natural terra cotta or slate color.
Dimensional Shingles	Shingles with slate or natural stone color appearance.
Wood Shakes	Natural Finish.
Wood Siding & Fiber Cement Siding	Neutral colors for main field.

10.0.0 Architectural Design Standards for Zoning Districts

Unified Development Ordinance		Architectural Design Standards Category			
Section	Zoning District Title	1	2*	3*	4*
210-10	RA-200 Agriculture Residence District	X			
210-20	R-LL Single Family Residence – Large Lot	X			
210-30	R-100 Single Family Residential District	X			
210-40	R-75 Single Family Residential District	X			
210-50	OSC Open Space Conservation District		X		
210-60	R-60 Single Family Residential District	X			
210-70	MH Manufactured Housing	X			
210-80	TND Traditional Neighborhood Development District		X		
210-90	R-SR Senior Oriented Residence District		X		
210-100	R-TH Residence Townhouse District			X	
210-110	RM-13 Multifamily Residence District			X	
210-120	RM-24 Multifamily Residence District			X	
210-130	HRR High-Rise Residence District				X
210-140	OR Office Residence District		X		
210-150	O-I Office Institutional District			X	
210-160	C-1 Neighborhood Business District	X			
210-170	C-2 General Business District	X			
210-180	C-3 Highway Business District	X			
210-200	MU-N Neighborhood Mixed-Use District		X		
210-210	MU-C Community Mixed-Use District			X	
210-220	MU-R Regional Mixed-Use District				X
210-230	M-1 Light Industry District	X			
210-240	M-2 Heavy Industry District	X			
220-30	Activity Center/Corridor Overlay District			X	

(2*, 3*, 4*: Director Review is Required)

Appendix Section 2.0

Standard Drawings

These standard drawings illustrate minimum acceptable standards for land development activities authorized under the development regulations of Gwinnett County, Georgia, however, these standards shall not supersede more restrictive prudent design requirements or good engineering practice as applied to specific situations on a case-by-case basis. Unless otherwise specified on these standard drawings or in the development regulations, all construction must meet or exceed the minimum standards established by the Georgia Department of Transportation.

Series

100: Site Grading

200: Storm Water Detention and Erosion Control

300: Streets – Designs

400: Streets – Construction

500: Streets – Utilities

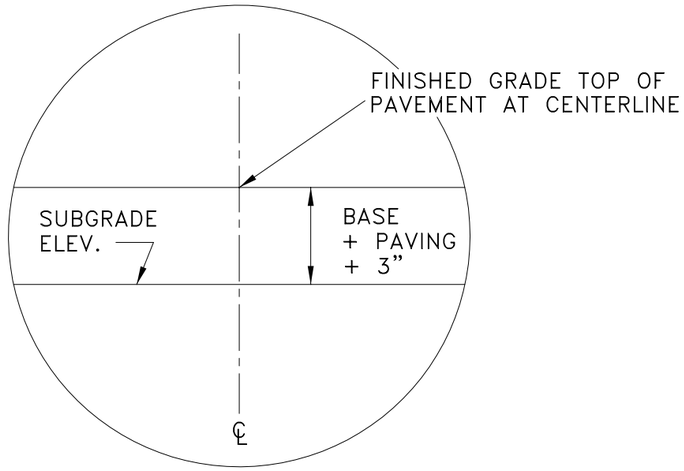
600: Drainage Structures

700: Drainage Pipes and Ditched

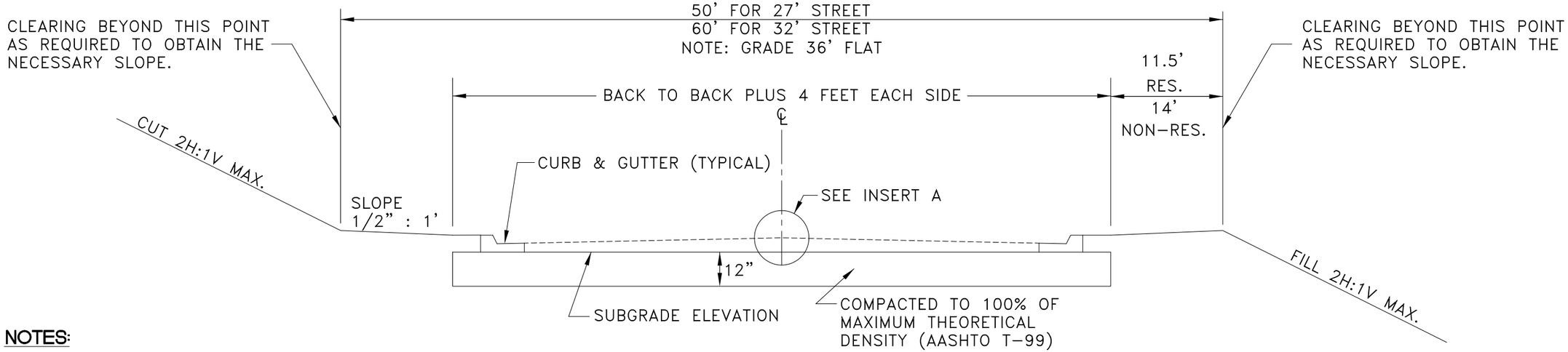
800: Landscaping and Tree Protection

900: Miscellaneous

Effective January 5, 1988



INSERT A



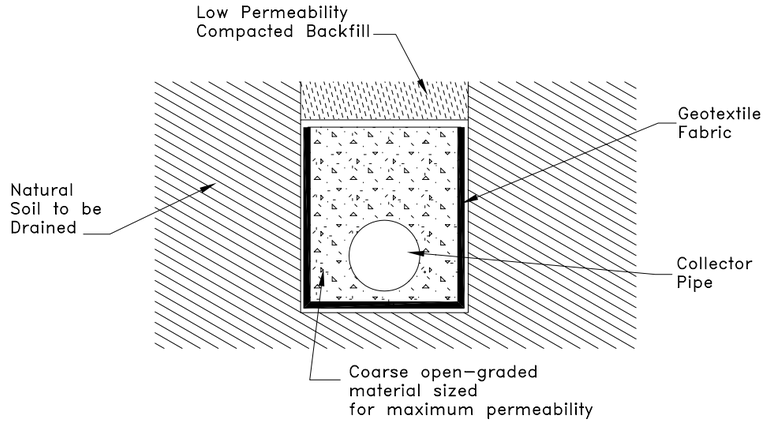
NOTES:

1. TOP OF SHOULDER TO BE GRADED HIGH TO FURNISH MATERIAL TO BACKFILL BEHIND CURB.
2. FOR UTILITY LOCATIONS SEE SHEET 501
3. MAXIMUM CUT OR FILL SLOPES 2H:1V

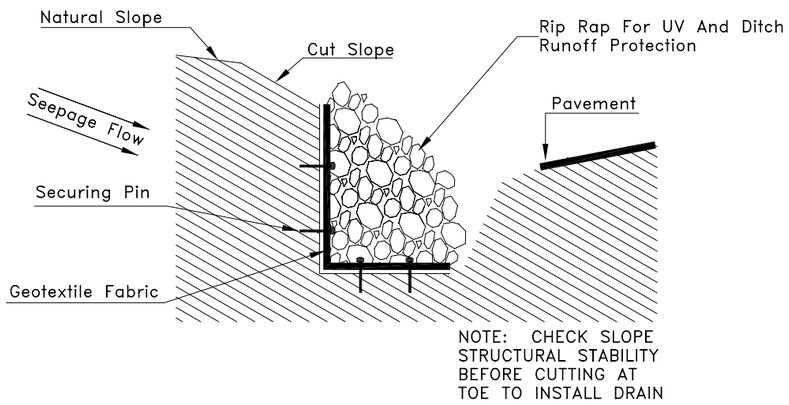
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

Street Grading: Local or Minor Collector Street

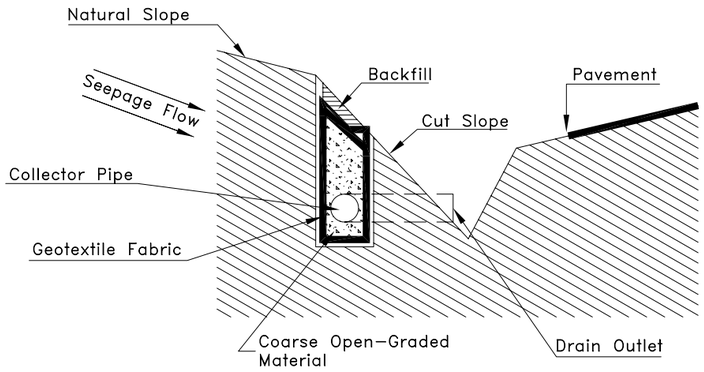
D A T E: JANUARY 1988 S H E E T: 101



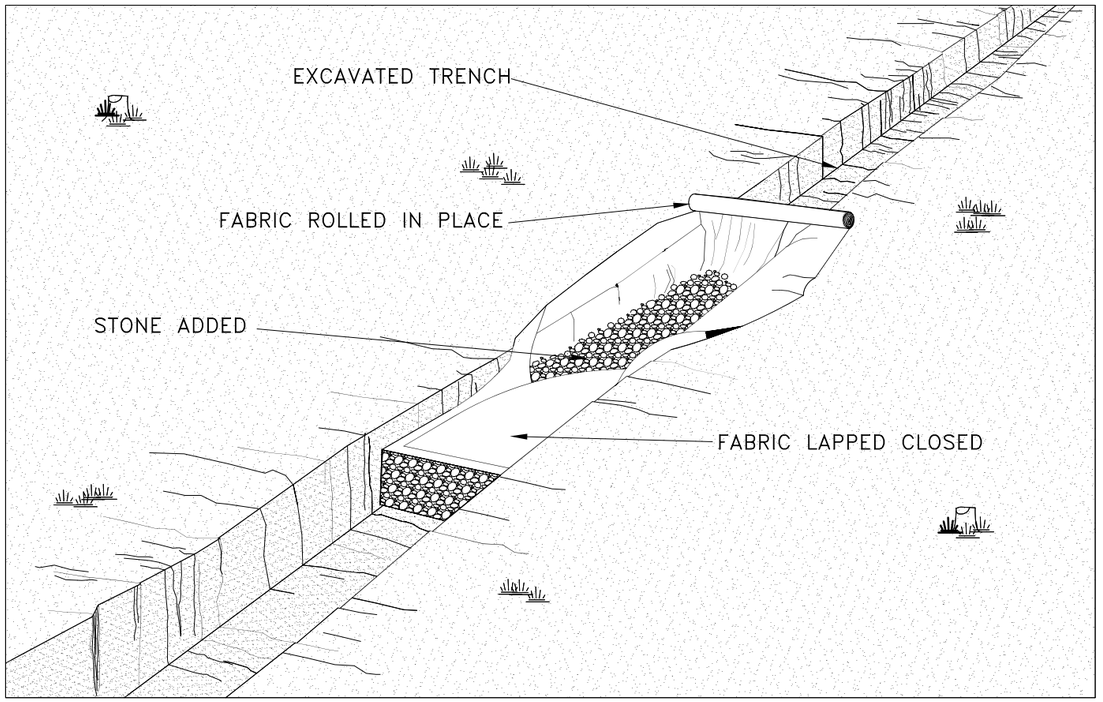
FABRIC-LINED DITCH UNDERDRAIN



ROCK TOE INTERCEPTOR DRAIN FOR CUT SLOPE SEEPAGE



TRENCH INTERCEPTOR DRAIN FOR CUT SLOPE SEEPAGE



GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

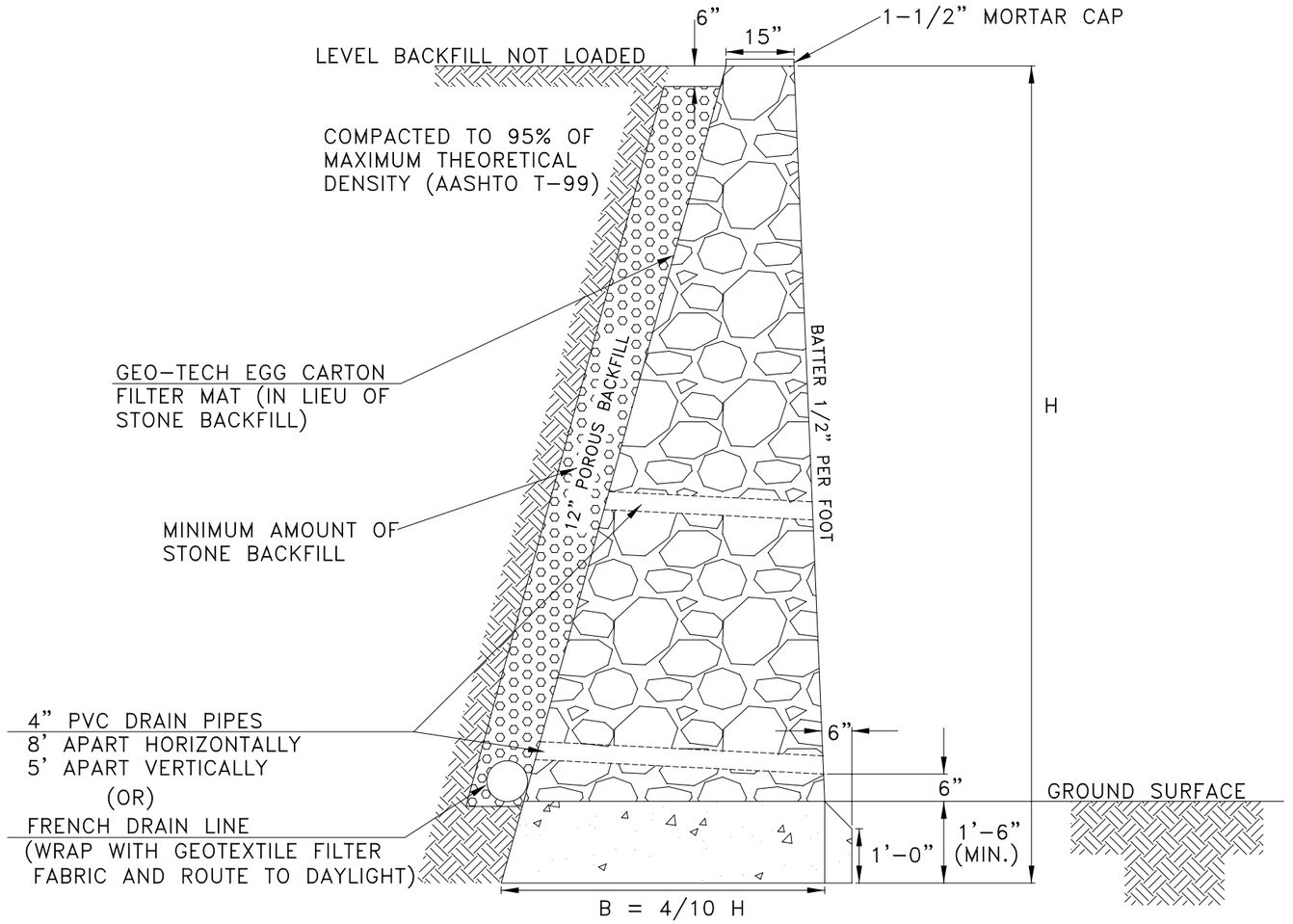
Examples of Geotextiles Used In Drainage Applications

D A T E: JANUARY 1988 S H E E T: 102

DESIGN PARAMETERS

H = HEIGHT IN FEET
BASE = 4/10 H
WEIGHT CU. FT. OF EARTH = 100 LBS
WEIGHT CU. FT. OF RUBBLE OR GRANITE = 150 LBS

HEIGHT OF WALL "H" IN FT.	THICKNESS AT BASE B = 0.4H	MIN. REQUIRED SOIL BEARING CAPACITY (PSF)	AREA OF WALL (SQ.FT.)	AREA OF FOOTING (SQ.FT.)
2	1'–6"	1500	0.75	2.875
3	1'–6"		2.25	2.875
4	1'–7 1/4"		3.828	2.997
5	2'–0"	2000	5.862	3.513
6	2'–4 3/4"		8.212	4.113
7	2'–9 1/2"	2500	12.060	4.615
8	3'–2 1/2"	3000	14.240	5.186
9	3'–7 1/4"		17.813	5.762
10	4'–0"	3500	21.781	6.344
11	4'–4 3/4"	4000	26.148	6.927
12	4'–9 1/2"		30.909	7.516
13	5'–2 1/2"	4500	36.070	8.105
14	5'–7 1/4"	5000	41.629	8.696
15	6'–0"		47.587	9.288



SECTION

NOTES:

1. STONE LAID IN PORTLAND CEMENT (3 PARTS SAND TO ONE PART CEMENT).
2. DRAIN PIPES ARE TO BE ONE CONTINUOUS LENGTH OR BELL AND SPIGOT WITH MORTAR JOINTS.
3. CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 3000 PSI.
4. FOR CONDITIONS IN WHICH THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN THE REQUIRED MINIMUM, A SPECIAL FOOTING SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED PROFESSIONAL ENGINEER.
5. DEPTH OF FOUNDATION TO BE DETERMINED BY SOIL CONDITIONS (1'–6" MIN.)
6. THIS WALL IS DESIGNED FOR LEVEL BACKFILL CONDITIONS ONLY WITHOUT SURCHARGE LOADING. WALLS FOR APPLICATIONS WHICH INCLUDE SLOPED BACKFILL CONDITIONS, SURCHARGE LOADS, FLUID DETENTION, ETC. SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED PROFESSIONAL ENGINEER.
7. REQUIRED SOIL BEARING CAPACITY SHALL BE VERIFIED AT THE TIME OF EXCAVATION.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

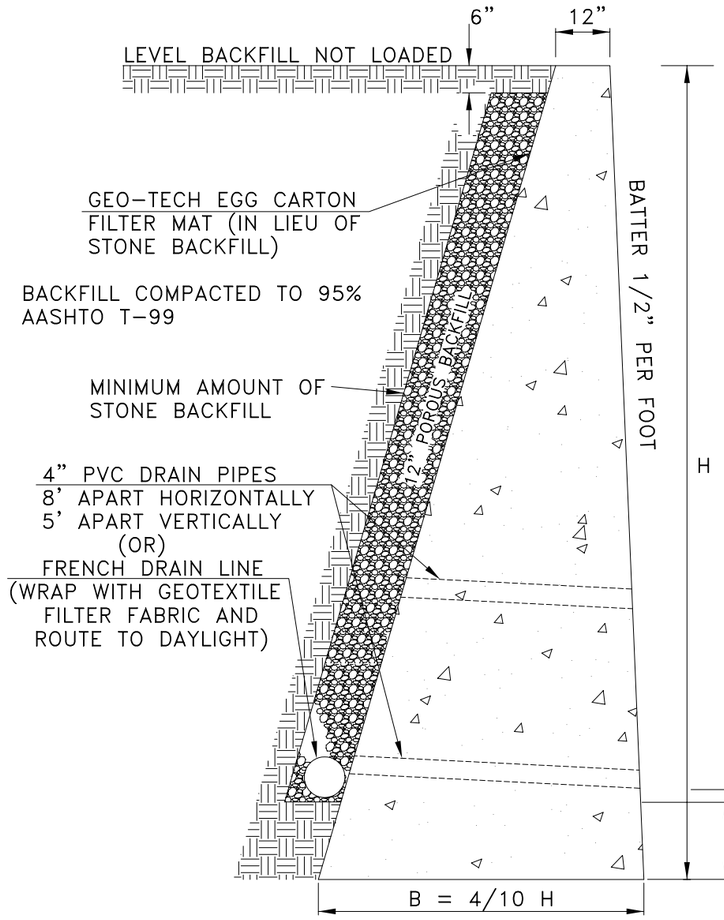
Mortar Rubble – Granite Retaining Wall, Level Backfill

DATE: JANUARY 1988 SHEET: 103

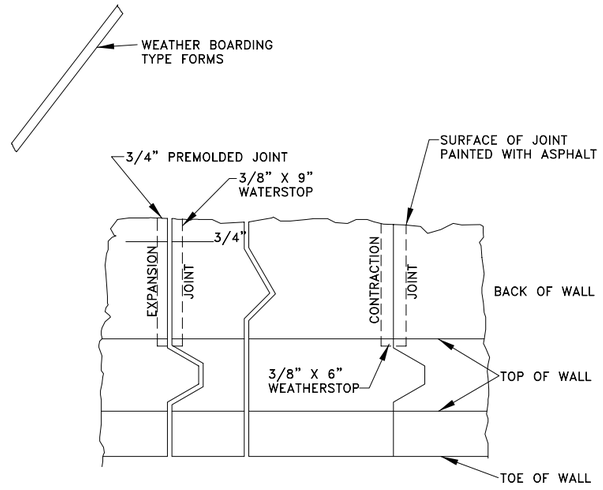
DESIGN PARAMETERS

H = HEIGHT IN FEET
BASE = 4/10 H
WEIGHT CU. FT. OF EARTH = 100 LBS.
WEIGHT CU. FT. OF CONCRETE = 150 LBS

HEIGHT OF WALL "H" (IN FEET)	THICKNESS AT BASE "B"	MIN. REQUIRED SOIL BEARING CAPACITY (PSF)	AREA OF SECTION (SQ.FT.)
2	1'–6"	1500	2.63
3	1'–6"		3.93
4	1'–7 1/4"		5.83
5	2'–0"	2000	8.13
6	2'–4 3/4"		10.83
7	2'–9 1/2"	2500	13.93
8	3'–2 1/2"	3000	17.43
9	3'–7 1/4"		21.33
10	4'–0"	3500	25.63
11	4'–4 3/4"	4000	30.33
12	4'–9 1/2"		35.43
13	5'–2 1/2"	4500	40.93
14	5'–7 1/4"	5000	46.83
15	6'–0"		53.13



SECTION



TOP VIEW

CONTRACTION JOINTS AT INTERVALS NOT EXCEEDING 30 FEET.

EXPANSION JOINTS AT INTERVALS NOT EXCEEDING 90 FEET.

WATER STOPS TO BE MADE OF RUBBER OR OTHER APPROVED MATERIAL.

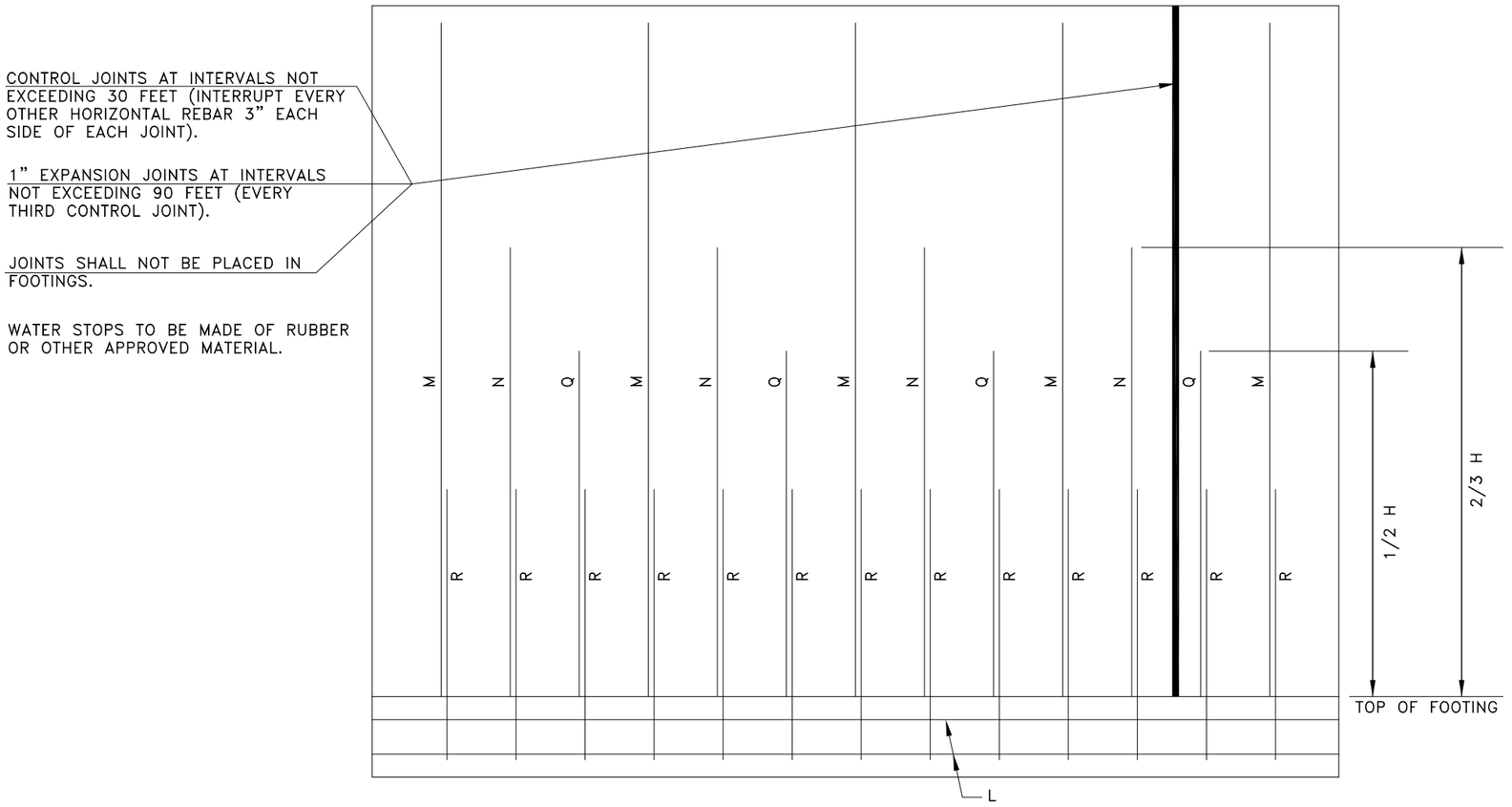
NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. FOR CONDITIONS IN WHICH THE ACTUAL SOIL BEARING CAPACITY IS LESS THAN THE REQUIRED MINIMUM, A SPECIAL FOOTING SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED PROFESSIONAL ENGINEER.
3. THIS WALL IS DESIGNED FOR LEVEL BACKFILL CONDITIONS ONLY WITHOUT SURCHARGE LOADING. WALLS FOR APPLICATIONS WHICH INCLUDE SLOPED BACKFILL CONDITIONS, SURCHARGE LOADS, FLUID DETENTION, ETC. SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED PROFESSIONAL ENGINEER.
4. REQUIRED SOIL BEARING CAPACITY SHALL BE VERIFIED AT THE TIME OF EXCAVATION.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

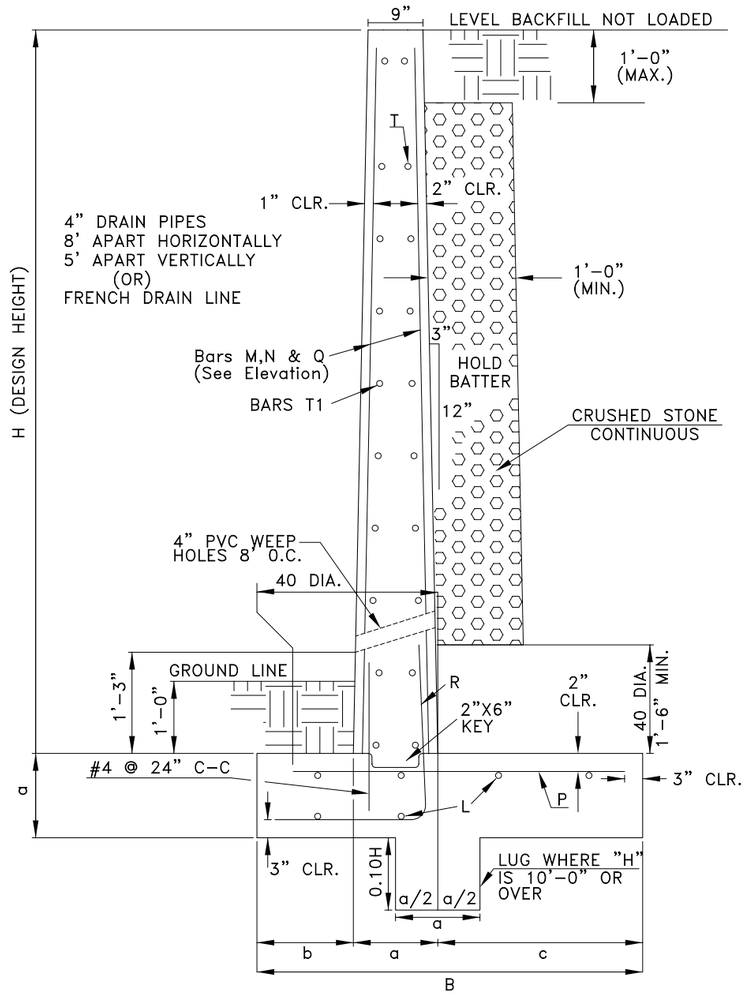
Concrete Gravity Retaining Wall

DATE: JANUARY 1988 SHEET: 104



ELEVATION

H	a	b	c	B	M BARS	N BARS	Q BARS	P BARS	T BARS	T1 BARS	L BARS	R BARS
3'–0"	0'–10 1/2"	0'–4"	0'–7"	1'–9 1/2"	#3 @ 12"	–	–	#3 @ 18"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
4'–0"	0'–11"	0'–6"	0'–10"	2'–3"	#3 @ 12"	–	–	#3 @ 18"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
5'–0"	0'–11 1/2"	0'–8"	1'–4"	2'–11 1/2"	#3 @ 12"	–	–	#3 @ 18"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
6'–0"	1'–0"	0'–10"	1'–7"	3'–5"	#3 @ 12"	–	–	#3 @ 16"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#3 @ 12"
7'–0"	1'–0 1/2"	1'–0"	1'–10"	3'–10 1/2"	#4 @ 24"	#4 @ 24"	–	#3 @ 10"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#4 @ 12"
8'–0"	1'–1"	1'–1"	2'–1"	4'–3"	#4 @ 20"	#4 @ 20"	–	#4 @ 15"	#3 @ 12"	#4 @ 12"	#3 @ 12"	#4 @ 10"
9'–0"	1'–1 1/2"	1'–2"	2'–9"	5'–0 1/2"	#4 @ 21"	#4 @ 21"	#4 @ 21"	#4 @ 11"	#3 @ 10"	#4 @ 10"	#3 @ 12"	#4 @ 7"
10'–0"	1'–2"	1'–4"	2'–10"	5'–4"	#5 @ 27"	#5 @ 27"	#5 @ 27"	#5 @ 16"	#3 @ 10"	#4 @ 10"	#3 @ 12"	#5 @ 9"
11'–0"	1'–2 1/2"	1'–6"	3'–2"	5'–10 1/2"	#5 @ 21"	#5 @ 21"	#5 @ 21"	#5 @ 12"	#3 @ 10"	#4 @ 10"	#4 @ 12"	#5 @ 7"
12'–0"	1'–3"	1'–8"	3'–7"	6'–6"	#6 @ 27"	#6 @ 27"	#6 @ 27"	#5 @ 10"	#3 @ 10"	#4 @ 10"	#4 @ 12"	#6 @ 9"
13'–0"	1'–3 1/2"	1'–8"	4'–0"	6'–11 1/2"	#6 @ 21"	#6 @ 21"	#6 @ 21"	#4 @ 6"	#3 @ 10"	#4 @ 10"	#4 @ 12"	#6 @ 7"
14'–0"	1'–4"	2'–1"	4'–3"	7'–8"	#6 @ 18"	#6 @ 18"	#6 @ 18"	#4 @ 5"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#6 @ 6"
15'–0"	1'–4 1/2"	2'–1"	4'–7"	8'–0 1/2"	#7 @ 21"	#7 @ 21"	#7 @ 21"	#5 @ 6"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#7 @ 7"
16'–0"	1'–5"	2'–2"	4'–11"	8'–6"	#7 @ 18"	#7 @ 18"	#7 @ 18"	#5 @ 5"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#7 @ 6"
17'–0"	1'–5 1/2"	2'–3"	5'–3"	8'–11 1/2"	#7 @ 15"	#7 @ 15"	#7 @ 15"	#6 @ 6"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#7 @ 5"
18'–0"	1'–6"	2'–4"	5'–7"	9'–5"	#8 @ 18"	#8 @ 18"	#8 @ 18"	#6 @ 5 1/2"	#4 @ 16"	#5 @ 16"	#4 @ 12"	#8 @ 6"
19'–0"	1'–6 1/2"	2'–6"	6'–1"	10'–1 1/2"	#8 @ 15"	#8 @ 15"	#8 @ 15"	#7 @ 6 1/2"	#4 @ 12"	#5 @ 12"	#4 @ 12"	#8 @ 5"
20'–0"	1'–7"	2'–8"	6'–6"	10'–9"	#9 @ 18"	#9 @ 18"	#9 @ 18"	#7 @ 6"	#4 @ 12"	#5 @ 12"	#4 @ 12"	#9 @ 6"



BACKFILL COMPACTED TO 95% of AASHTO T–99 (Min.)

SECTION

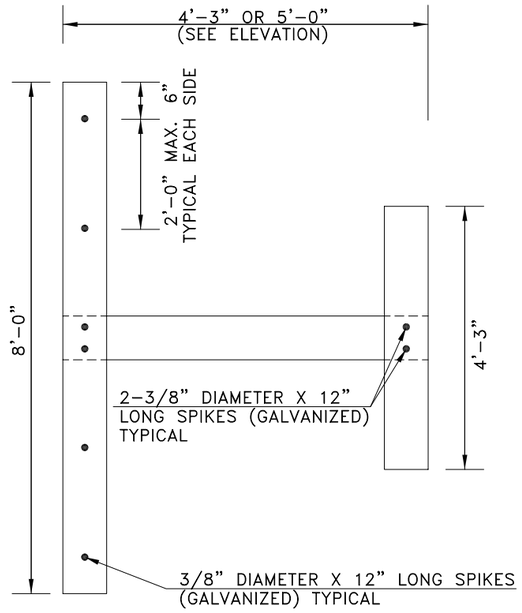
NOTES:

1. CONCRETE SHALL HAVE A MINIMUM 28–DAY COMPRESSIVE STRENGTH OF 3000 PSI.
2. MINIMUM REQUIRED SOIL BEARING CAPACITY IS 3000 PSF.
3. THIS WALL IS DESIGNED FOR LEVEL BACKFILL CONDITIONS ONLY WITHOUT SURCHARGE LOADING. WALLS FOR APPLICATIONS WHICH INCLUDE SLOPED BACKFILL CONDITIONS, SURCHARGE LOADS, FLUID DETENTION, ETC. SHALL BE DESIGNED BY A GEORGIA STATE REGISTERED PROFESSIONAL ENGINEER.
4. REQUIRED SOIL BEARING CAPACITY SHALL BE VERIFIED AT THE TIME OF EXCAVATION.

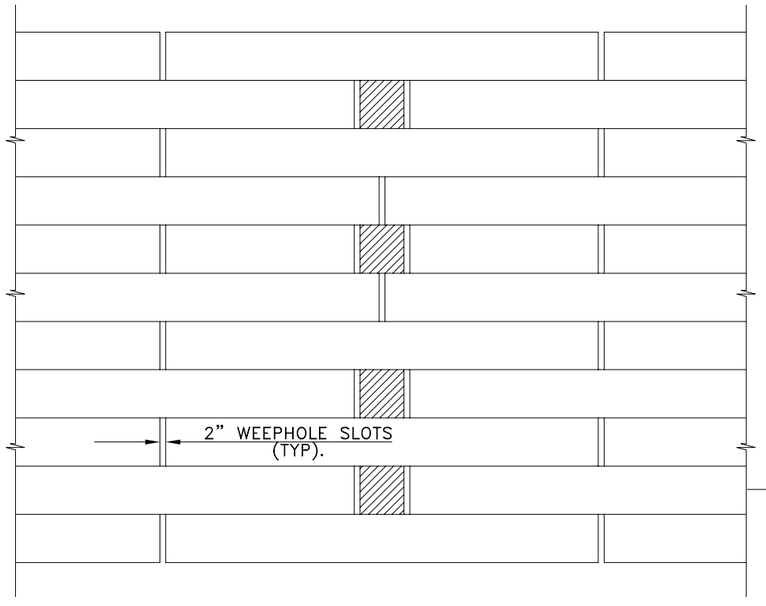
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Concrete Cantilever Retaining Wall

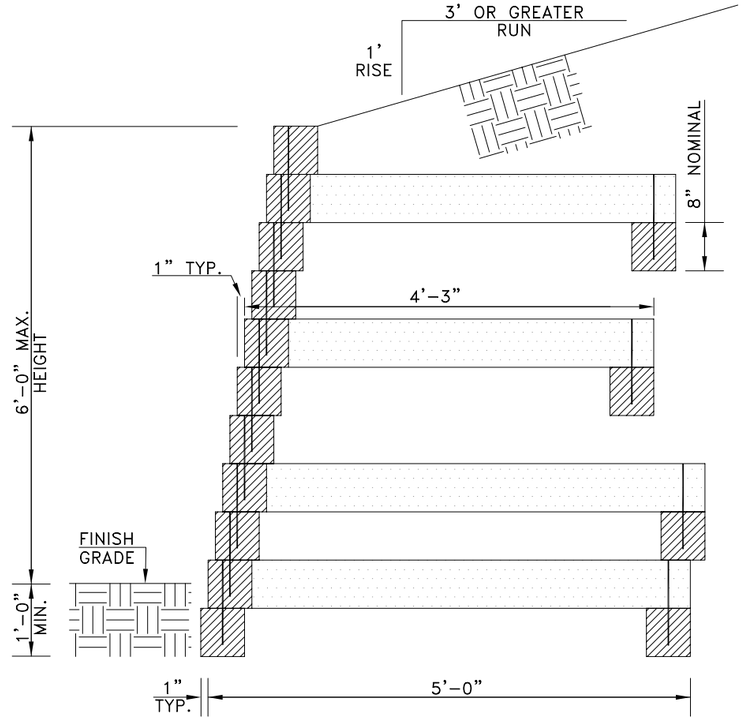
DATE: JANUARY 1988 SHEET: 105



PLAN VIEW



ELEVATION



SECTION ELEVATION

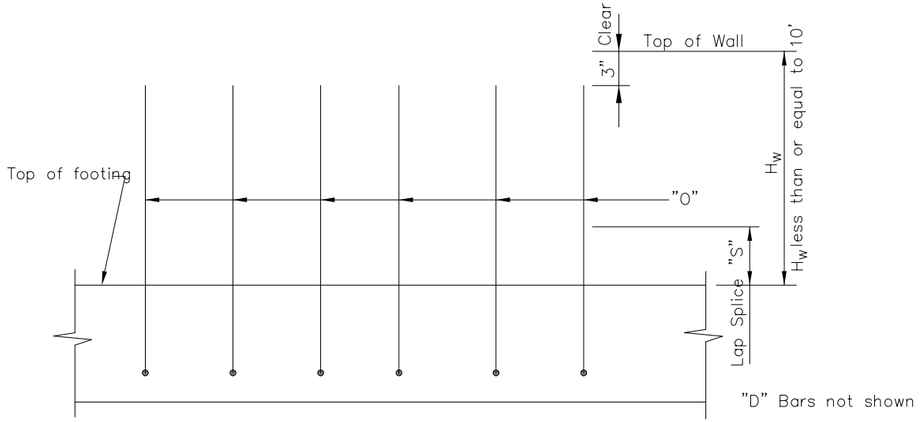
NOTES:

1. THIS DESIGN SHALL BE USED FOR WALLS FROM 4'-0" HEIGHT TO 6'-0" MAXIMUM HEIGHT. A BUILDING PERMIT IS REQUIRED FOR WALLS WHICH EXCEED 4'-0" IN HEIGHT.
2. SOIL BEARING CAPACITY TO BE 2000 PSF MINIMUM.
3. LEVEL BACKFILL WITH SOIL TYPE B. (ASSUMED ACTIVE PRESSURE 45h PCF/L.F.)
4. NOMINAL TIE SIZE TO BE 8"X8".
5. PROVIDE 2" WEEPHOLE SLOTS AT EVERY 8'-0" LENGTH IN THIRD COURSE OF WALL HEIGHT.
6. SPIKE TIES AS INDICATED ON PLAN WITH GALVANIZED 3/8" DIAMETER X 12" LONG SPIKES. ACCEPTABLE OPTION IS NO. 3 REBARS.
7. ANY VARIATION FROM THIS DETAIL SHALL REQUIRE SUBMISSION OF ENGINEERED DESIGN PREPARED BY GEORGIA REGISTERED ENGINEER TO THE DEPARTMENT. REQUIRES BUILDING PERMIT.
8. BACKFILL SLOPE NOT TO EXCEED A RISE TO RUN RATIO OF 1 IN 3.
9. MINIMUM DISTANCE BETWEEN ADJACENT WALLS NOT TO BE LESS THAN MAXIMUM HEIGHT ABOVE GRADE OF DOWNGRADE WALL.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Cross-Tie Retaining Wall

DATE: JUNE 1993 SHEET: 106

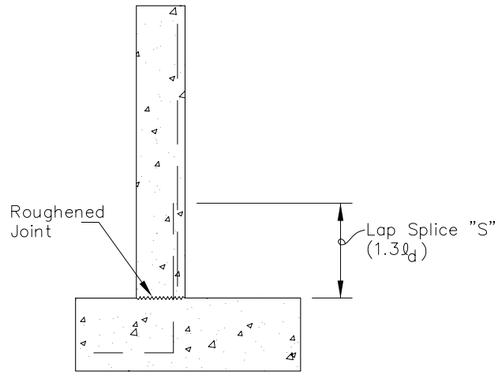


Elevation–Vertical Wall Reinforcement

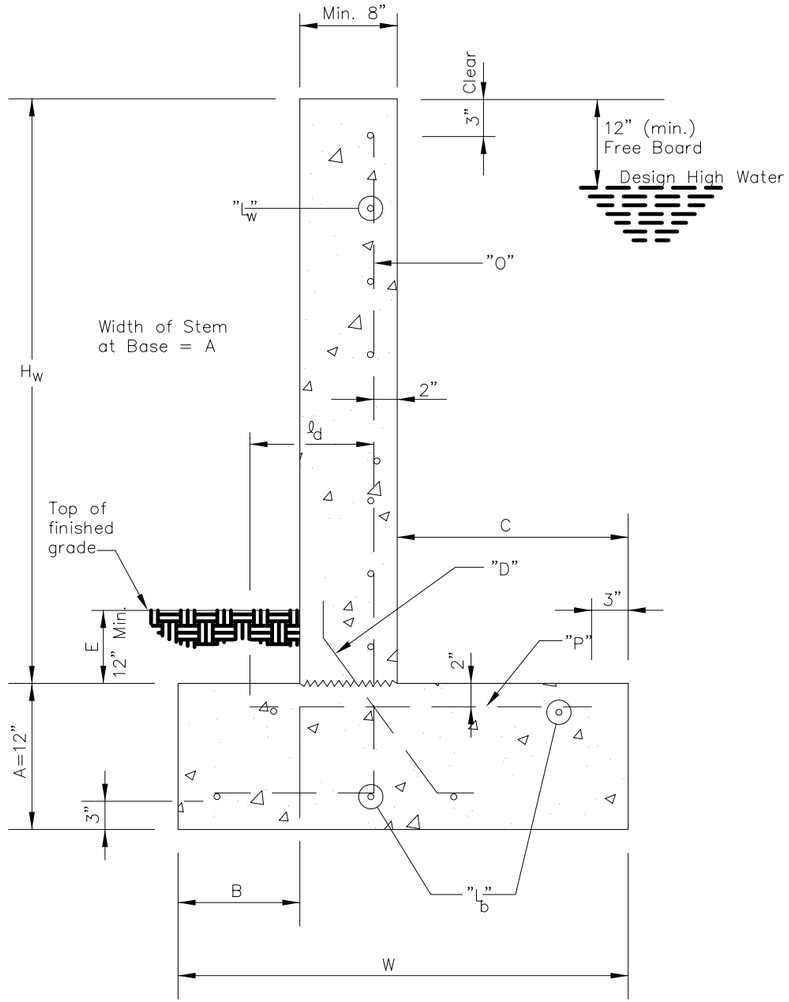
Rebar Development Length (ℓ_d)	Rebar Size
22"	#4
27"	#5
32"	#6
39"	#7
51"	#8
64"	#9

General Notes

1. Concrete shall have a minimum 28 day compressive strength of 3000 psi. Steel shall be grade 60.
2. Minimum required soil bearing capacity of 3000 psf shall be verified at the time of excavation.
3. This wall is designed for hydrostatic pressure (62.4 pcf) due to water detention.
4. Weir requirements for detention pond wall are beyond the scope of these details, and shall be specified by a professional engineer registered in the State of Georgia.
5. Refer to tables on this sheet for additional information not indicated in the details.



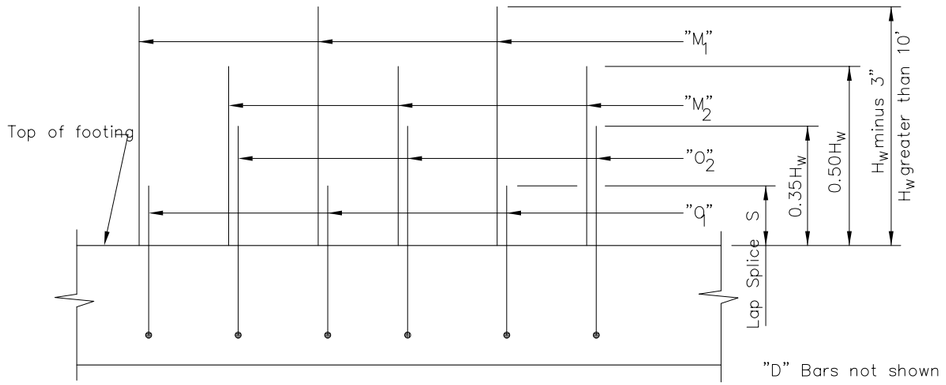
Optional Splice



Dimensions and Structural Reinforcement for Wall Heights ≤ 10'

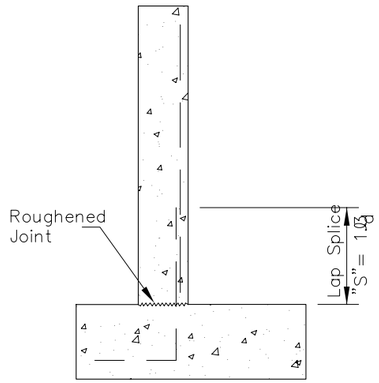
CONCRETE DIMENSIONS				Height above Base	Base Depth	BASE REINFORCEMENT					STEM		Lap Splice	Soil on Footing
Height above Base H_w	Width of Wall A	Heel C	Width of Base W	H_w	A ≥12"	"O" Bar Dowels into Stem		"D" Bars Diagonal Corner Bars	"L_b" Bars Longitudinal	"P" Bars Top Bars	"M" Bars Straight Lengths	"L_w" Bars Longitudinal		Minimum Soil Depth
ft.	in.	ft.–in.	ft.–in.	ft.	in.	Size–Spacing	Short Dowel	Size–Spacing	Number–Size	Size–Spacing	Size–Spacing	Size–Spacing	S	E
3	8	1'–2"	2'–6"	3	12	#4@18"	None	#4@18"	5–#4	#6@18"	None	#4@12"	22"	12"
4	8	1'–7"	3'–1"	4	12	#4@18"	None	#4@18"	5–#4	#6@18"	None	#4@12"	22"	12"
5	8	2'–7"	4'–3"	5	12	#4@18"	None	#4@18"	5–#5	#6@18"	None	#4@12"	22"	12"
6	8	3'–6"	5'–5"	6	12	#4@15"	None	#4@15"	5–#5	#6@15"	None	#4@12"	22"	12"
7	8	4'–5"	6'–6"	7	12	#4@9"	None	#4@9"	6–#5	#4@9"	None	#4@12"	22"	12"
8	12	4'–11"	7'–7"	8	12	#4@11"	None	#4@11"	6–#6	#5@11"	None	#5@12"	22"	12"
9	12	5'–10"	8'–8"	9	12	#5@12"	None	#4@12"	6–#6	#5@12"	None	#5@12"	22"	12"
10	12	6'–8"	9'–8"	10	12	#6@12"	None	#4@12"	6–#6	#5@12"	None	#5@12"	22"	12"

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
Concrete Cantilever Detention Pond Retaining Wall, Height ≤ 10'
DATE: JANUARY 1988 SHEET: 107



Elevation–Vertical Wall Reinforcement

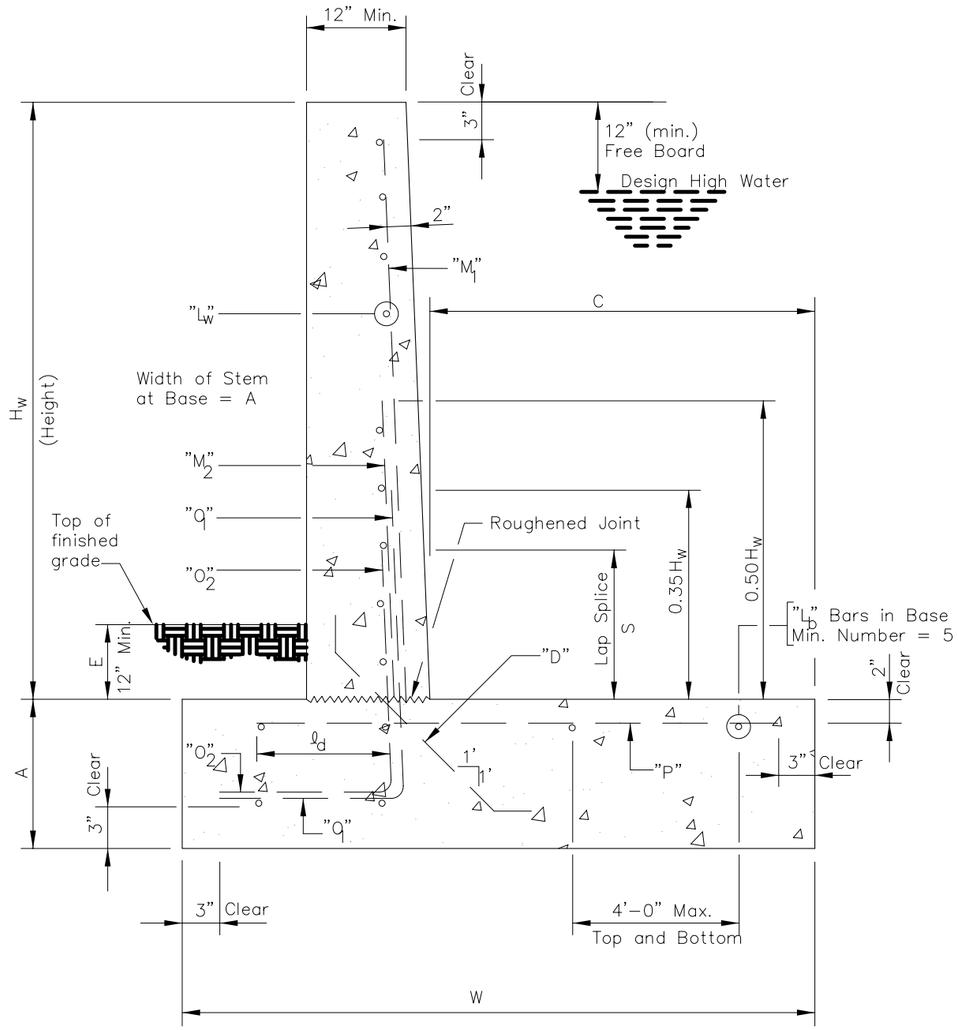
Rebar Development Length (ℓ_d)	Rebar Size
22"	#4
27"	#5
32"	#6
39"	#7
51"	#8
64"	#9



Optional Splice

General Notes

1. Concrete shall have a minimum 28 day compressive strength of 3000 psi. Steel shall be grade 60.
2. Minimum required soil bearing capacity of 3000 psf shall be verified at the time of excavation.
3. This wall is designed for hydrostatic pressure (62.4 pcf) due to water detention.
4. Weir requirements for detention pond wall are beyond the scope of these details, and shall be specified by a professional engineer registered in the State of Georgia.
5. Refer to tables on this sheet for additional information not indicated in the details.



Dimensions and Structural Reinforcement for Wall Heights greater than 10'

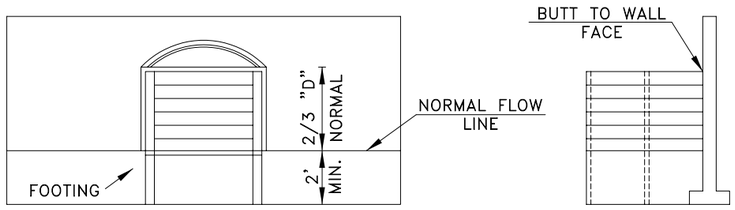
CONCRETE DIMENSIONS				Height above Base	Base Depth	BASE REINFORCEMENT					STEM		Lap Splice	Soil on Footing
Height above Base H_w	Width of Wall A	Heel C	Width of Base W	H_w	A ≥12"	"O" Bar Dowels into Stem		"D" Bars Diagonal Corner Bars	"ℓ_b" Bars Longitudinal	"P" Bars Top Bars	"M" Bars Straight Lengths	"L_w" Bars Longitudinal		Mininmum Soil Depth
ft.	in.	ft.–in.	ft.–in.	ft.	in.	Size–Spacing	Short Dowel	Size–Spacing	Number–Size	Size–Spacing	Size–Spacing	Size–Spacing	S	E
11	13	7'–5"	10'–9"	11	13	#6@9"	2'–1"	#4@9"	7–#6	#5@9"	#4@9"	#6@12"	25"	12"
12	14	8'–1"	11'–8"	12	14	#7@9"	2'–5"	#4@9"	7–#7	#6@9"	#5@9"	#6@12"	30"	12"
13	15	8'–10"	12'–9"	13	15	#7@9"	2'–5"	#4@9"	7–#7	#6@9"	#5@9"	#6@11"	30"	16"
14	16	9'–7"	13'–9"	14	16	#8@9"	2'–11"	#5@9"	7–#8	#7@9"	#5@9"	#7@15"	39"	16"
15	18	10'–2"	14'–8"	15	18	#8@9"	2'–11"	#5@9"	8–#8	#7@9"	#6@9"	#8@17"	39"	16"
16	19	10'–11"	15'–9"	16	19	#8@9"	2'–11"	#5@9"	8–#9	#7@9"	#6@9"	#8@16"	39"	16"
17	20	11'–7"	16'–8"	17	21	#9@9"	3'–8"	#6@9"	8–#9	#8@9"	#6@9"	#8@15"	49"	20"
18	21	12'–4"	17'–9"	18	23	#9@9"	3'–8"	#6@9"	8–#10	#8@9"	#7@9"	#8@15"	49"	20"
19	22	13'–1"	18'–9"	19	24	#10@9"	4'–8"	#6@9"	9–#9	#9@9"	#7@9"	#8@14"	63"	20"
20	23	13'–10"	19'–9"	20	26	#10@9"	4'–8"	#7@9"	9–#10	#9@9"	#8@9"	#8@17"	63"	20"

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

Concrete Cantilevered Detention Pond Retaining Wall, Height Greater than 10'

D A T E: JANUARY 1988 S H E E T: 108

TYPE 2. FOR STRAIGHT HEADWALLS TO BE PLACED AT INLET



FRONT VIEW

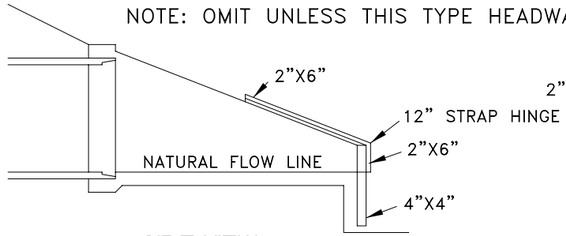
SIDE VIEW

NOTES:

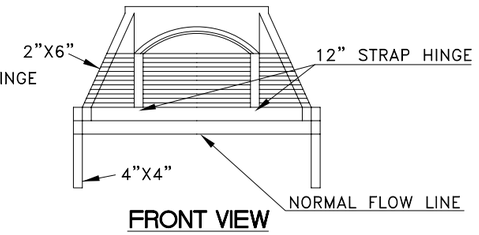
1. ALL TIMBER TO BE TREATED.
2. NO SPACE TO BE ALLOWED BETWEEN BOARDS.

TYPE 4. FOR FLARED END SECTIONS AND SPECIAL DESIGN HEADWALLS

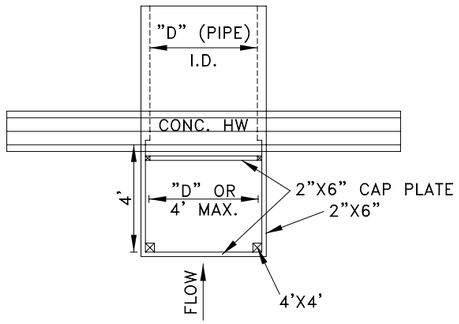
NOTE: OMIT UNLESS THIS TYPE HEADWALL ACCEPTED



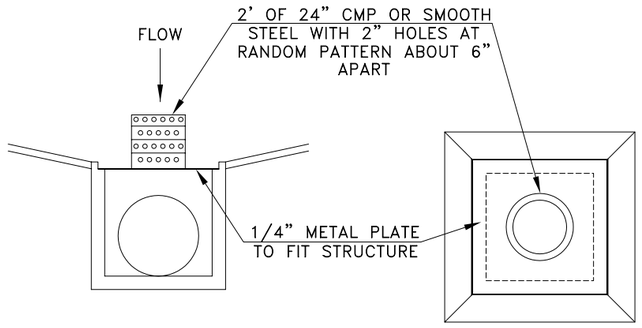
SIDE VIEW



FRONT VIEW

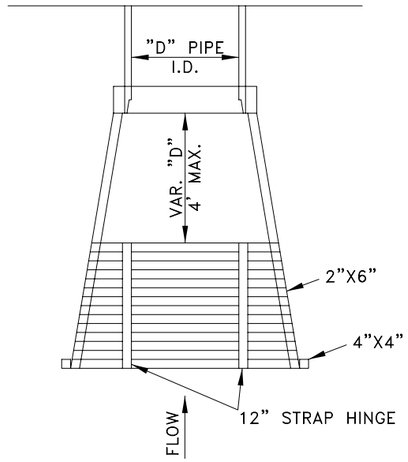


TOP VIEW



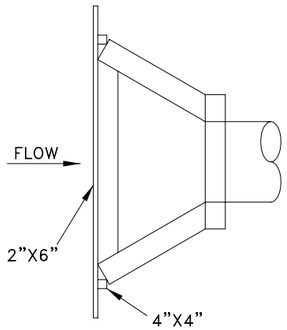
SIDE VIEW

TOP VIEW

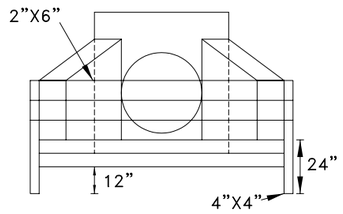


TOP VIEW

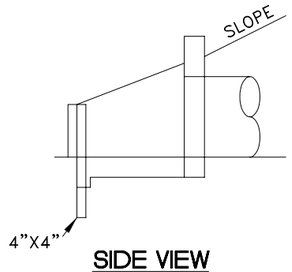
TYPE 3 FOR DROP INLETS AND CATCH BASINS



TOP VIEW



FRONT VIEW



SIDE VIEW

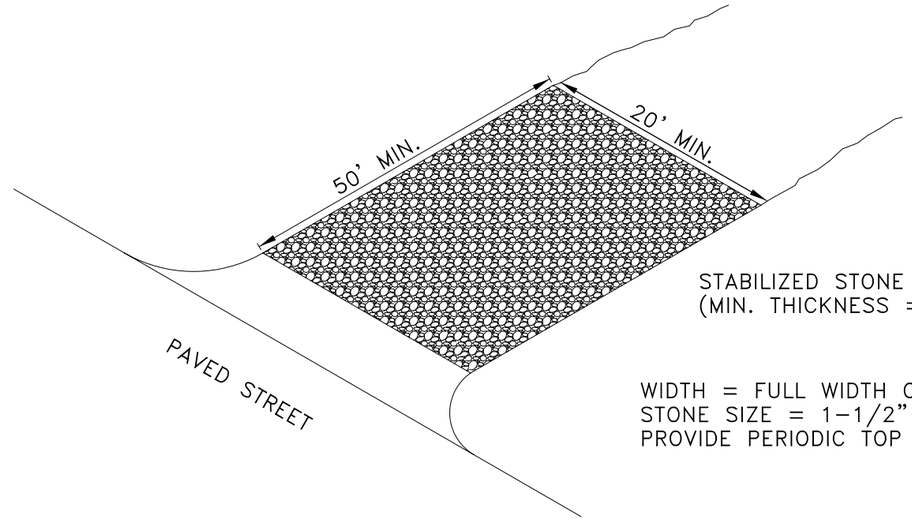
TYPE 1. TO BE PLACED ON INLET OF PRECAST HEADWALLS

REFER TO S.C.S. "MANUAL FOR EROSION AND SEDIMENT CONTROL IN GEORGIA" LATEST EDITION FOR OTHER DETAILS CONCERNING BEST MANAGEMENT PRACTICES.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Temporary Erosion Control - Silt Gates
Types 1, 2, 3, and 4

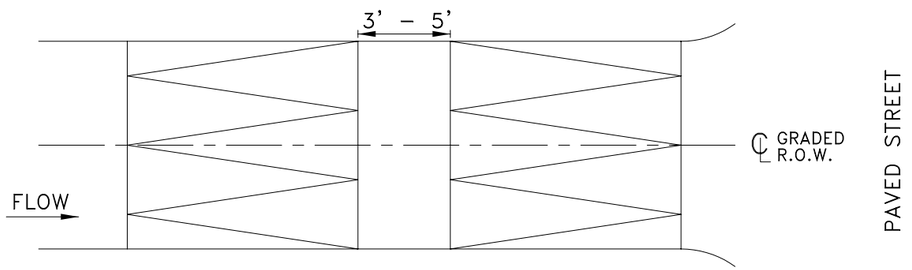
DATE: JANUARY 1988 SHEET: 201



STABILIZED STONE PAD
(MIN. THICKNESS = 6")

WIDTH = FULL WIDTH OF VEHICULAR ACCESS
STONE SIZE = 1-1/2" TO 3-1/2" DIA. USE #1 STONE
PROVIDE PERIODIC TOP DRESSING WITH 2" STONE, AS NECESSARY

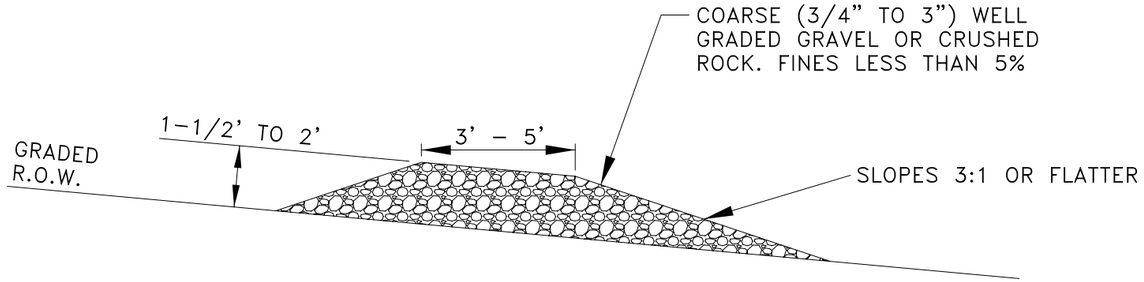
STONE PAD CONSTRUCTION EXIT



PLAN

NOTES:

1. CONSTRUCTION PADS ARE REQUIRED. THE LENGTH AND WIDTH OF THE PAD WILL DEPEND ON THE TYPE OF ACTIVITY AND SITE CONDITIONS WHICH WILL BE DETERMINED BY GWINNETT COUNTY IN THE FIELD.
2. A WOVEN GEO-TEXTILE SHALL BE PLACED UNDER THE 6" STONE PAD WHERE CONST. TRAFFIC IS HEAVY, OR EROSION CONTROL MAINTENANCE IS ESSENTIAL.
3. REMOVE TRAPPED SEDIMENT AFTER EACH STORM. CLEAN OR REPLACE FILTER MATERIAL AS NEEDED.



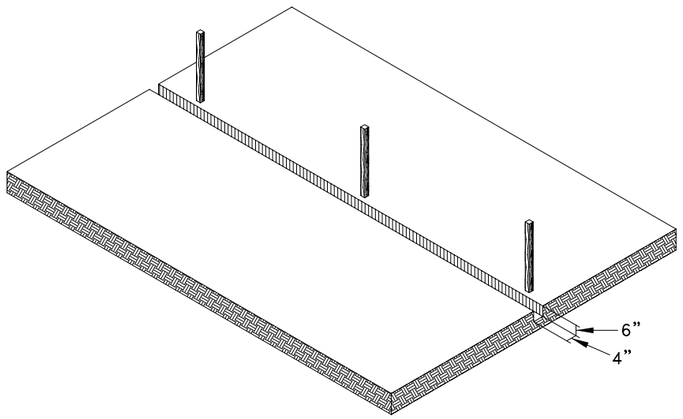
FILTER BERM

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

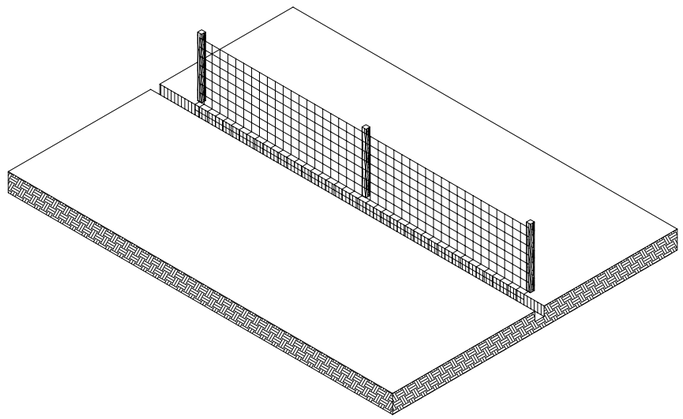
Stone Pad Construction Exit and Filter Berm

DATE: JANUARY 1988 SHEET: 202

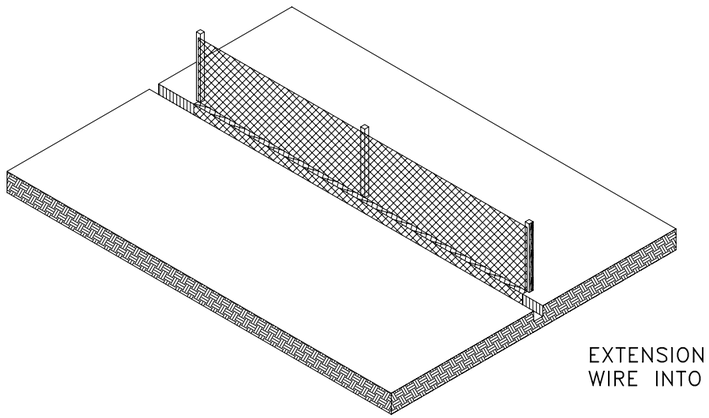
1. SET POSTS AND EXCAVATE A 4"X6" TRENCH UPSLOPE ALONG THE LINE OF POSTS.



2. STAPLE WIRE FENCING TO THE POSTS. OPTIONAL, BUT RECOMMENDED.

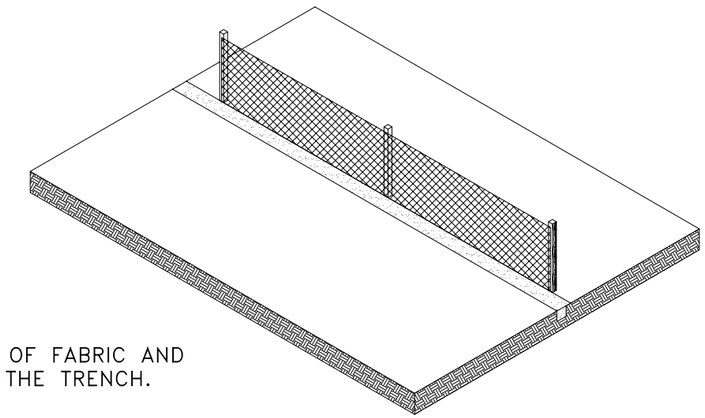


3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.



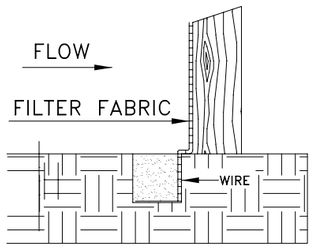
EXTENSION OF FABRIC AND WIRE INTO THE TRENCH.

4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



NOTE:

GEO-TEXTILE FABRIC MAY BE ERECTED WITH OR WITHOUT A WIRE BACKING DEPENDING ON SITE CONDITIONS.



NO.	BY	REVISION	DATE
1.	EOP	REV. TYPE C S.F.	3/3/04

TYPE "A" FENCE:

POST SHALL BE A MINIMUM OF 4 FEET LONG AND SHALL BE EITHER WOOD OR STEEL. SOFT WOOD POSTS SHALL BE AT LEAST 3 INCHES IN DIAMETER OR NOMINAL 2"x4" STRAIGHT ENOUGH TO PROVIDE A FENCE WITHOUT NOTICEABLE MISALIGNMENT. IF HARDWOOD POSTS ARE USED THE SIZE MAY BE REDUCED TO 1-1/2"x1-1/2" WITH A MINIMUM TOLERANCE OF 1/4". STEEL POSTS SHALL BE U, T OR C SHAPED WITH A MINIMUM WEIGHT OF 1.15 POUNDS PER FOOT AND HAVE PROJECTIONS FOR FASTENING THE FENCE TO THE POSTS. MAXIMUM SPACING OF THE POSTS SHALL BE 6 FEET.

TYPE "B" FENCE:

POST SHALL BE A MINIMUM OF 3 FEET LONG AND SHALL BE EITHER WOOD OR STEEL. SOFT WOOD POSTS SHALL BE AT LEAST 2 INCHES IN DIAMETER OR NOMINAL 2"x2". IF HARDWOOD POSTS ARE USED THE SIZE MAY BE REDUCED TO 1"x1" WITH A MINIMUM TOLERANCE OF 1/4". STEEL POSTS SHALL BE U, T OR C SHAPED WITH A MINIMUM WEIGHT OF 0.75 POUNDS PER FOOT AND HAVE PROJECTIONS FOR FASTENING THE FENCE TO THE POSTS. MAXIMUM SPACING SHALL BE 6 FEET.

TYPE "C" FENCE:

POST SHALL BE STEEL AND HAVE A MINIMUM LENGTH OF 5 FEET. POSTS SHALL BE U, T OR C SHAPED AND HAVE A MINIMUM WEIGHT OF 1.15 POUNDS PER FOOT. THE POSTS SHALL HAVE PROJECTIONS FOR FASTENING THE WOVEN WIRE AND FILTER FABRIC. MAXIMUM POST SPACING SHALL BE 4 FEET. THE WOVEN WIRE SUPPORT FENCE SHALL BE AT LEAST 32 INCHES HIGH AND SHALL HAVE AT LEAST 6 HORIZONTAL WIRES. VERTICAL WIRES SHALL HAVE A MAXIMUM SPACING OF 12 INCHES. THE TOP AND BOTTOM WIRES SHALL BE AT LEAST 10 GAUGE AND ALL OTHER WIRES SHALL BE AT LEAST 12-1/2 GUAGE. THE FILTER FABRIC SHALL BE ATTACHED TO THE TOP OF THE WOVEN WIRE FENCE AT THE MIDPOINT BETWEEN POSTS.

TYPE "C" SILT FENCE SHALL ALWAYS BE USED EXCEPT IN LOW FLOW AREAS AROUND SINGLE FAMILY DWELLINGS

TYPE FENCE	A	B	C
Tensile Strength (Lbs. Min) (1) (ASTM D-4632)	Warp-120 Fill-100	Warp-120 Fill-100	Warp-260 Fill-180
Elongation (% Max.) (ASTM D-4632)	40	40	40
AOS (Apparent Opening Size) (Max. Sieve Size) (ASTM D-4751)	#30	#30	#30
Flow Rate (Gal./Min/Sq.Ft.) (GDT-87)	25	25	70
Ultraviolet Stablility (2) (ASTM D-4632 after 300 hours weathering in accordance with ASTM D-4355)	80	80	80
Bursting Strength (PSI Min.) (ASTM D-3786 Diaphragm Bursting Strength Tester)	175	175	175
Minimum Fabric Width (Inches)	36	22	36

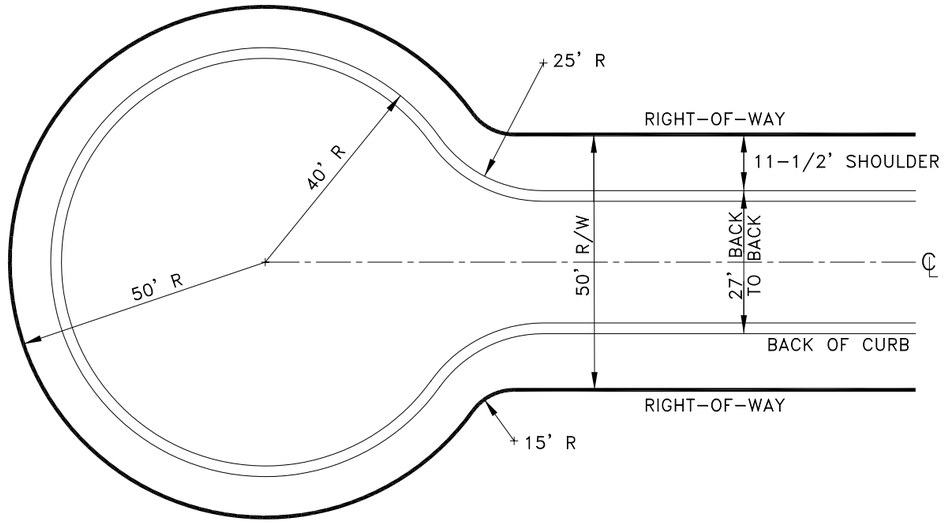
(1) MINIMUM ROLL AVERAGE OF FIVE SPECIMENS.
(2) PERCENT OF REQUIRED INITIAL MINIMUM TENSILE STRENGTH.

BOARD OF COMMISSIONERS OF GWINNETT COUNTY GEORGIA

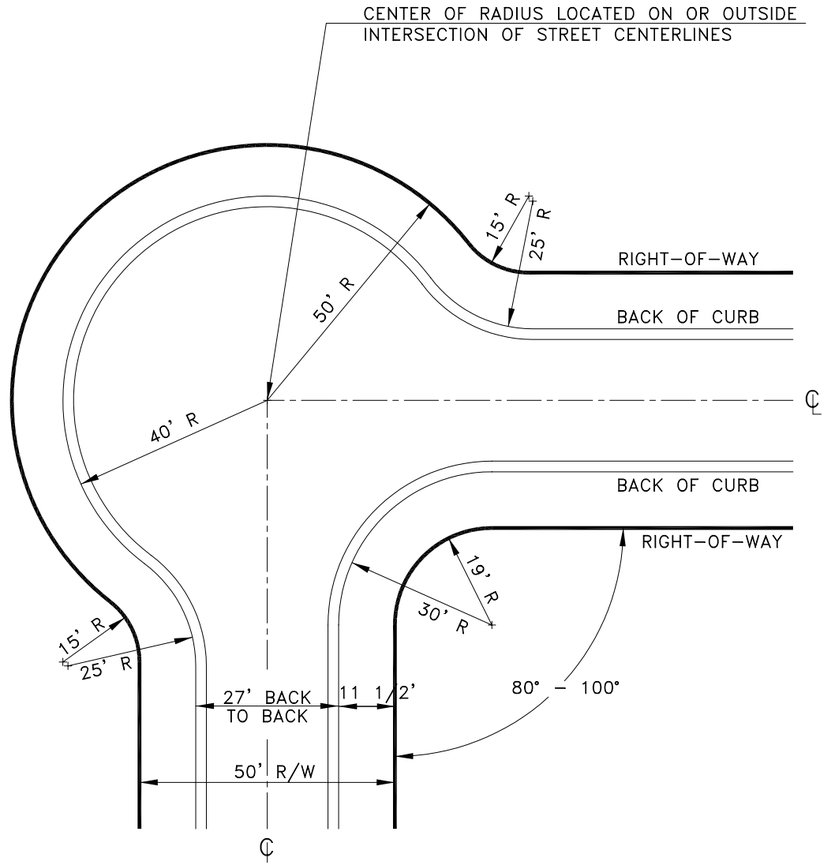
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Construction of a Silt Fence

DATE: JANUARY 1988 SHEET: 203

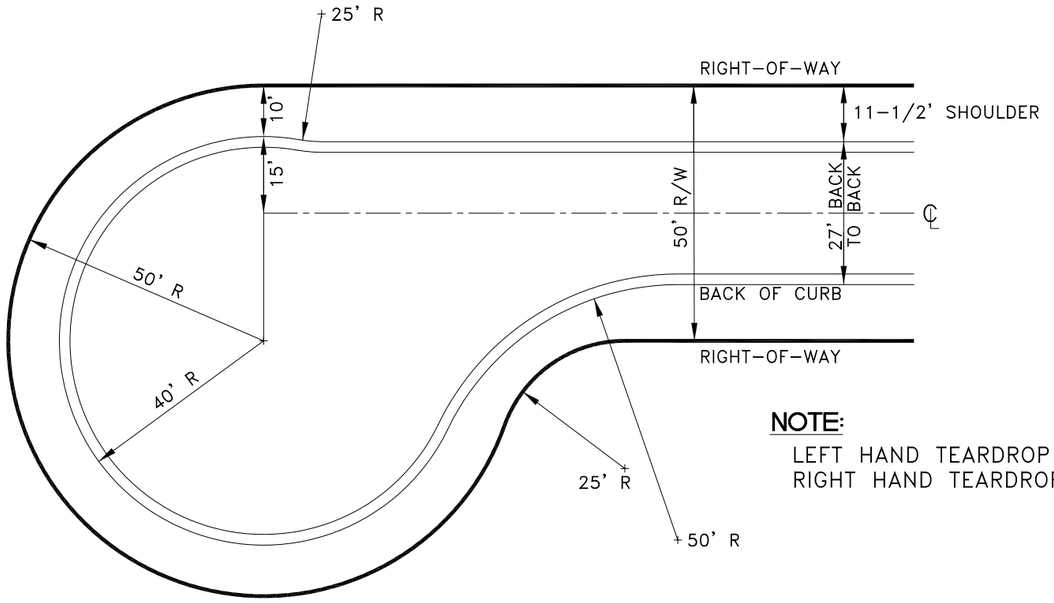


"CENTERED" CUL-DE-SAC TURN-AROUND



"EYEBROW" TURN-AROUND

LOCAL RESIDENTIAL STREETS ONLY



NOTE:

LEFT HAND TEARDROP SHOWN
RIGHT HAND TEARDROP OPPOSITE

"TEARDROP" CUL-DE-SAC TURN-AROUND

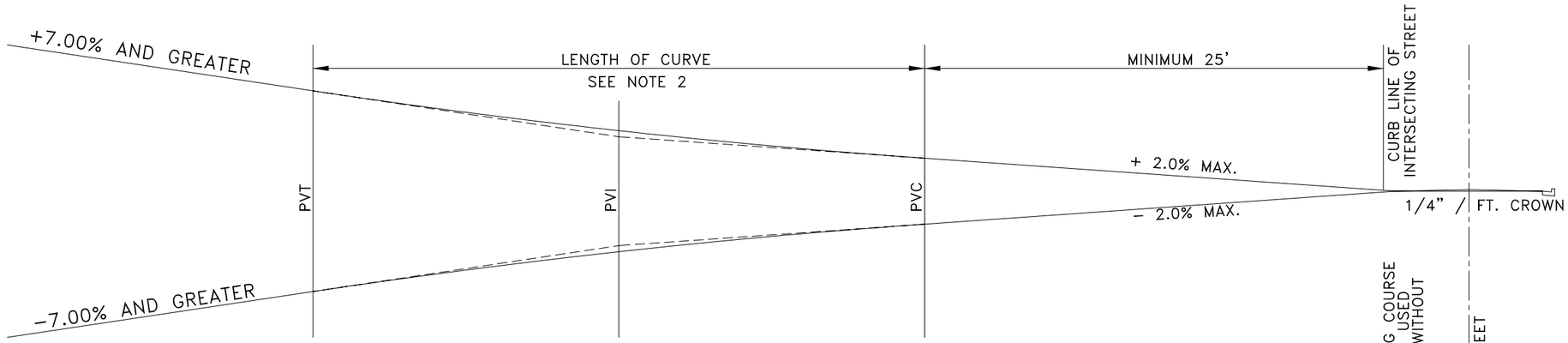
BY	REVISION	DATE
EOP	GENERAL REVISION	11/14/03

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

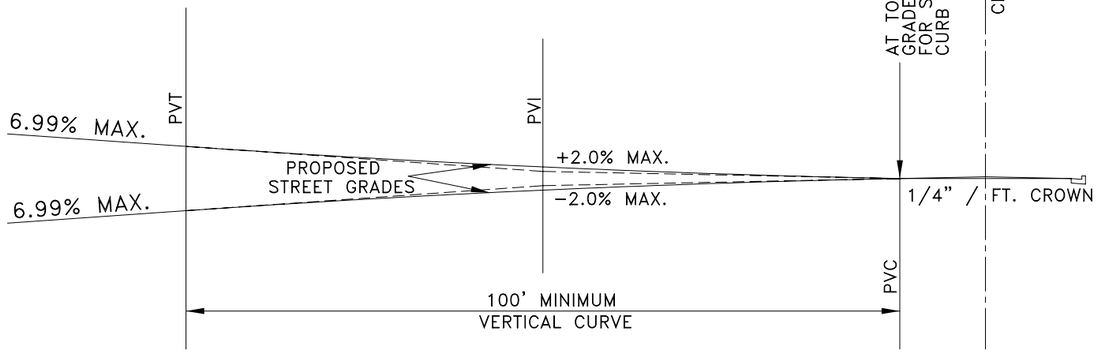
Standard Residential Turn-Arounds

DATE: JANUARY 1988 SHEET: 301

INTERSECTION OF LOCAL OR MINOR COLLECTOR STREETS



GRADES 7.00% AND GREATER



GRADES LESS THAN 7.00%

NOTES:

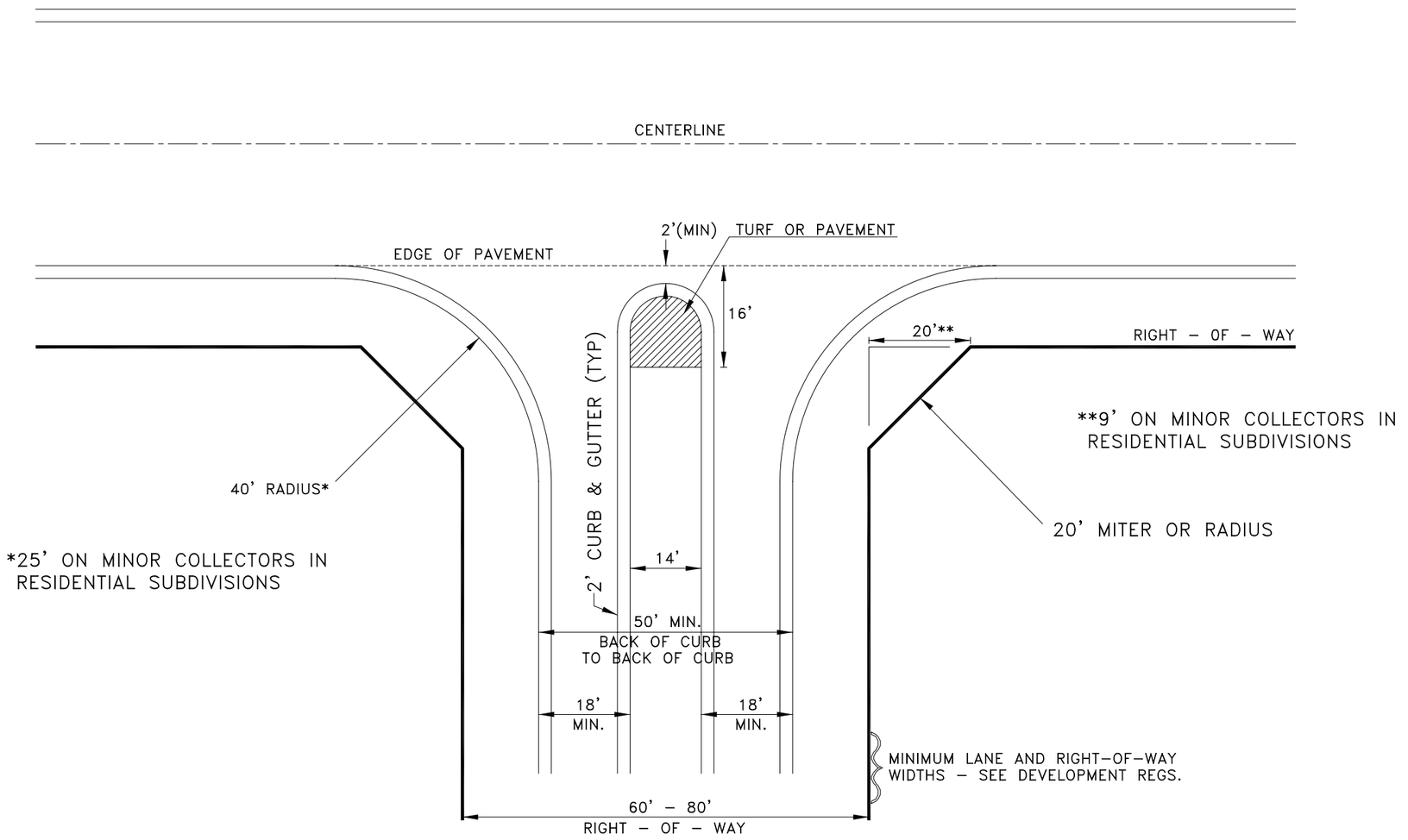
1) THIS STANDARD IS INTENDED TO BE A MINIMUM DESIGN STANDARD FOR CONTROL OF GRADES OF STREETS APPROACHING AN INTERSECTION WITH A LOCAL OR MINOR COLLECTOR STREET. FOR INTERSECTIONS WITH MAJOR THOROUGHFARES, SEE DEVELOPMENT REGULATIONS.
2) REFER TO DEVELOPMENT REGULATIONS TABLE 9-B FOR "K" VALUES FOR VERTICAL CURVES.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Vertical Alignment at Intersection with Local or Minor Collector Street

DATE: JANUARY 1988 SHEET: 304

INTERSECTION DETAIL NO. 1



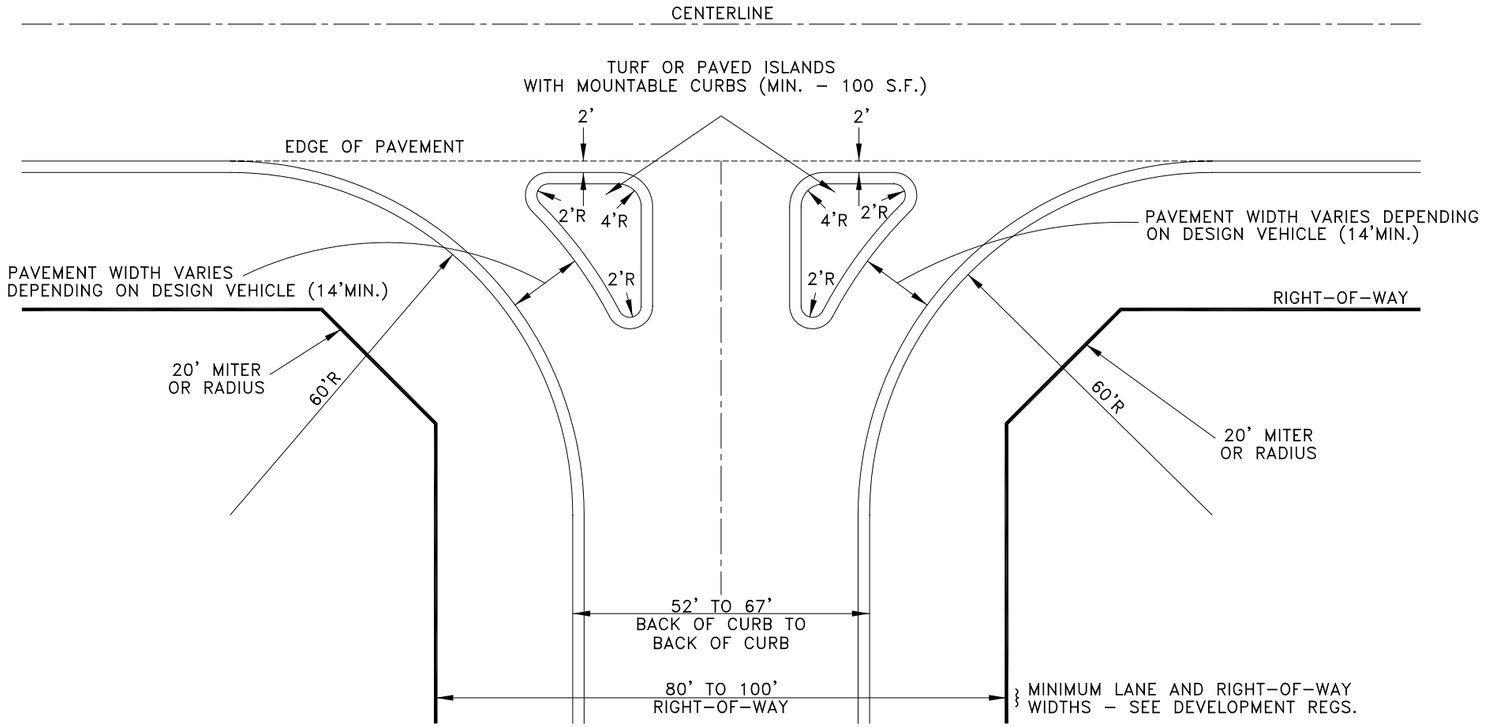
NOTES:

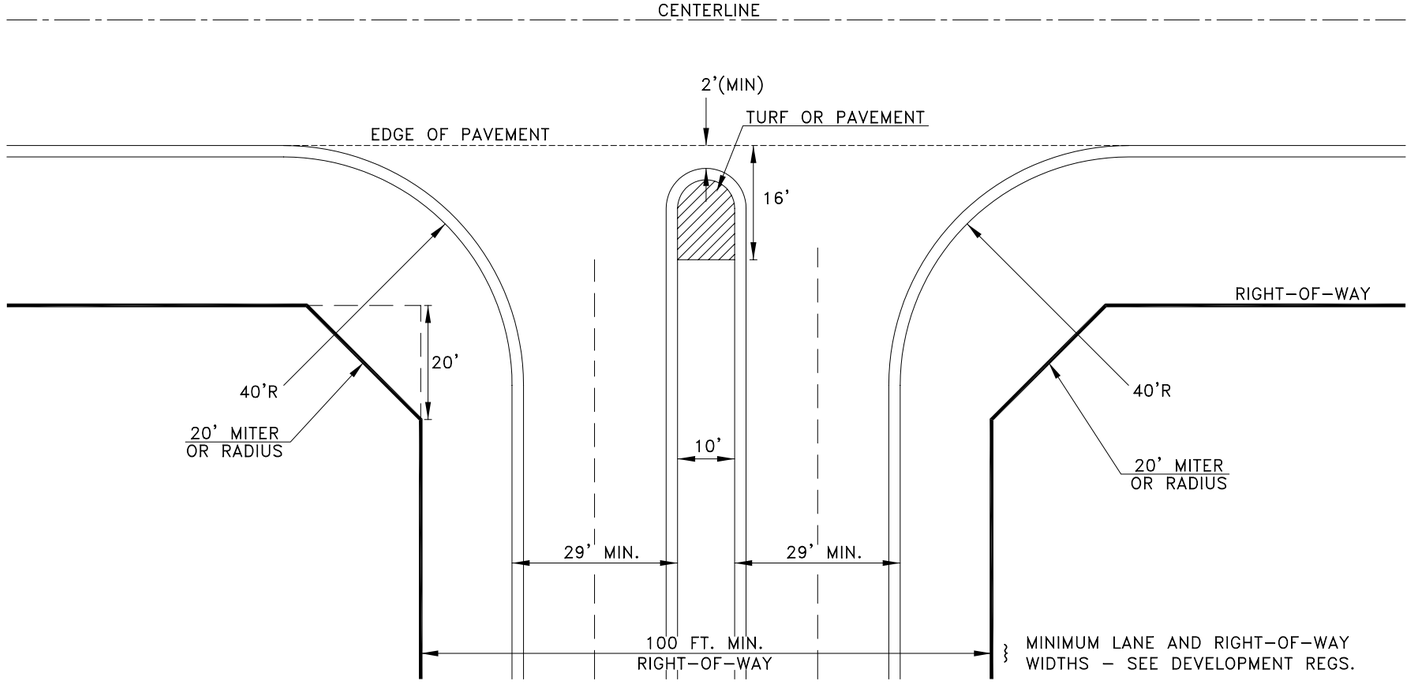
1. INSIDE OF ISLANDS ARE TO BE BACKFILLED WITH PORTLAND CEMENT CONCRETE, OR GRASSED, OR PLANTED WITH VEGETATION NOT EXCEEDING TWENTY–FOUR INCHES IN HEIGHT.

2. DEVELOPER TO MAINTAIN GRASSED OR PLANTED ISLAND.

3. LARGER RADII FOR RIGHT–OF–WAY OR ROADWAY CONNECTIONS MAY BE REQUIRED FOR STREETS INTERSECTING AT ANGLES LESS THAN 90 DEGREES.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
INTERSECTION DETAIL NO. 1
T–Intersection Only – Minor or Major Collector Street Classification
DATE: JANUARY 1988 SHEET: 305





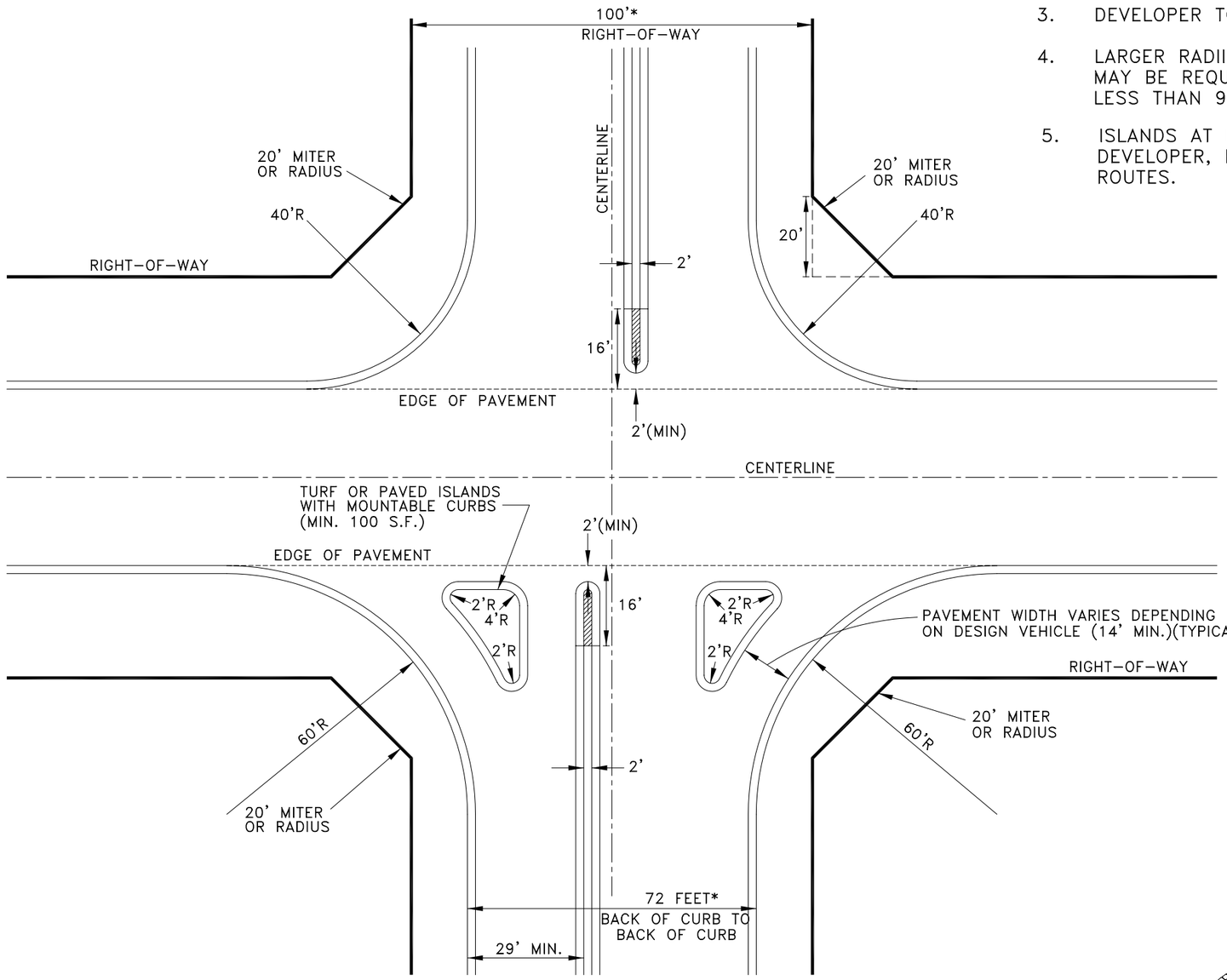
INTERSECTION DETAIL NO. 2

NOTES:

1. A COMBINATION OF THESE TWO DESIGNS MAY BE USED.
2. INSIDE OF ISLANDS IS TO BE BACKFILLED WITH PORTLAND CEMENT CONCRETE, OR GRASSED, OR PLANTED WITH VEGETATION NOT EXCEEDING TWENTY–FOUR INCHES IN HEIGHT.
3. DEVELOPER TO MAINTAIN GRASSED OR PLANTED ISLAND.
4. LARGER RADII FOR RIGHT–OF–WAY OR ROADWAY CONNECTIONS MAY BE REQUIRED FOR STREETS INTERSECTING AT ANGLES LESS THAN 90 DEGREES.
5. ISLANDS AT INTERSECTIONS ARE AT THE OPTION OF THE DEVELOPER, EXCEPT FOR GEORGIA D.O.T. CONTROLLED ROUTES.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
INTERSECTION DETAIL NO. 2
T–Intersection Only – Arterial or Major Collector Street Classification
DATE: JANUARY 1988 SHEET: 306

INTERSECTION DETAIL NO. 3



NOTES:

1. A COMBINATION OF THESE TWO DESIGNS MAY BE USED.
2. INSIDE OF ISLANDS IS TO BE BACKFILLED WITH PORTLAND CEMENT CONCRETE, OR GRASSED, OR PLANTED WITH VEGETATION NOT EXCEEDING TWENTY-FOUR INCHES IN HEIGHT.
3. DEVELOPER TO MAINTAIN GRASSED OR PLANTED ISLAND.
4. LARGER RADII FOR RIGHT-OF-WAY OR ROADWAY CONNECTIONS MAY BE REQUIRED FOR STREETS INTERSECTING AT ANGLES LESS THAN 90 DEGREES.
5. ISLANDS AT INTERSECTIONS ARE AT THE OPTION OF THE DEVELOPER, EXCEPT FOR GEORGIA D.O.T. CONTROLLED ROUTES.

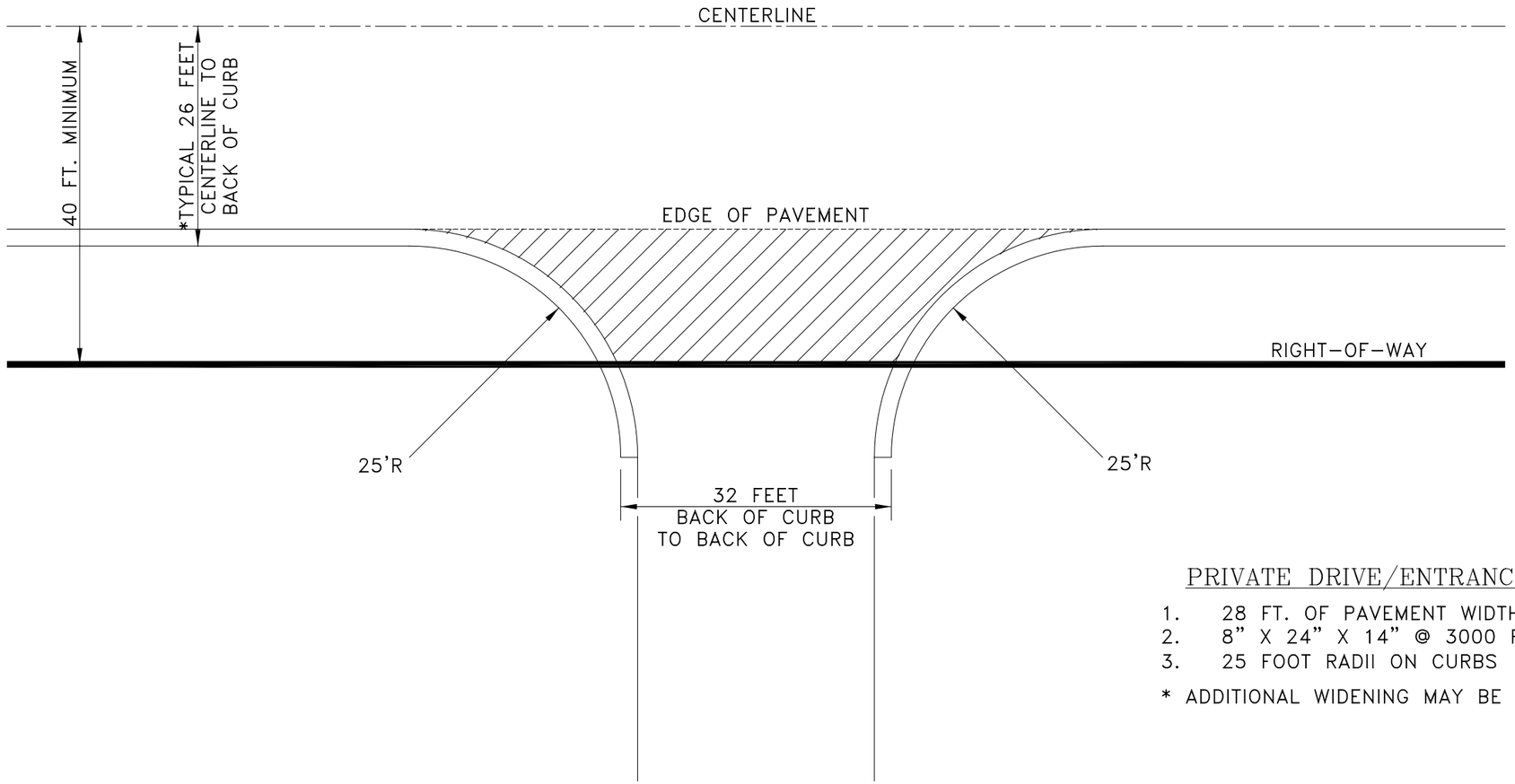
UNDIVIDED
80' - 100' RIGHT-OF-WAY*
52' - 66' OR 67' ROADWAY*

* MINIMUM LANE AND RIGHT-OF-WAY WIDTHS SEE DEVELOPMENT REGULATIONS

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
INTERSECTION DETAIL NO. 3
Arterial or Major Collector Street Classification
DATE: JANUARY 1988 SHEET: 307

DRIVEWAY DETAIL 1 – 32 FT. WIDTH, 25 FT. RADIUS

AUTOMOBILE SERVICE STATIONS/GASOLINE CONVENIENCE STORES
COMMERCIAL SITES (OVER 80,000 SQ. FT.)
OFFICE INSTITUTIONAL COMPLEXES (OVER 100,000 SQ. FT.)
APARTMENT/CONDO COMPLEXES (OVER 200 UNITS)
MOBILE HOME COMPLEXES (OVER 200 LOTS)



PRIVATE DRIVE/ENTRANCE

1. 28 FT. OF PAVEMENT WIDTH
2. 8" X 24" X 14" @ 3000 PSI CURB AND GUTTER
3. 25 FOOT RADII ON CURBS

* ADDITIONAL WIDENING MAY BE REQUIRED

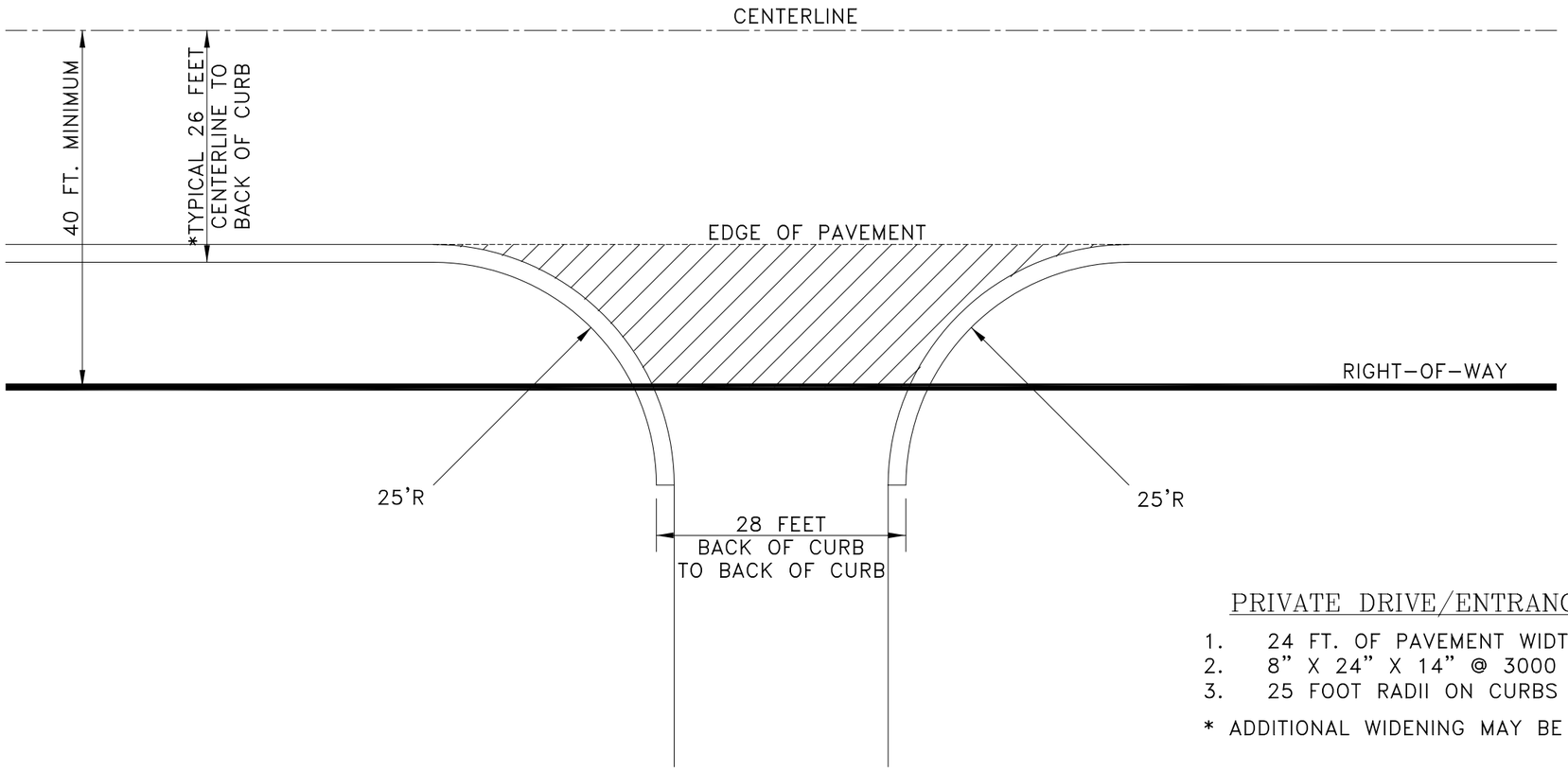
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Driveway Detail No. 1

DATE: JANUARY 1988 SHEET: 308

DRIVEWAY DETAIL 2 – 28 FT. WIDTH, 25 FT. RADIUS

COMMERCIAL SITES (80,000 SQ. FT. OR LESS)
OFFICE/INSTITUTIONAL COMPLEXES (100,000 SQ. FT. OF LESS)
APARTMENT/CONDO COMPLEXES (200 UNITS OR LESS)
MOBILE HOME COMPLEXES (200 LOTS OR LESS)



PRIVATE DRIVE/ENTRANCE

1. 24 FT. OF PAVEMENT WIDTH
2. 8" X 24" X 14" @ 3000 PSI CURB AND GUTTER
3. 25 FOOT RADII ON CURBS

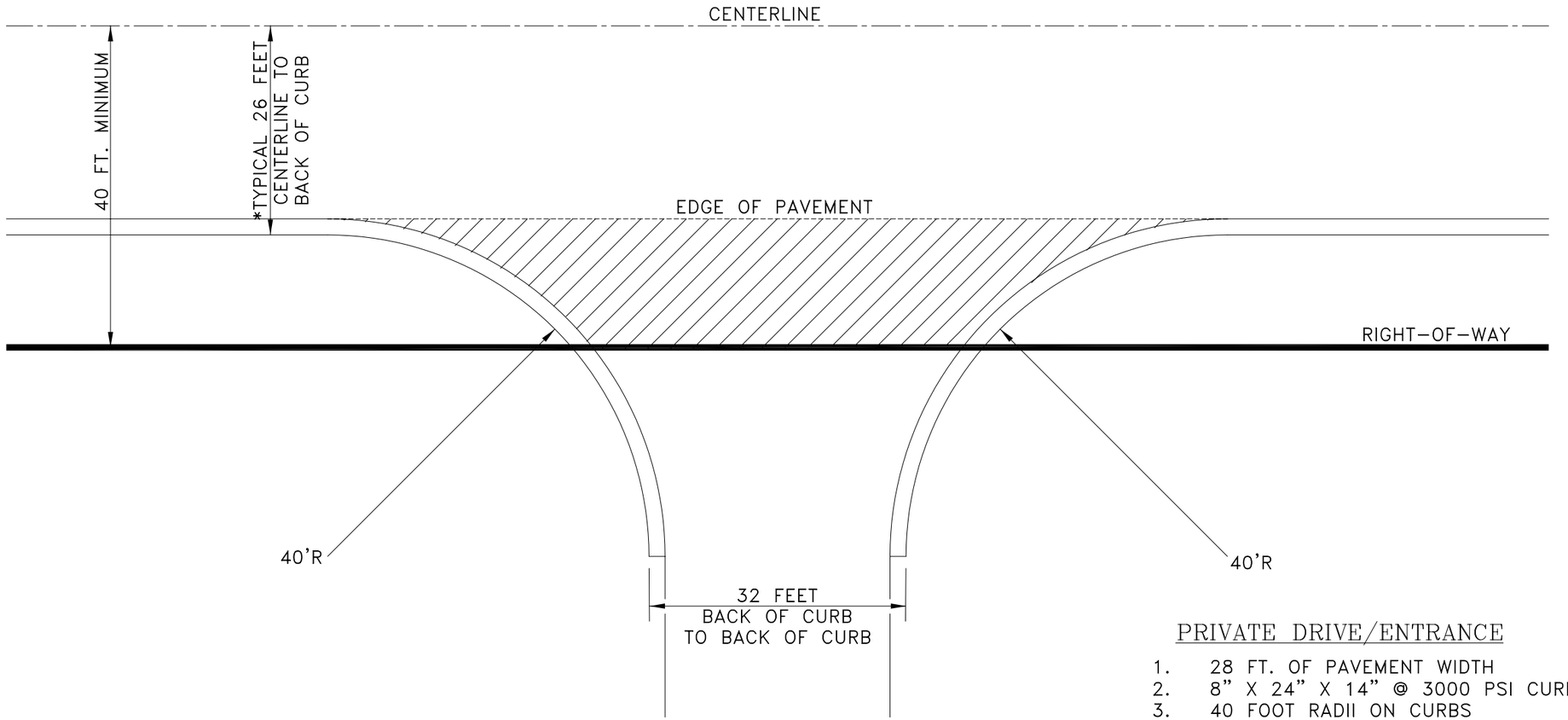
* ADDITIONAL WIDENING MAY BE REQUIRED

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Driveway Detail No. 2

DATE: JANUARY 1988 SHEET: 309

DRIVEWAY DETAIL 3 – 32 FT. WIDTH, 40 FT. RADIUS



INDUSTRIAL SITES

PRIVATE DRIVE/ENTRANCE

1. 28 FT. OF PAVEMENT WIDTH
2. 8" X 24" X 14" @ 3000 PSI CURB AND GUTTER
3. 40 FOOT RADII ON CURBS

* ADDITIONAL WIDENING MAY BE REQUIRED

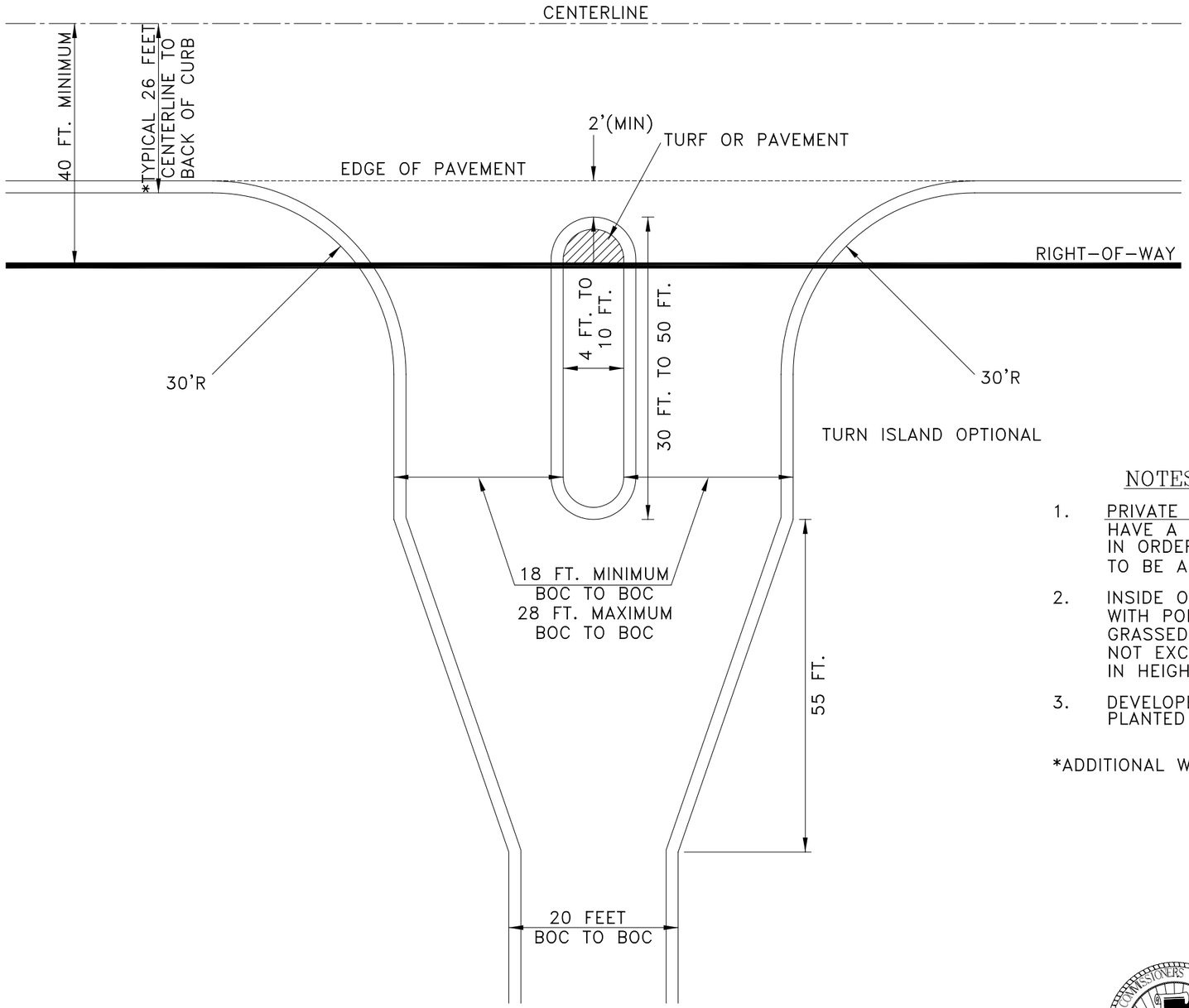
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Driveway Detail No. 3

DATE: JANUARY 1988 SHEET: 310

DRIVEWAY DETAIL 4 – (OPTIONAL)

PRIVATE COMMERCIAL OR OFFICE STREET ENTRANCES
APARTMENT/CONDO COMPLEXES (OVER 200 UNITS)
MOBILE HOME COMPLEXES (OVER 200 LOTS)



NOTES:

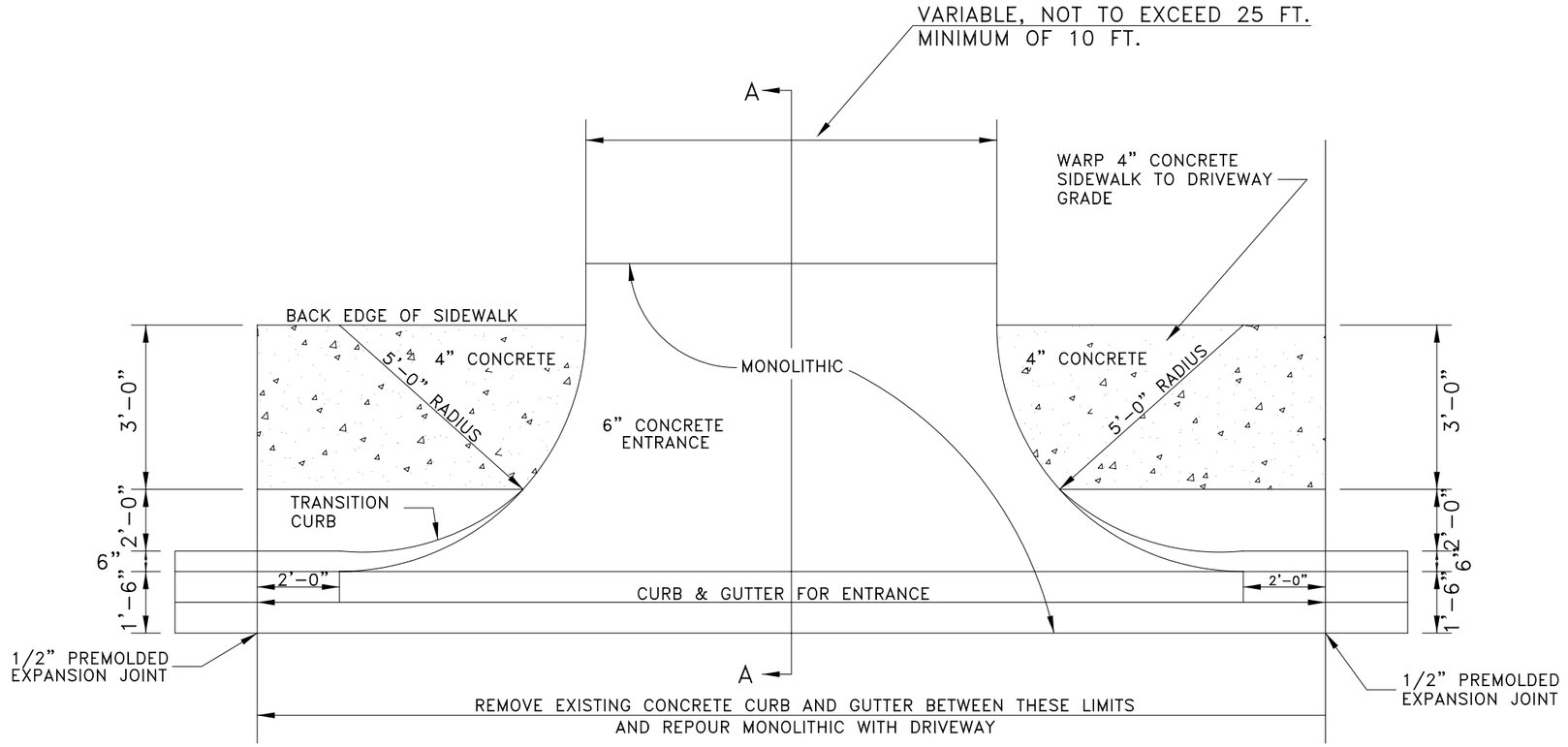
1. PRIVATE COMMERCIAL STREET MUST HAVE A MINIMUM LENGTH OF 300 FEET IN ORDER FOR THIS DRIVEWAY DETAIL TO BE APPLICABLE
2. INSIDE OF ISLAND TO BE BACKFILLED WITH PORTLAND CEMENT CONCRETE (4" THICK), OR GRASSED, OR PLANTED WITH VEGETATION NOT EXCEEDING TWENTY–FOUR (24) INCHES IN HEIGHT.
3. DEVELOPER TO MAINTAIN THE GRASSED OR PLANTED ISLANDS.

*ADDITIONAL WIDENING MAY BE REQUIRED

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

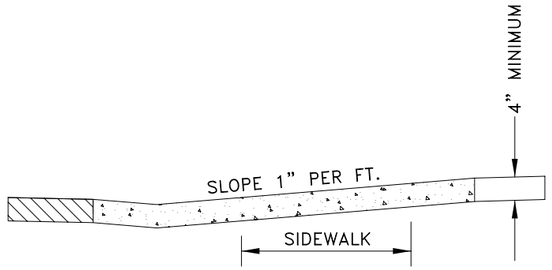
Driveway Detail No. 4

DATE: JANUARY 1988 SHEET: 311



ALL CONCRETE SHALL BE 3000 PSI

PLAN

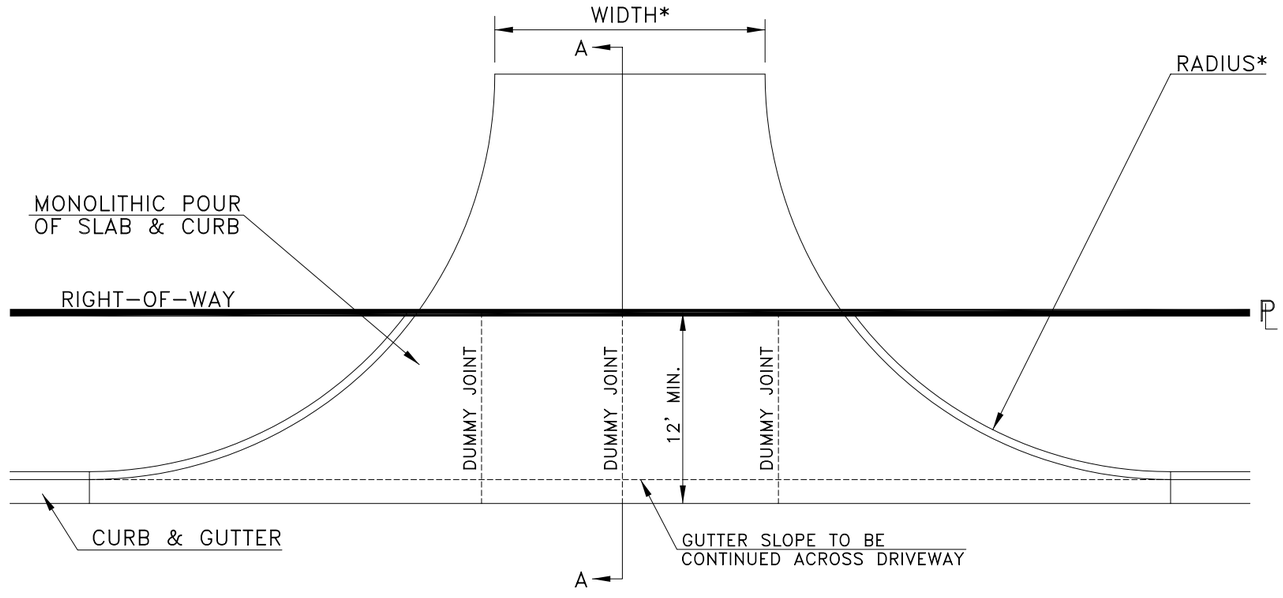


SECTION A-A

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Residential Driveway Entrance with Sidewalk

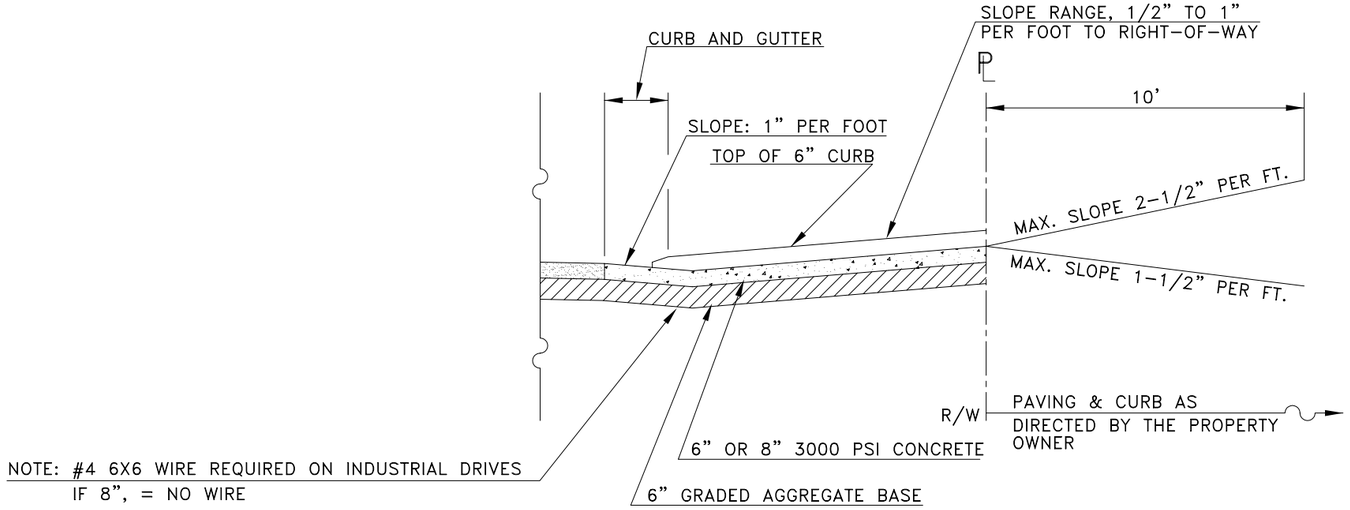
DATE: JANUARY 1988 SHEET: 312



* SEE DRIVEWAY DETAILS
FOR WIDTH AND RADIUS

ORIGINAL CURB AND GUTTER TO BE REMOVED.
ASPHALT TO BE PATCHED AS REQUIRED.

PLAN



SECTION A-A

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

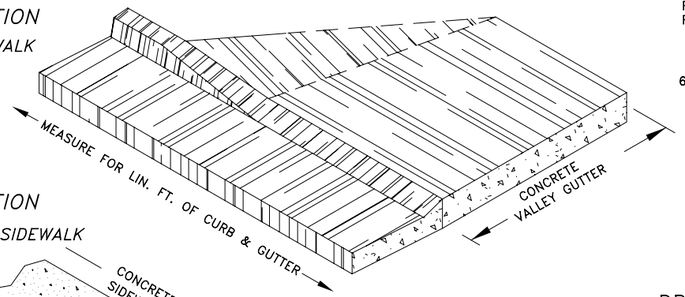
Commercial and Industrial Driveways

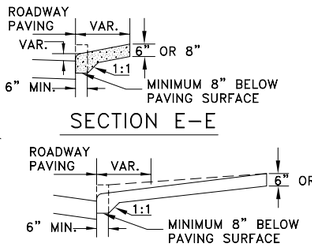
D A T E: JANUARY 1988 S H E E T: 313

NOTE: DETAILS NOT SHOWN FOR MODIFIED DRIVES WILL BE SIMILAR TO THAT SHOWN FOR STANDARD DRIVEWAYS AT BOTTOM.

NOTE: DRIVES WILL NOT BE SKEWED EXCEPT WHERE PERPENDICULAR ALIGNMENT IS NOT FEASIBLE.

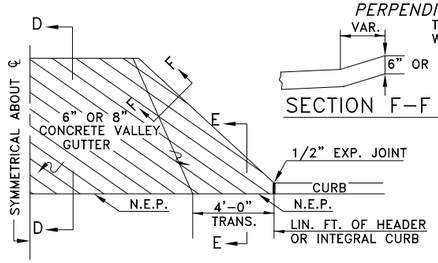
PICTORIAL SECTION
NO CONCRETE SIDEWALK





SECTION E–E

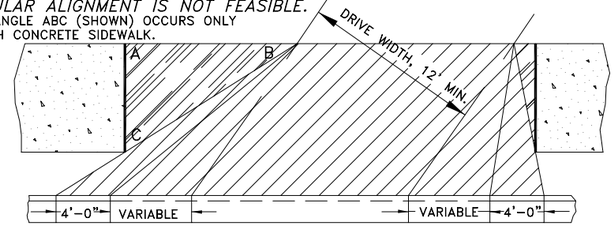
SECTION D–D



PLAN

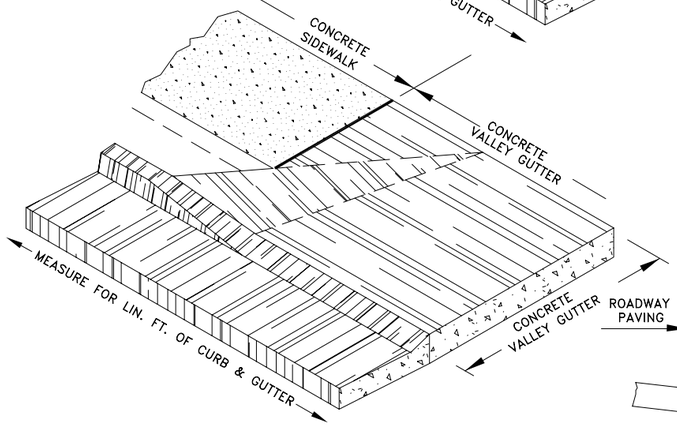
SECTION F–F

TRIANGLE ABC (SHOWN) OCCURS ONLY WITH CONCRETE SIDEWALK.

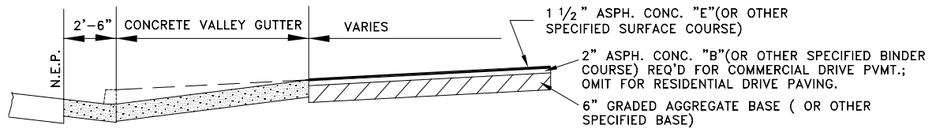


DRIVE ENTRANCE MODIFIED FOR SKEW

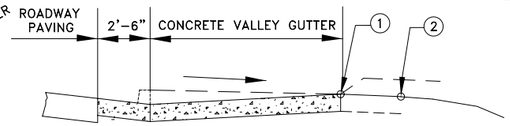
PICTORIAL SECTION
DRIVE & CONCRETE SIDEWALK



DRIVE MODIFIED FOR HEADER OR INTEGRAL CURB ALONG ROADWAY

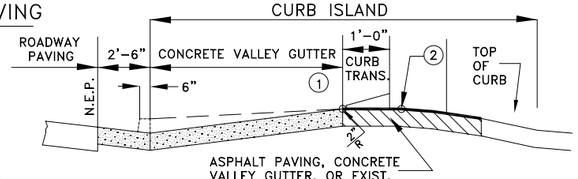


SECTION WITH ASPHALT PAVING

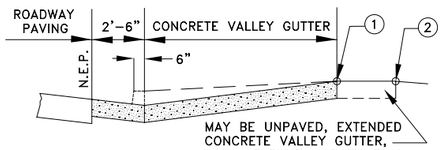


(SPECIAL CASE FOR SECTION B–B OR SECTION C–C)
WHERE THE SHOULDER OR SIDEWALK IS SLOPED AWAY FROM THE ROAD.

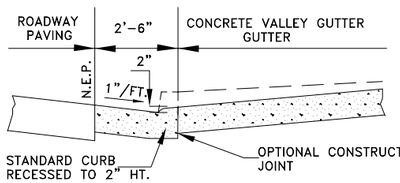
CURB ISLAND



SECTION C–C

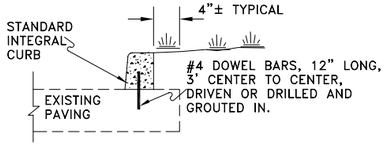


SECTION B–B



NOTE:
ALTERNATES TO THE CURB ISLAND DESIGN SHOWN HERE MAY BE SPECIFIED IN THE PLANS.

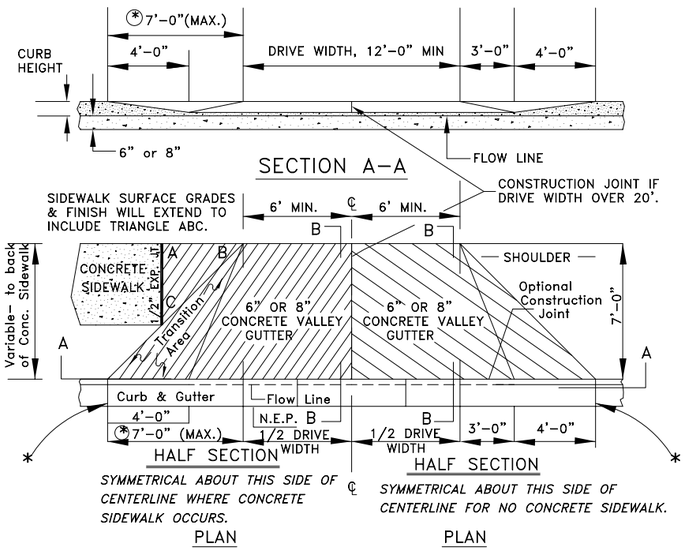
SECTION THRU GUTTER



DOWELED CURB DETAIL

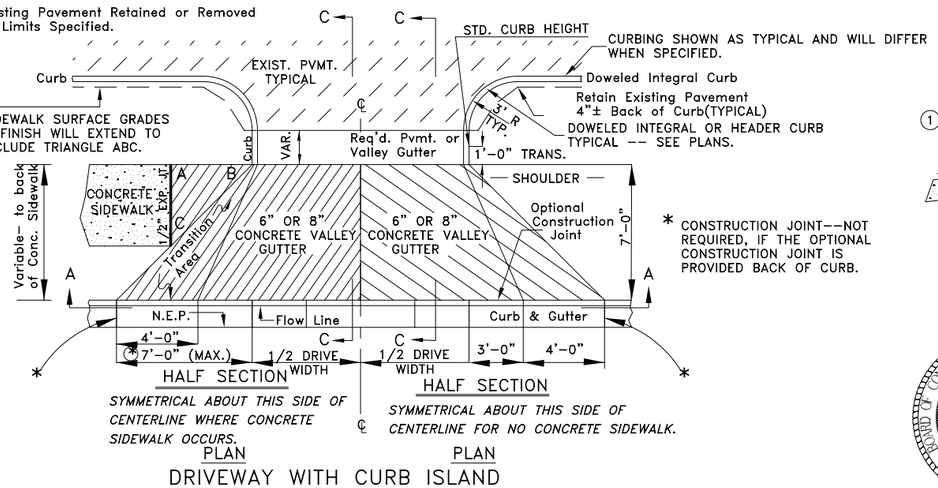
GENERAL NOTES:

1. QUANTITIES WILL BE MEASURED AS FOLLOWS:
   (A) CONCRETE CURB & GUTTER ALONG ROADWAY_____
   LIN. FT. OF CURB & GUTTER WILL BE MEASURED FOR PAYMENT CONTINIOUS THRU THE DRIVE ENTRANCES. PAYMENT FOR CURB & GUTTER WILL INCLUDE DAPPING DOWN THE TOP PORTION OF CURB. SQUARE YARDS OF CONCRETE VALLEY GUTTER WILL BE MEASURED FOR PAYMENT TO THE BACK OF CURB LINE.
   (B) HEADER(OR INTEGRAL) CURB ALONG ROADWAY_____
   LIN. FT. OF CURB WILL BE MEASURED FOR PAYMENT TO THE BEGINNING OF THE DRIVE–WAY. SQUARE YARDS OF CONCRETE VALLEY GUTTER WILL BE MEASURED FOR PAYMENT TO THE EDGE OF THE ROADWAY PAVING.
2. N.E.P. IS DEFINED AS THE POINT WHERE THE ROADWAY PAVING MEETS THE CURB & GUTTER, OR HEADER CURB, OR FACE OF THE INTEGRAL CURB.
3. DRIVES RECONSTRUCTED SHALL BE REPLACED IN KIND, I.E., ASPHALT FOR ASPHALT, CONCRETE FOR CONCRETE, AND AGGREGATE SURFACE COARSE FOR EARTH.
4. SEE STANDARD 9032–B FOR DETAILS OF CONCRETE CURB & GUTTER, HEADER CURBS AND DOWELED INTEGRAL CURBS.
5. WIDTHS OF COMMERCIAL DRIVEWAYS WILL COMPLY WITH CURRENT "RULES AND REGULATIONS FOR DRIVEWAY AND ENCROACHMENT CONTROL". WIDTHS OF RESIDENTIAL NON–COMMERCIAL DRIVEWAYS WILL BE AS SPECIFIED IN THE PLANS.
6. THE SLOPE OF THE "TRANSITION AREA" OF THE CONCRETE VALLEY GUTTER SHALL NOT BE STEEPER THAN 8.33% (12:1) WHERE SIDEWALKS ARE LOCATED.
7. MAXIMUM DRIVEWAY GRADES SHOWN BELOW ARE INTENDED FOR RESIDENTIAL DRIVEWAYS WHERE FLATTER GRADES ARE NOT FEASIBLE. GRADES FOR COMMERCIAL DRIVEWAYS OR FOR TRUCKS SHALL NOT BE GREATER THAN 11% UNLESS SPECIFIED OTHERWISE.



SECTION A–A

RESIDENTIAL, COMMERCIAL OR NON–COMMERCIAL DRIVE



DRIVEWAY WITH CURB ISLAND
(Shown Adjacent To Existing Paved Parking Area)

* CONSTRUCTION JOINT––NOT REQUIRED, IF THE OPTIONAL CONSTRUCTION JOINT IS PROVIDED BACK OF CURB.

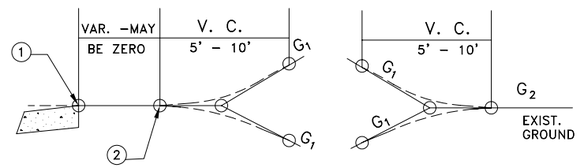
① IS THE BACK OF SIDEWALK SURFACE GRADE OR THE SHOULDER SURFACE GRADE 7'–0" BACK OF THE CURB. SLOPE OF THE CONCRETE VALLEY GUTTER WILL BE SUCH THAT THE BACK OF THE DRIVEWAY TAPER WILL BE THE SAME ELEVATION.

② IS BEGINNING OF DRIVEWAY TIE–IN.

① AND ② MAY COINCIDE

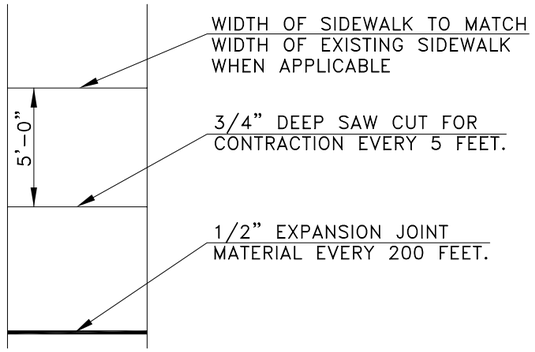
V.C.	MAXIMUM G_1	
	CUT	FILL
5'	27%	16.67%
10'	28%	27%

V.C.	$G_1 - G_2$ (MAX. ALGEBRAIC GRADE CHANGE)	
	SAG	CREST
5'	21%	25%
10'	25%	36%

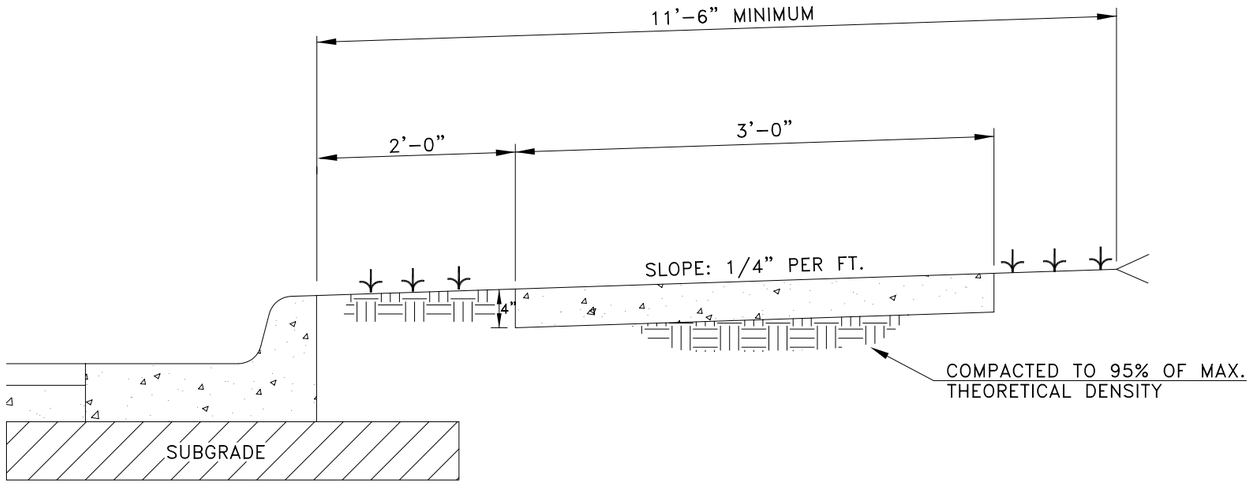


MAXIMUM DRIVEWAY GRADES (SEE GENERAL NOTE NO. 7)

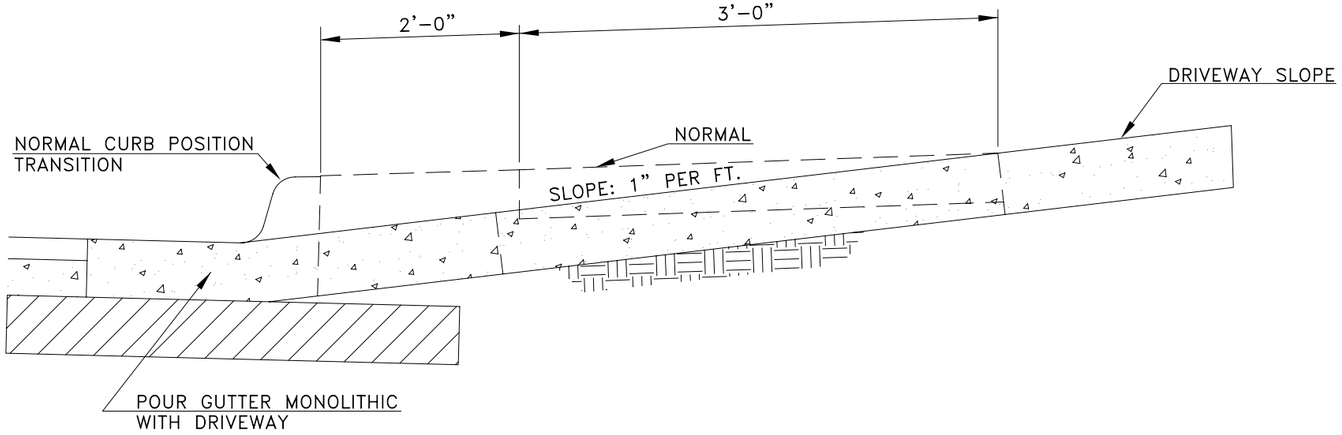
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
Driveways with Tapered Entrances
Concrete Valley Gutters
DATE: JANUARY 1988 SHEET: 314



PLAN



TYPICAL SECTION OF 3' - 0" SIDEWALK



SIDEWALK SECTION AT DRIVEWAY

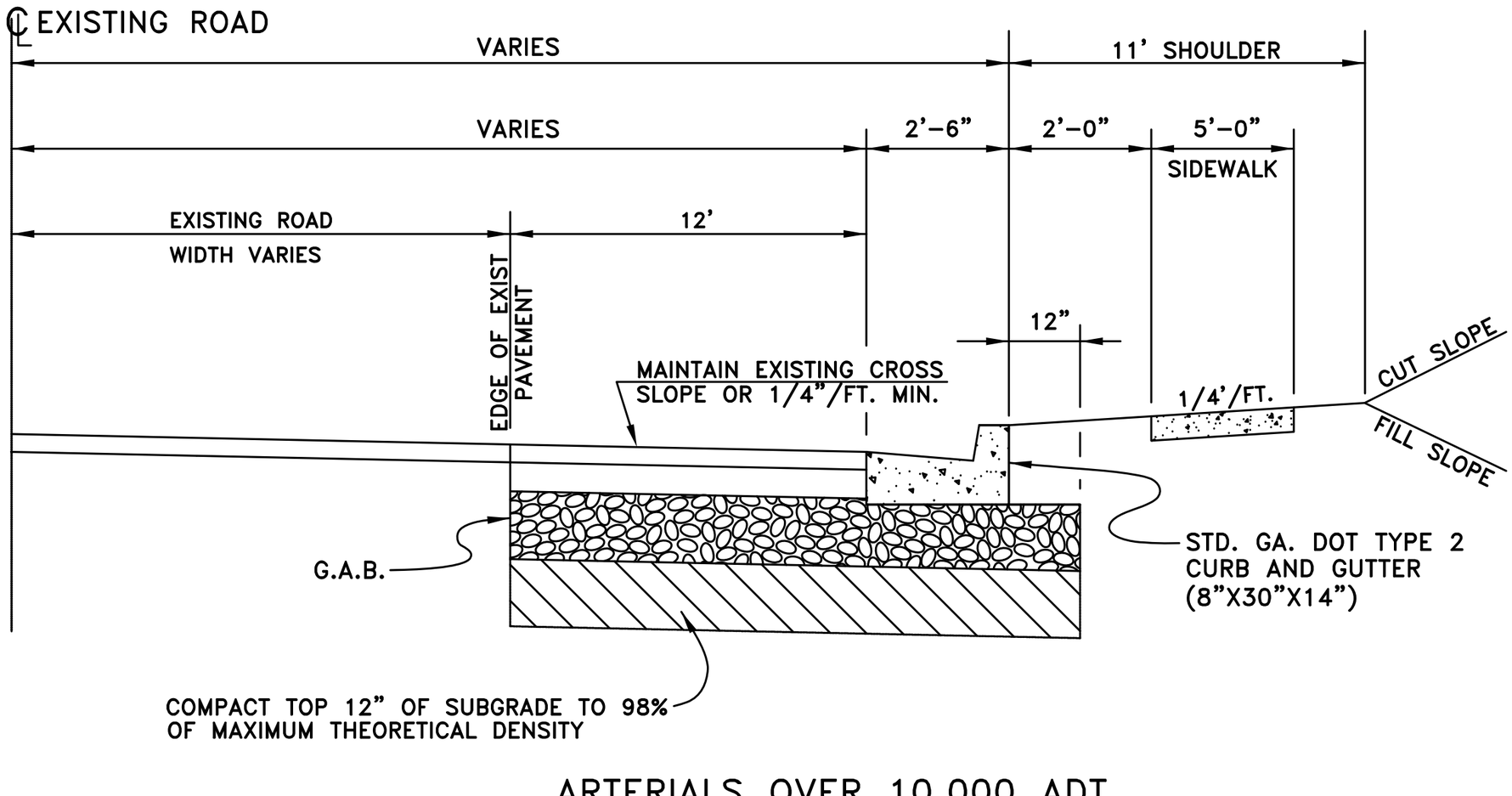
NOTES:

1) SIDEWALK TO BE CONSTRUCTED OF 3000 PSI CONCRETE AT 28 DAYS.
2) SIDEWALK TO BE 4 INCHES (4") THICK.
3) 1/2" PREMOULDED EXPANSION JOINT REQUIRED AT ALL DRIVEWAYS, CURBS, ETC.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Typical Sidewalk Section

DATE: JANUARY 1988 SHEET: 315



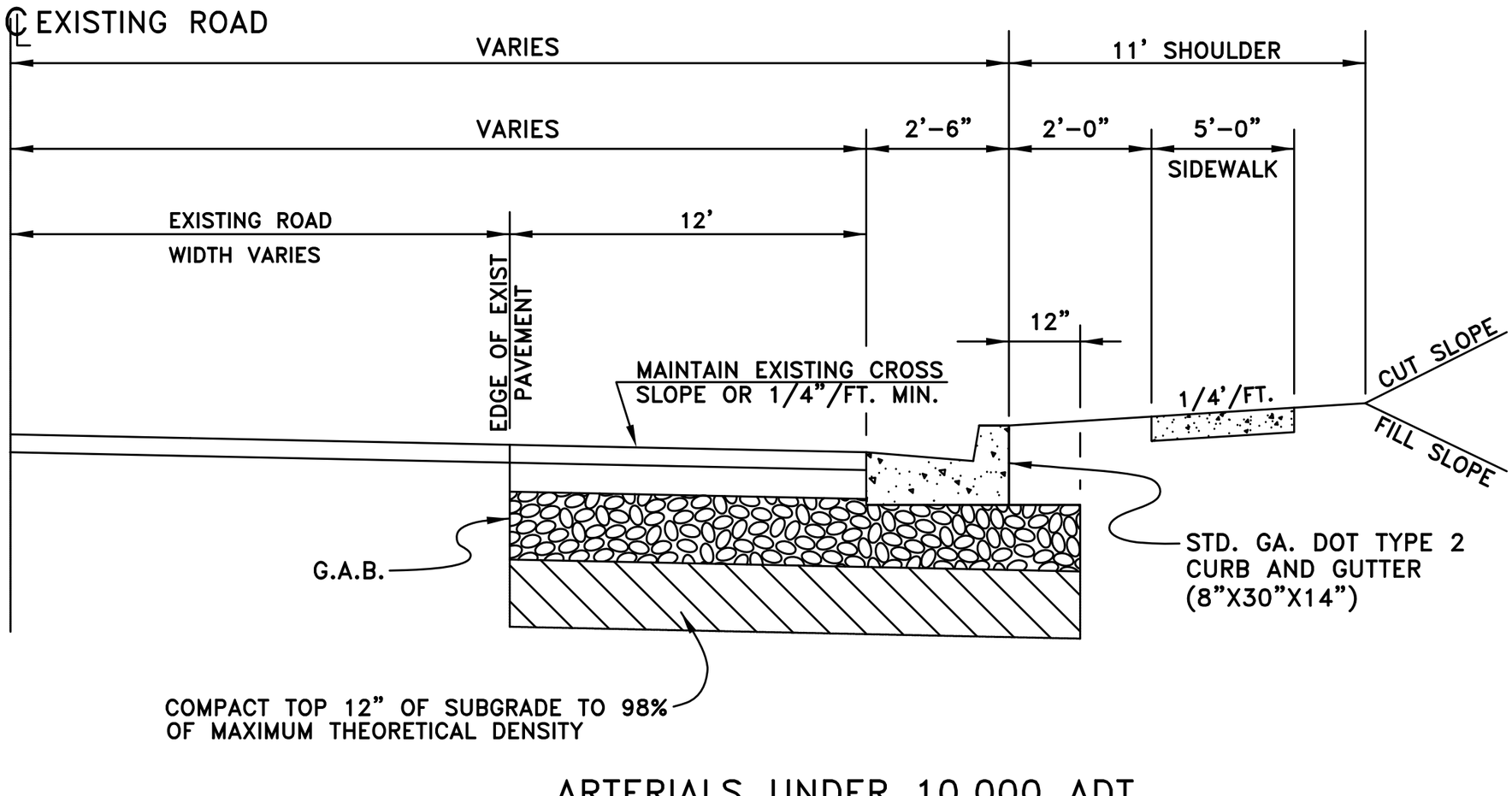
ARTERIALS OVER 10,000 ADT
TYPICAL DECELERATION LANE SECTION
10" OF G.A.B., 4" OF 25mm SUPERPAVE, 2" OF 19mm SUPERPAVE AND 1.5" OF 12.5mm SUPERPAVE

BY	REVISION	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401A MAJOR ARTERIAL DECEL LANE TYP. SECTION

D A T E: May, 2014 BY: LC



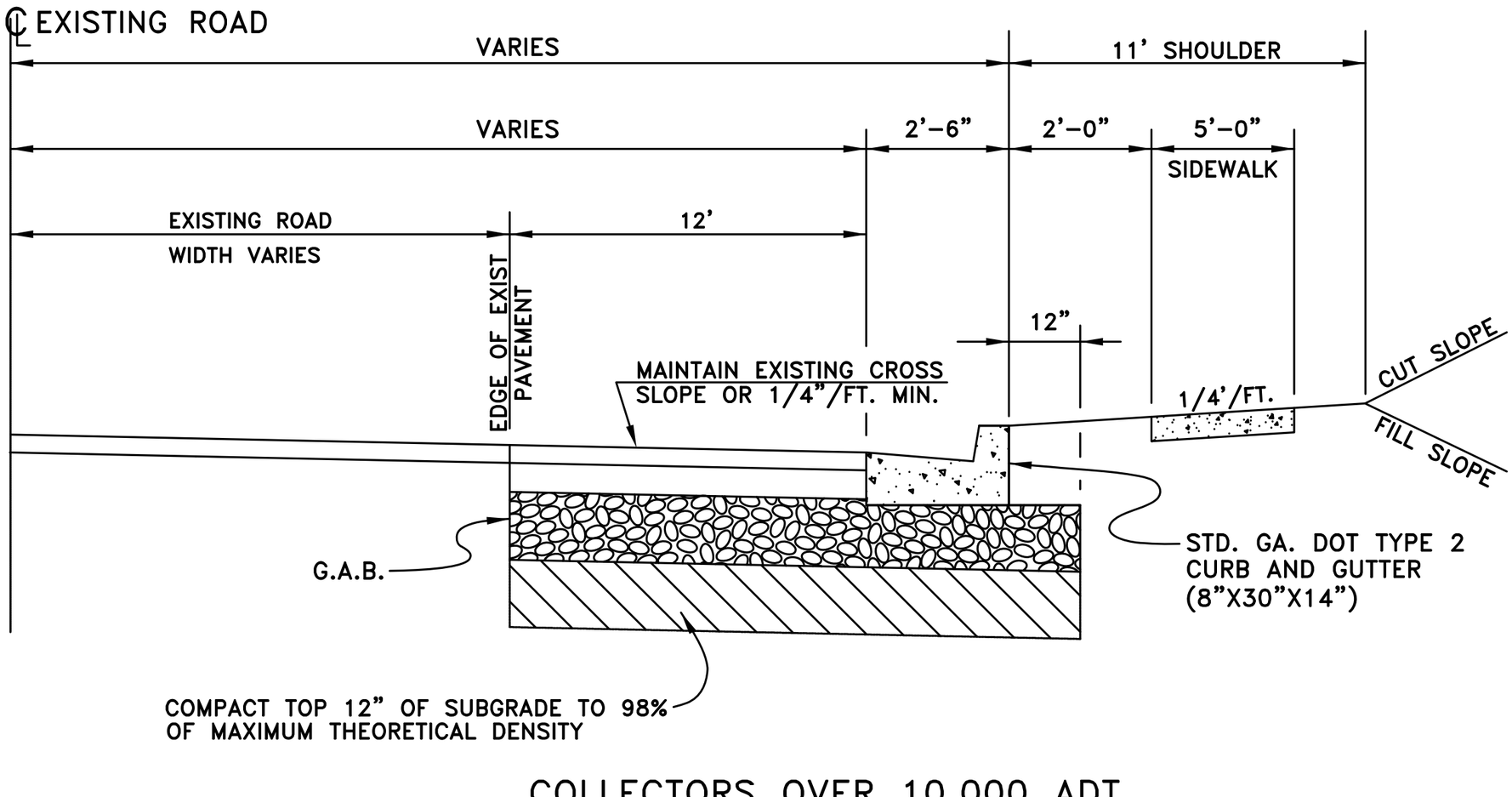
ARTERIALS UNDER 10,000 ADT
TYPICAL DECELERATION LANE SECTION
10" OF G.A.B., 4" OF 25mm SUPERPAVE, 2" OF 19mm SUPERPAVE AND 1.5" OF TYPE II 9.5mm SUPERPAVE

BY	REVISION	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401B MAJOR ARTERIAL DECEL LANE TYP. SECTION

D A T E: May, 2014 BY: LC



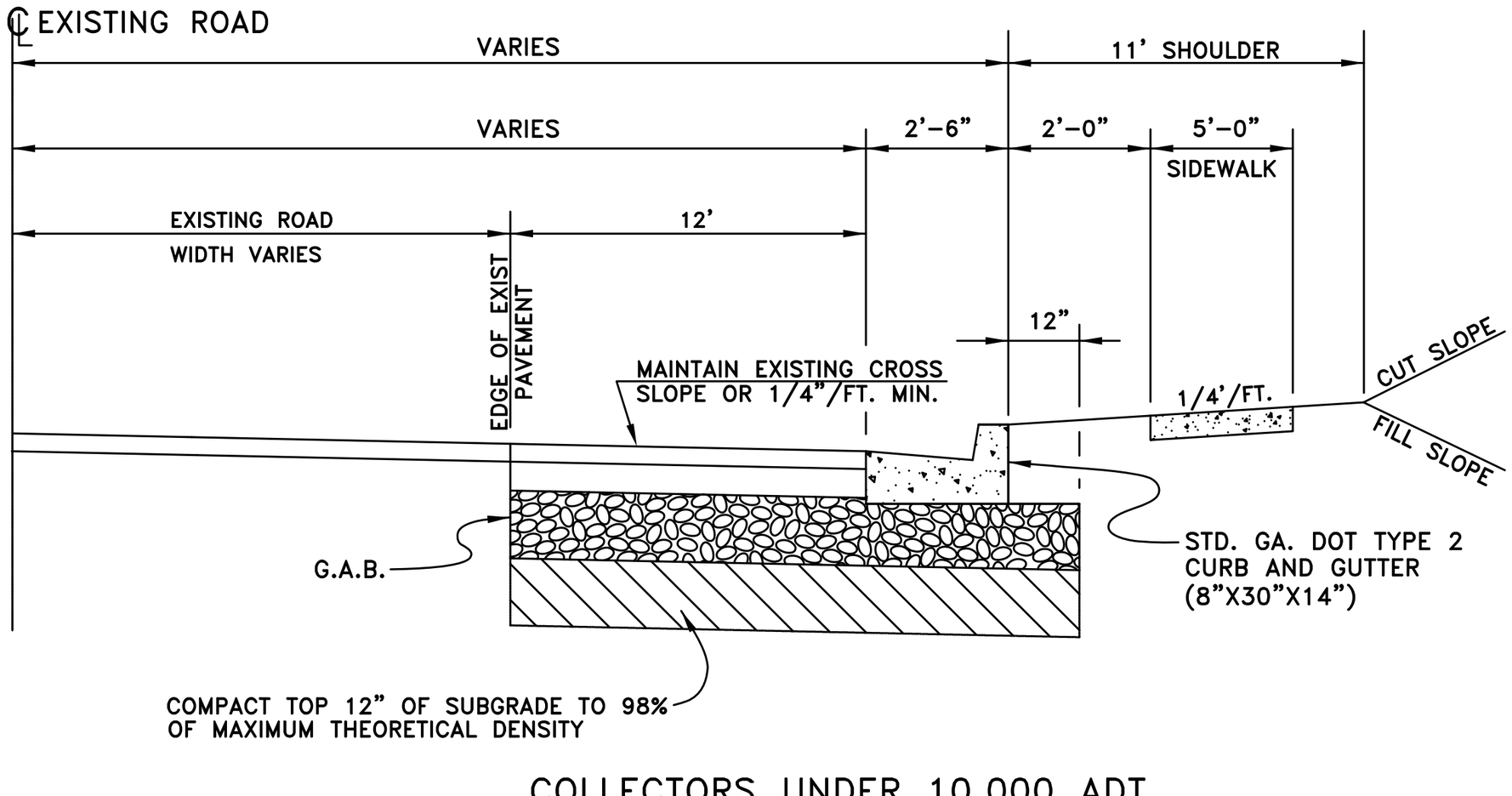
COLLECTORS OVER 10,000 ADT
TYPICAL DECELERATION LANE SECTION
10" OF G.A.B., 4" OF 25mm SUPERPAVE, AND 1.5" OF 12.5mm SUPERPAVE

BY	REVISION	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401C MAJOR ARTERIAL DECEL LANE TYP. SECTION

D A T E: May, 2014 BY: LC



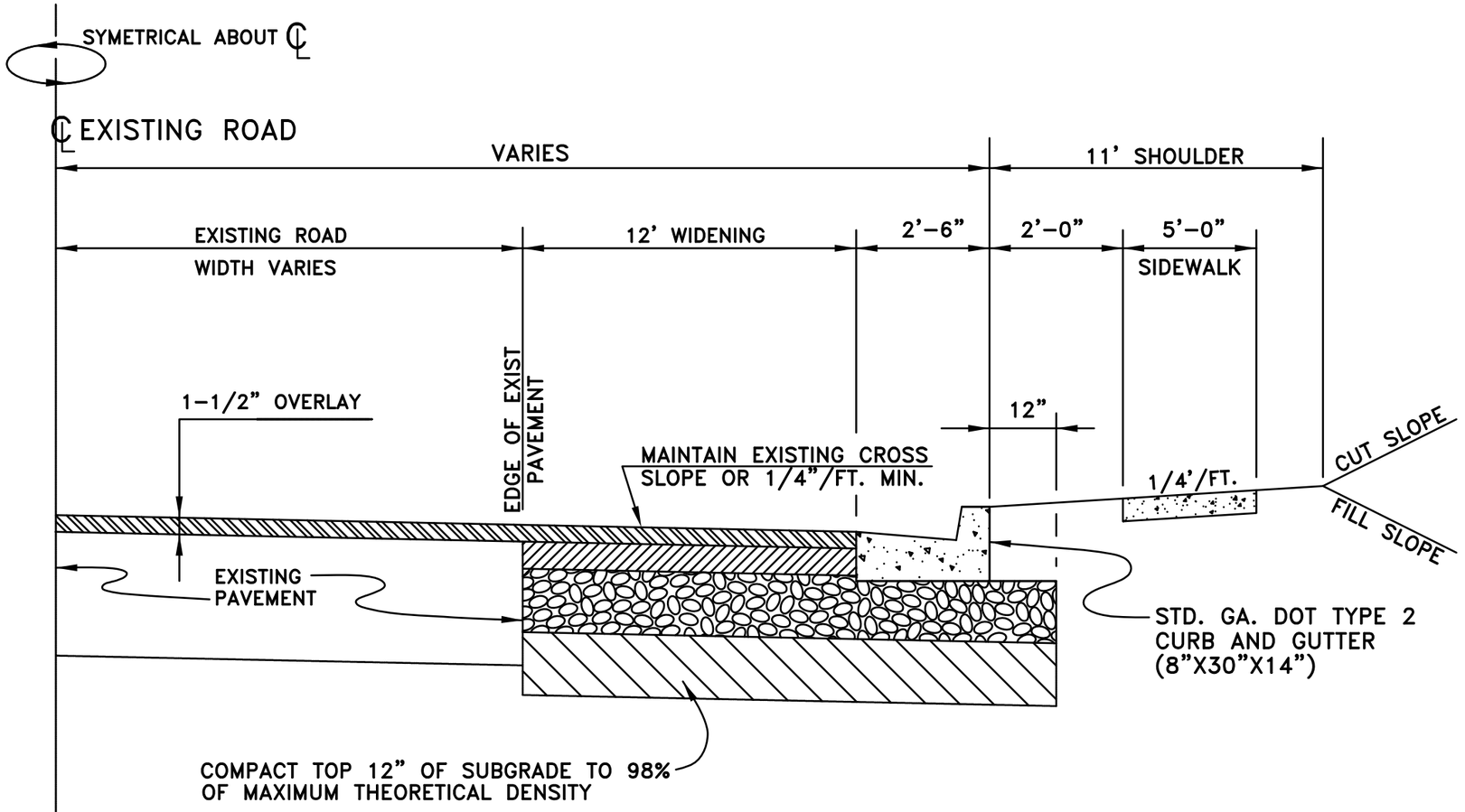
COLLECTORS UNDER 10,000 ADT
TYPICAL DECELERATION LANE SECTION
10" OF G.A.B., 4" OF 25mm SUPERPAVE, AND 1.5" OF TYPE II 9.5mm SUPERPAVE

BY	REVISION	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401D MAJOR ARTERIAL DECEL LANE TYP. SECTION

D A T E: May, 2014 BY: LC



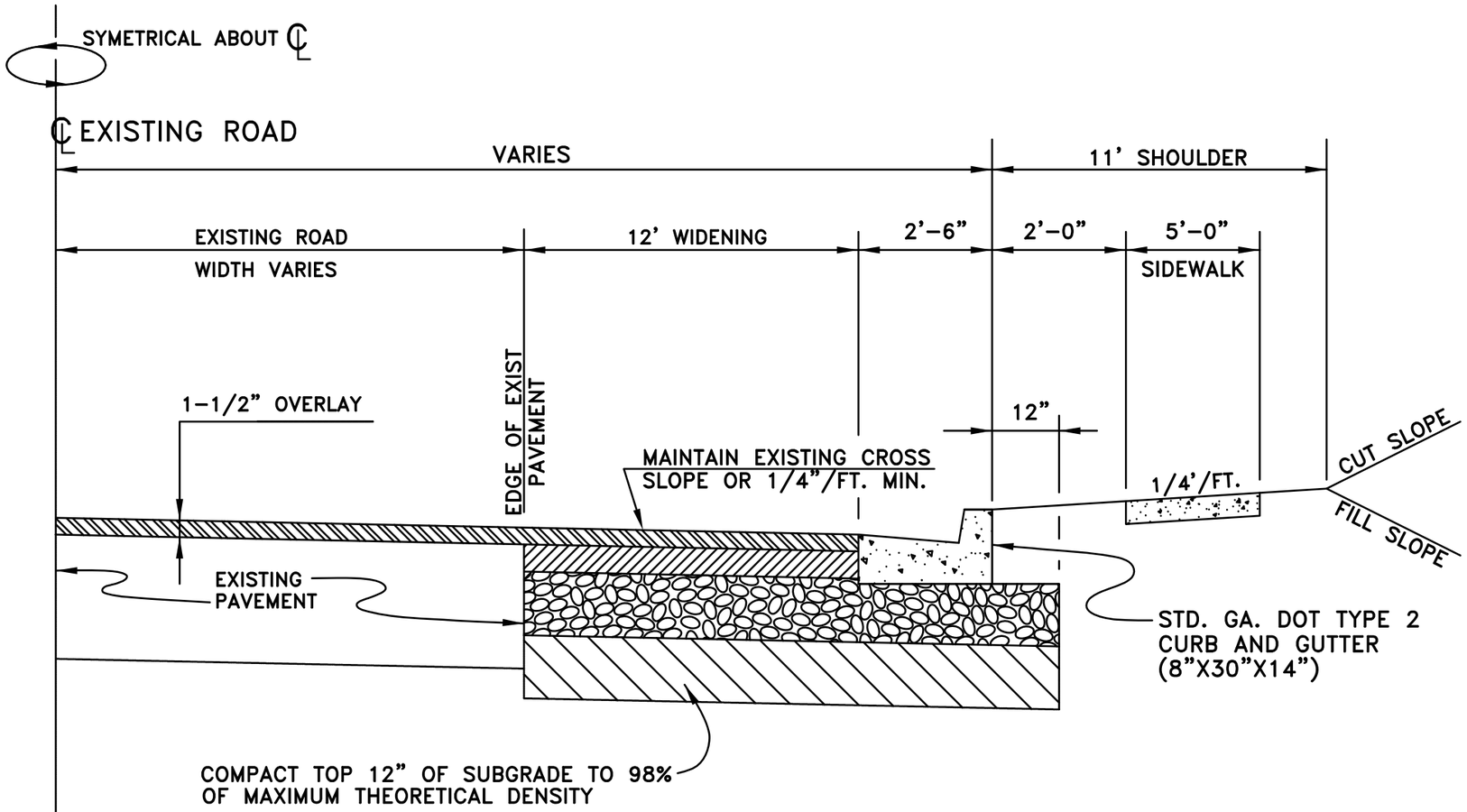
ARTERIALS OVER 10,000 ADT
TYPICAL WIDENING WITH OVERLAY 1/2 SECTION
10" OF G.A.B., 4" 25mm SUPERPAVE, 2" 19mm SUPERPAVE, 1.5" 12.5mm SUPERPAVE

BY	REVISION	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401E WIDENING WITH OVERLAY FOR MAJOR ARTERIALS

D A T E: May, 2014 BY: LC



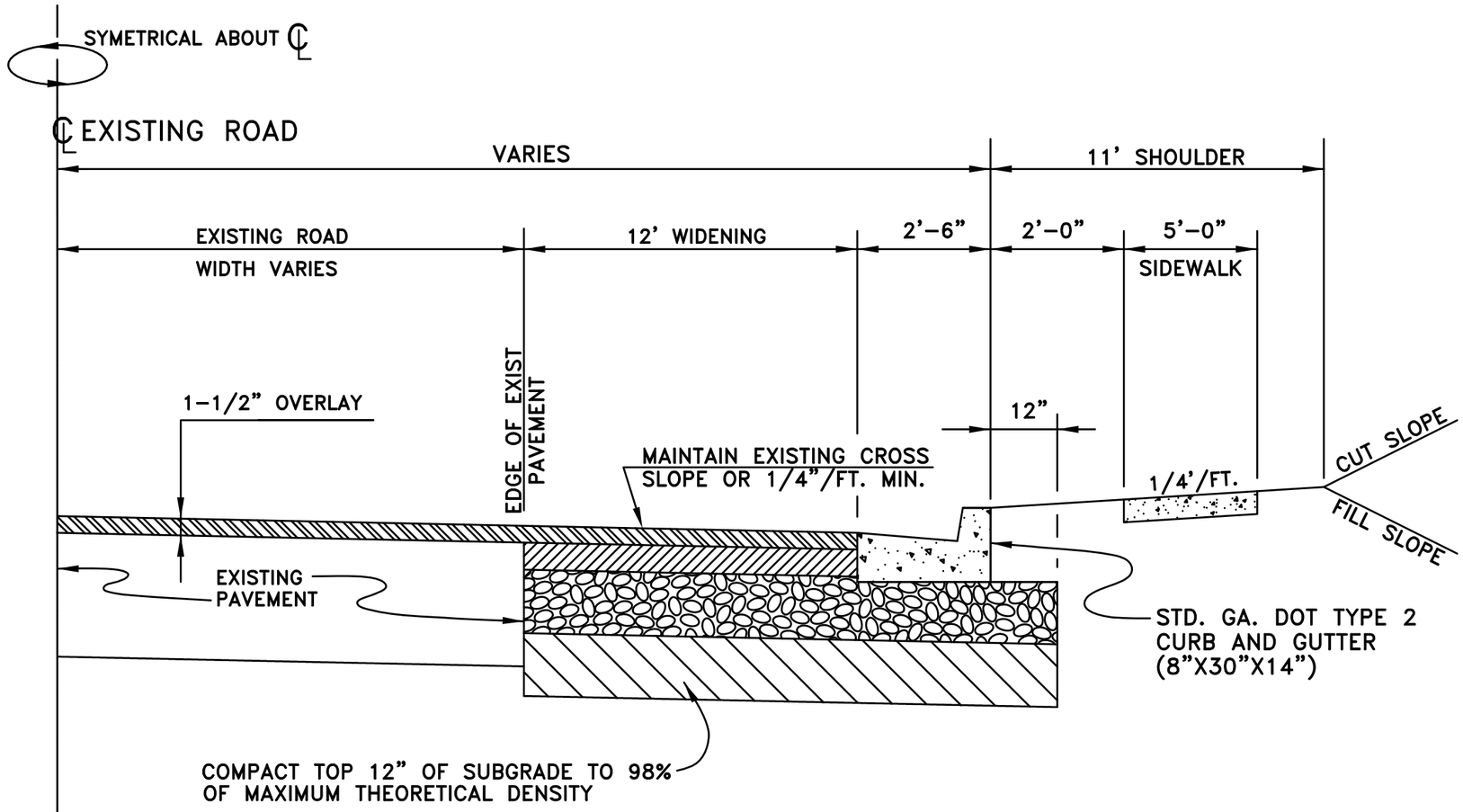
ARTERIALS UNDER 10,000 ADT
TYPICAL WIDENING WITH OVERLAY 1/2 SECTION
10" OF G.A.B., 4" 25mm SUPERPAVE, 2" 19mm SUPERPAVE, 1.5" 9.5mm TYPE II SUPERPAVE

BY	REVISION	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401F WIDENING WITH OVERLAY FOR MAJOR ARTERIALS

D A T E: May, 2014 BY: LC



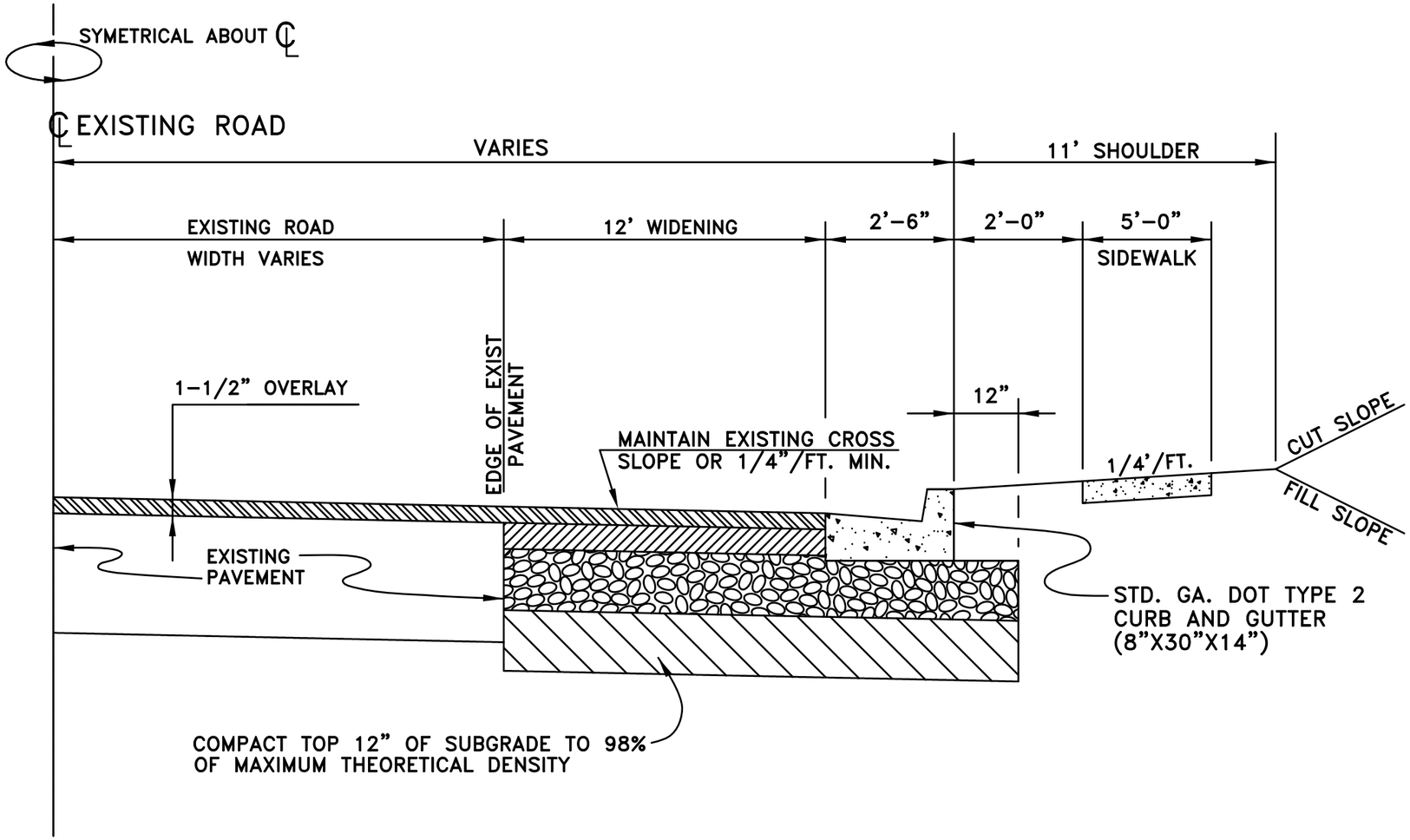
COLLECTORS OVER 10,000 ADT
TYPICAL WIDENING WITH OVERLAY 1/2 SECTION
10" OF G.A.B., 4" 19mm SUPERPAVE, 1.5" 12.5mm SUPERPAVE

BY	REVISION	DATE

GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401G WIDENING WITH OVERLAY FOR MAJOR ARTERIALS

D A T E: May, 2014 BY: LC



COLLECTORS UNDER 10,000 ADT
TYPICAL WIDENING WITH OVERLAY 1/2 SECTION
10" OF G.A.B., 4" 19mm SUPERPAVE, 1.5" 9.5mm TYPE II SUPERPAVE

BY	REVISION	DATE

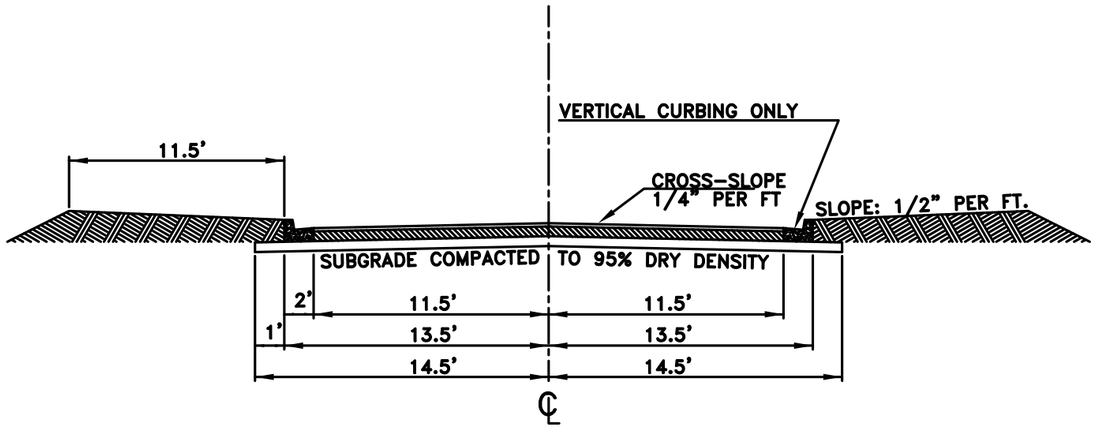
GWINNETT COUNTY
DEPARTMENT OF TRANSPORTATION

401H WIDENING WITH OVERLAY FOR MAJOR ARTERIALS

D A T E: May, 2014 BY: LC

PAVEMENT COMPOSITION

1.25" OF 9.5 MM SUPERPAVE TYPE II
3" OF 19 MM SUPERPAVE
8" GRADED AGGREGATE BASE



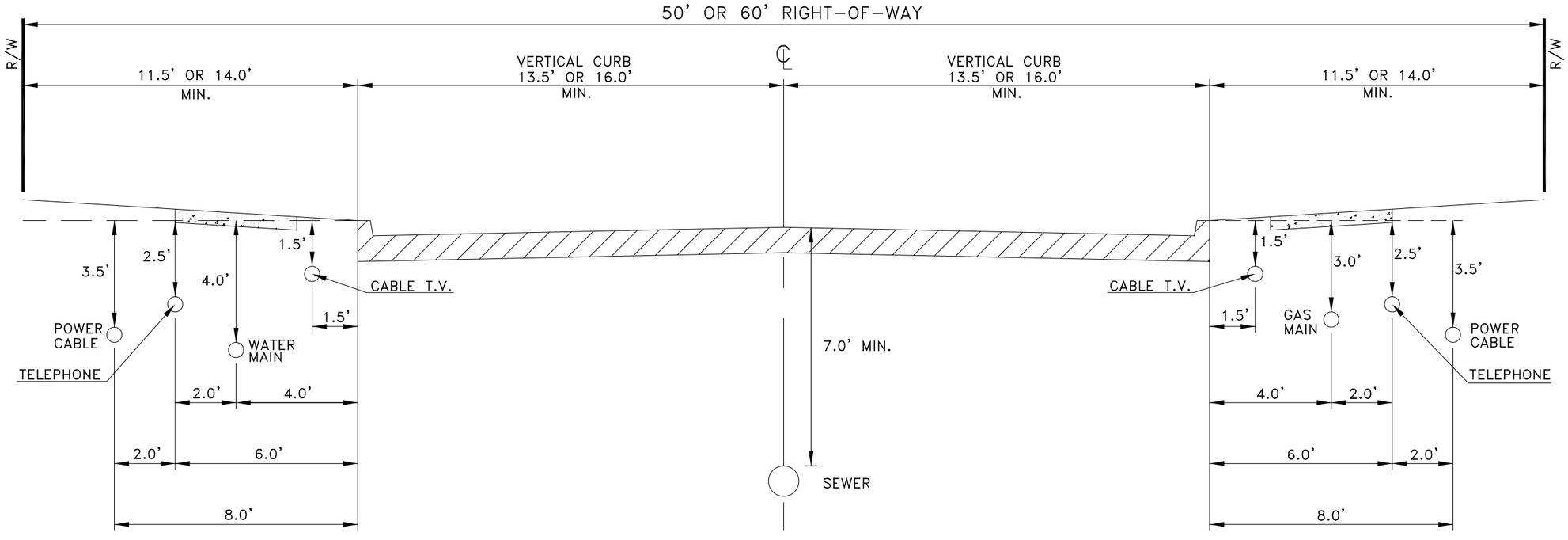
LOCAL OR MINOR COLLECTOR STREETS IN RESIDENTIAL SUBDIVISIONS

(STANDARD RESIDENTIAL SUBDIVISION STREET PER TABLE 900.1)
(SEE UDO FOR WIDTHS WITHIN THE OSC, TND, AND MIXED-USE DISTRICTS)

NOTES:

1. ANY AREAS OF INADEQUATELY COMPACTED FILL OR UNSUITABLE MATERIAL OF ANY NATURE SHALL BE REMOVED AND REPLACED WITH SUITABLE FILL IN WELL COMPACTED LAYERS TO AT LEAST 95% OF MAXIMUM DENSITY (AASHTO T-99), BEFORE ANY TYPE OF PAVING IS APPLIED.
2. NO CONTRACTOR SHALL BEGIN TO APPLY PAVING WITHOUT A RELEASE FROM THE DEPARTMENT, AND WILL BE HELD RESPONSIBLE FOR REPLACING ANY PAVING, BASE, AND SUBGRADE WHICH MAY FAIL BECAUSE OF INADEQUATE SUBGRADE CONDITIONS, AS WELL AS FOR ORDINARY PAVING DEFICIENCIES.
3. VERTICAL CURBING ONLY – TO BE 6"X24"X12".

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
Residential Subdivision Streets
DATE: May 2014 SHEET: 402



NOTES:

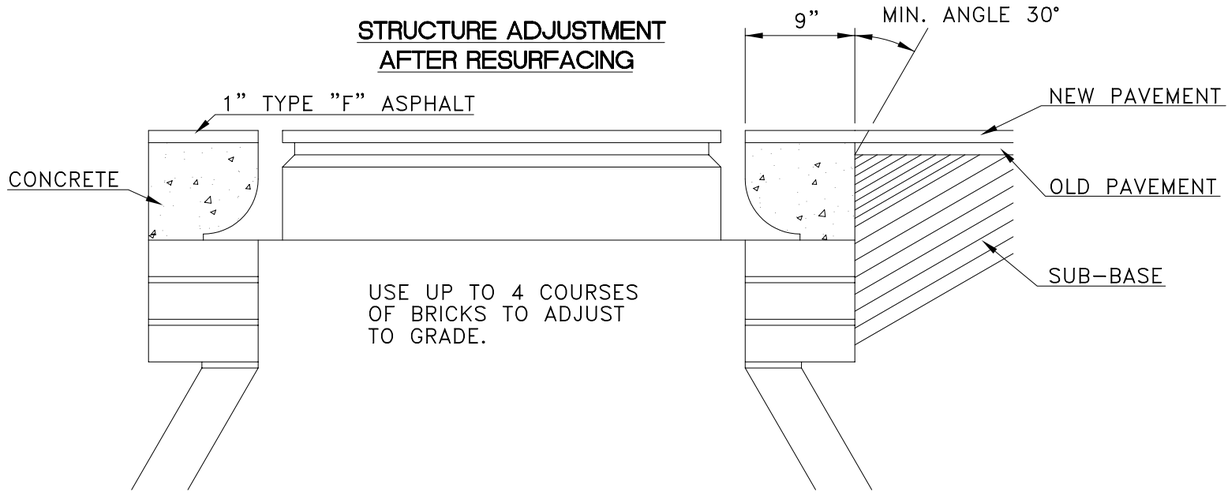
1. THIS STANDARD DETAIL IS TO BE USED FOR UTILITY LOCATIONS WITHIN RIGHT-OF-WAY OF SUBDIVISIONS ONLY.
2. BEFORE ANY UTILITY IS INSTALLED, THE ENTIRE WIDTH OF THE RIGHT-OF-WAY SHALL BE ROUGH GRADED. SEE DEVELOPMENT REGULATIONS FOR TIMING OF WATER SYSTEM INSTALLATION.
3. IN GENERAL, THE DEEPEST UTILITIES SHOULD BE INSTALLED FIRST TO MINIMIZE ANY POSSIBLE INTERFERENCE WITH LATERALS OR SERVICE LINES.
4. IN CUL-DE-SAC OR EYEBROW TURNAROUNDS, THE DIMENSIONS FROM THE CURB SHALL VARY. HOWEVER, THE STANDARD UTILITY SPACING SHALL BE MAINTAINED.
5. BACKFILL OF ALL UTILITY TRENCHES CONSTRUCTED IN THE ROADWAY SHOULDER SHALL BE RETURNED TO 90% COMPACTION.
6. EACH UTILITY SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE THEY CREATE TO OTHER UTILITY LINES, OR TO THE STREET IMPROVEMENTS WITHIN THE RIGHT-OF-WAY. NO UTILITY SHALL BE RESPONSIBLE FOR DAMAGES TO ANOTHER UTILITY WHICH IS LOCATED OUTSIDE THEIR ASSIGNED SPACE.
7. ANYONE DIGGING IN THE RIGHT-OF-WAY SHALL CALL THE "ONE CALL CENTER" AT 325-5000 TO HAVE UTILITIES LOCATED.
8. ONCE THE ROAD BASE HAS BEEN PLACED, ALL FURTHER INSTALLATION OF UTILITIES UNDER THE ROADWAY SHALL BE BORED OR OTHERWISE COMPLY WITH THE STREET CUT REQUIREMENTS OF SECTION 7.5 OF THE DEVELOPMENT REGULATIONS.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Utility Placement in Rights-of-Way

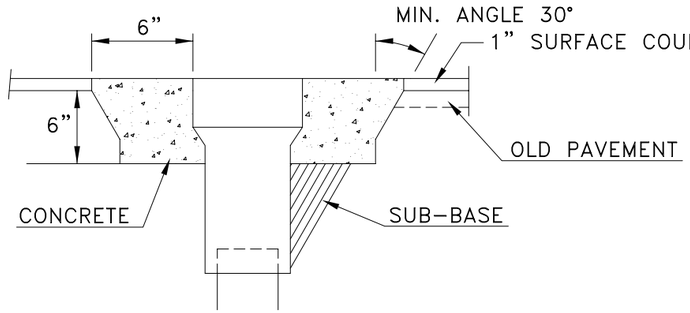
DATE: SEPTEMBER 1993 SHEET: 501

STRUCTURE ADJUSTMENT AFTER RESURFACING



NOTE: IF GREATER THAN (3) BRICK USE 1' RISER SECTION

MANHOLE

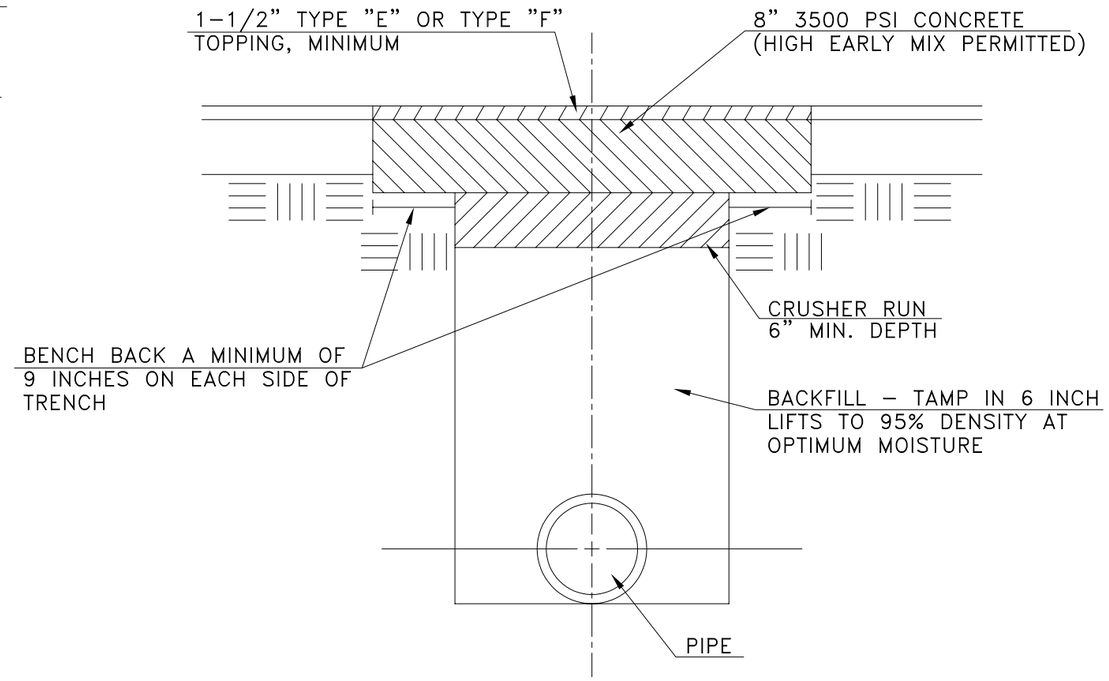


VALVE

NOTES:

1. STRUCTURES WILL NOT BE ADJUSTED FOR A PERIOD OF AT LEAST 24 HOURS AFTER RESURFACING IS COMPLETED IN THAT AREA.
2. ASPHALT WILL BE CUT SO AS TO MAKE A SMOOTH, EVEN EDGE.
3. STRUCTURE COVER WILL BE ADJUSTED TO FIT FLUSH WITH STREET SURFACE.
4. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3000 PSI. UNLESS NOTED OTHERWISE.
5. CONCRETE WILL BE USED TO BACKFILL THE ENTIRE WORKING AREA.
6. FINISHING CONCRETE SHALL BE PERFORMED BY USE OF A TROWEL OR FLOAT.
7. SANITARY SEWER MANHOLES MUST BE VENTED IMMEDIATELY AFTER BEING PAVED OVER, THEREFORE WHEN MORE THAN ONE LIFT OF ASPHALT IS TO BE PLACED THE CONTRACTOR MAY ADJUST STRUCTURE PRIOR TO PAVING.

BACKFILLING UTILITY CUTS AND REPLACING PAVEMENT



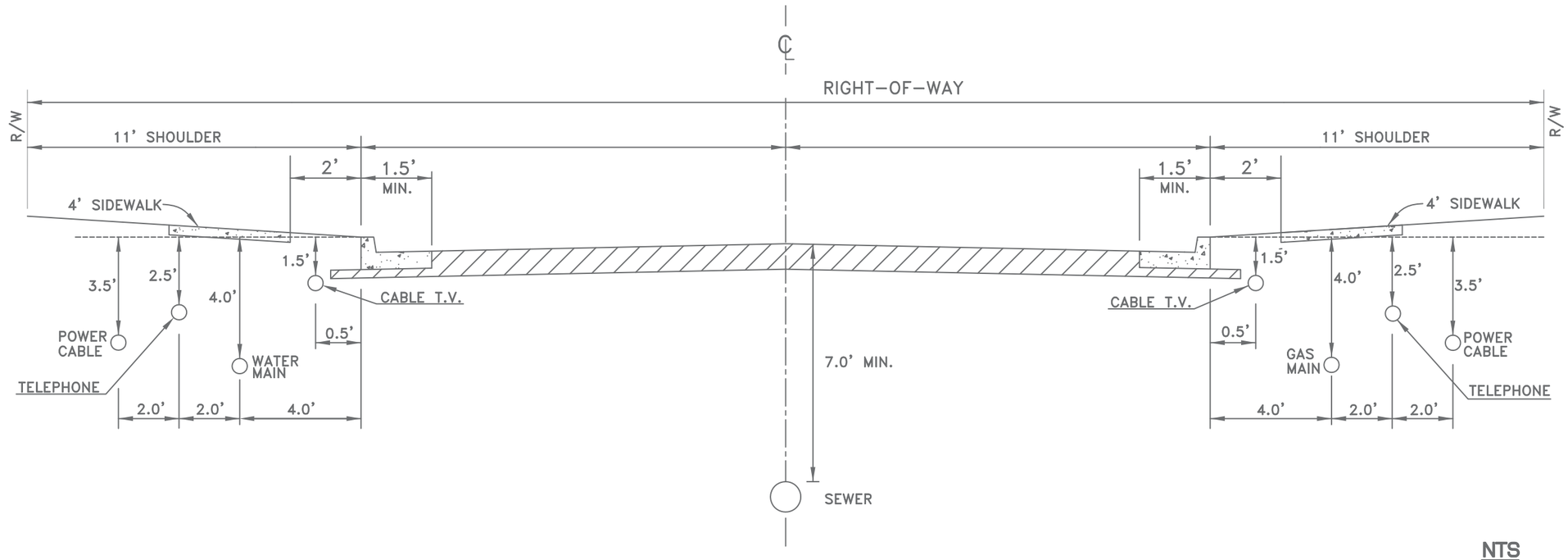
NOTES:

1. ALL LATERAL STREET CUTS MUST BE COVERED WITH STEEL PLATES OF SUFFICIENT THICKNESS TO SPAN THE CUT WITHOUT NOTICEABLE DEFLECTION. PLATES TO REMAIN IN PLACE UNTIL THE CONCRETE BASE HAS GAINED SUFFICIENT STRENGTH TO WITHSTAND TRAFFIC LOADS (24 HOUR MINIMUM).
2. ON LONGITUDINAL CUTS EXCEEDING 150 FEET IN LENGTH, THE CONCRETE IN THE TRENCH WILL BE BROUGHT FLUSH WITH THE EXISTING PAVEMENT AND THE ENTIRE WIDTH OF THE ROADWAY RESURFACED WITH A MINIMUM OF 1-1/2" OF TYPE "E" OR "F" ASPHALT TOPPING COURSE.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Utility Street Cuts and Structure Adjustment

DATE: JANUARY 1988 SHEET: 502



NTS

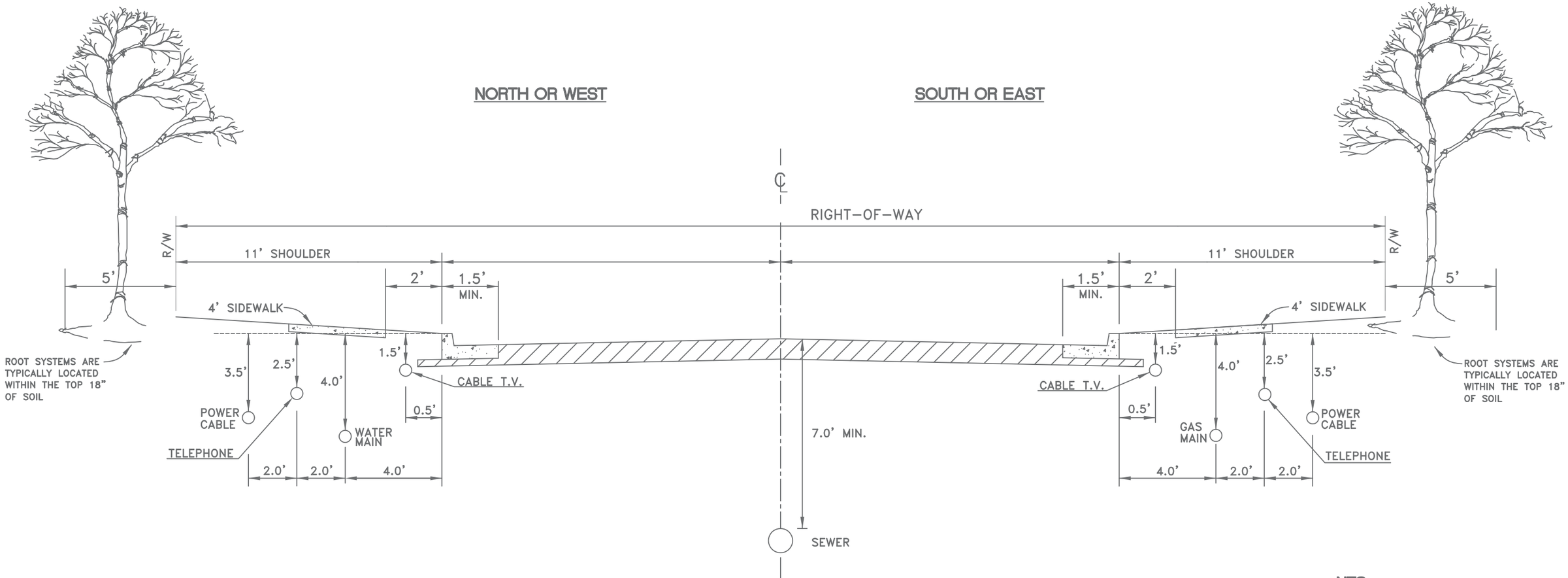
NOTES:

1. THIS STANDARD DETAIL IS TO BE USED FOR UTILITY LOCATIONS WITHIN RIGHT–OF–WAY OF RESIDENTIAL SUBDIVISION DISTRICT STREETS.
2. BEFORE ANY UTILITY IS INSTALLED, THE ENTIRE WIDTH OF THE RIGHT–OF–WAY SHALL BE ROUGH GRADED. SEE DEVELOPMENT REGULATIONS FOR TIMING OF WATER SYSTEM INSTALLATION.
3. IN GENERAL, THE DEEPEST UTILITIES SHOULD BE INSTALLED FIRST TO MINIMIZE ANY POSSIBLE INTERFERENCE WITH LATERALS OR SERVICE LINES.
4. IN CUL–DE–SAC OR EYEBROW TURNAROUNDS, THE DIMENSIONS FROM THE CURB SHALL VARY. HOWEVER, THE STANDARD UTILITY SPACING SHALL BE MAINTAINED.
5. BACKFILL OF ALL UTILITY TRENCHES CONSTRUCTED IN THE ROADWAY SHOULDER SHALL BE COMPACTED TO 95% (MIN.) OF MAXIMUM DENSITY.
6. EACH UTILITY SHALL BE RESPONSIBLE FOR REPAIR OF ANY DAMAGE THEY CREATE TO OTHER UTILITY LINES, OR TO THE STREET IMPROVEMENTS WITHIN THE RIGHT–OF–WAY. NO UTILITY SHALL BE RESPONSIBLE FOR DAMAGES TO ANOTHER UTILITY WHICH IS LOCATED OUTSIDE THEIR ASSIGNED SPACE.
7. ANYONE DIGGING IN THE RIGHT–OF–WAY SHALL CALL THE UTILITIES PROTECTION CENTER OF GEORGIA AT 1–800–282–7411 (METRO–ATLANTA AREA: 770–623–7411) TO HAVE EXISTING UTILITIES LOCATED PRIOR TO EXCAVATION.
8. ONCE THE ROAD BASE HAS BEEN PLACED, ALL FURTHER INSTALLATION OF UTILITIES UNDER THE ROADWAY SHALL BE BORED OR OTHERWISE COMPLY WITH THE STREET CUT REQUIREMENTS OF SECTION 7.5 OF THE DEVELOPMENT REGULATIONS.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Utility Placement in Right-of-Way of Residential Subdivision District Streets

DATE: JANUARY 2014 SHEET: 503

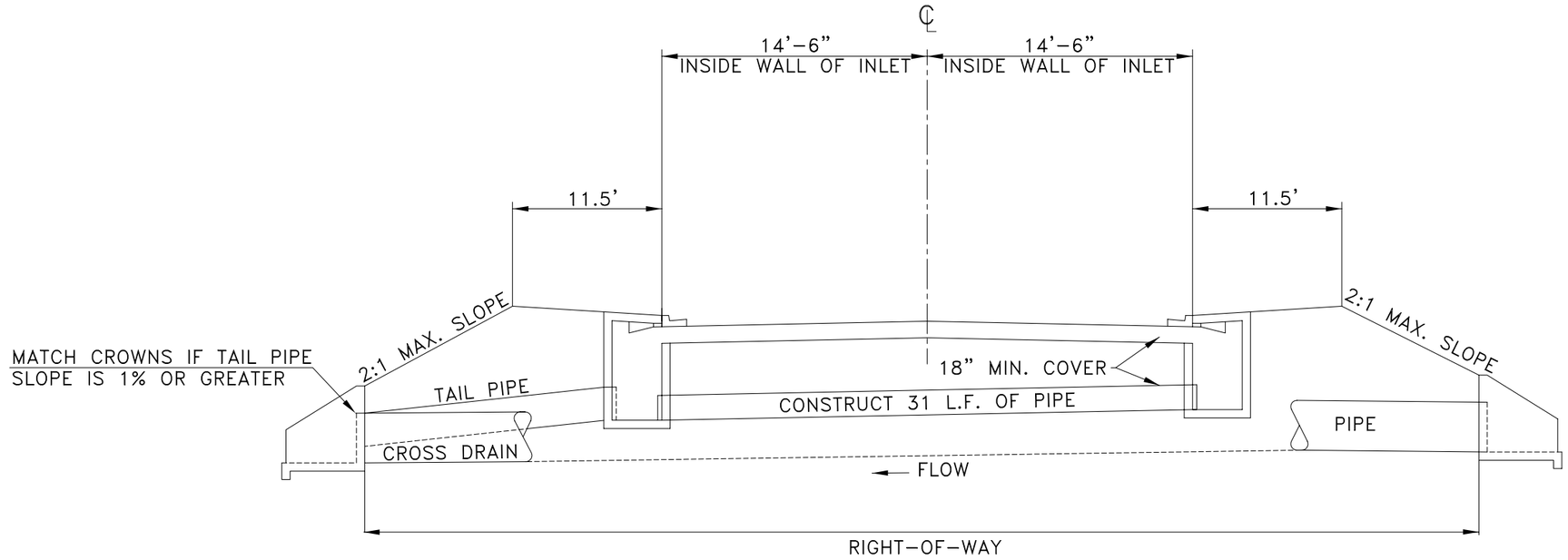


NTS

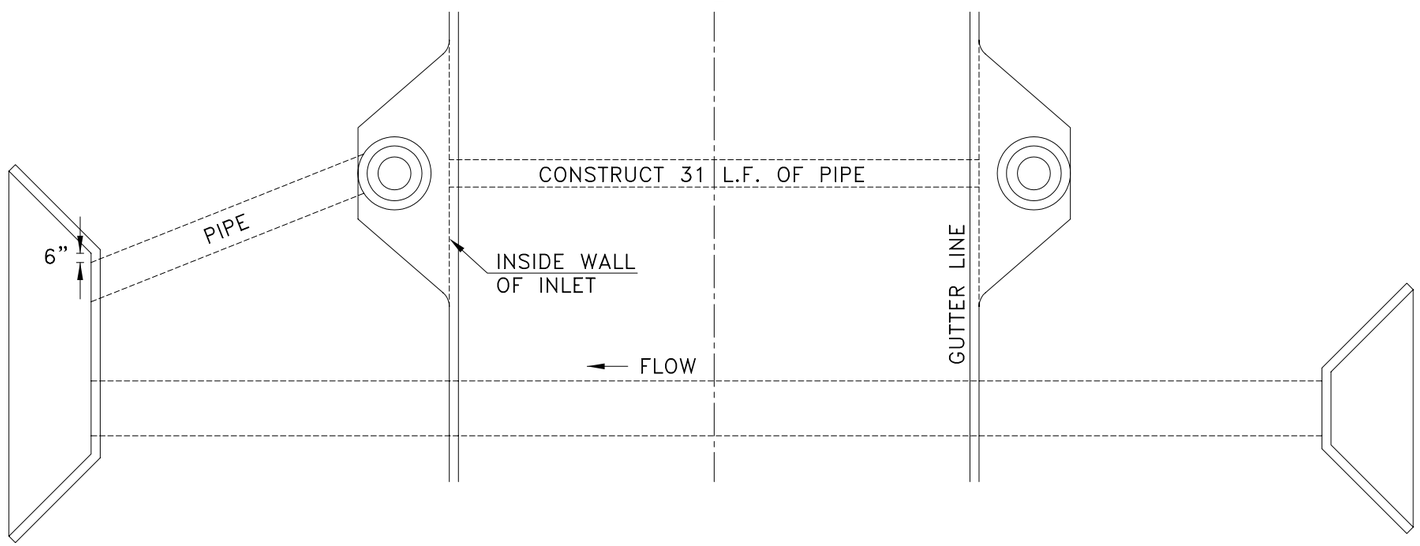
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Street Tree Placement

DATE: JANUARY 2014 SHEET: 503A



SECTION



PLAN

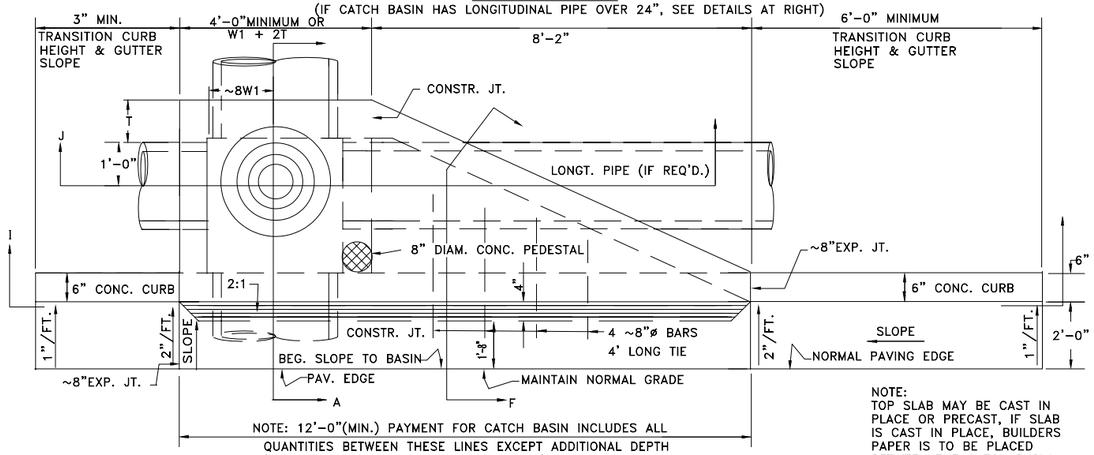
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Location of Catch Basins
27 Foot Wide Residential Streets

DATE: JANUARY 1988 SHEET: 601

CATCH BASIN

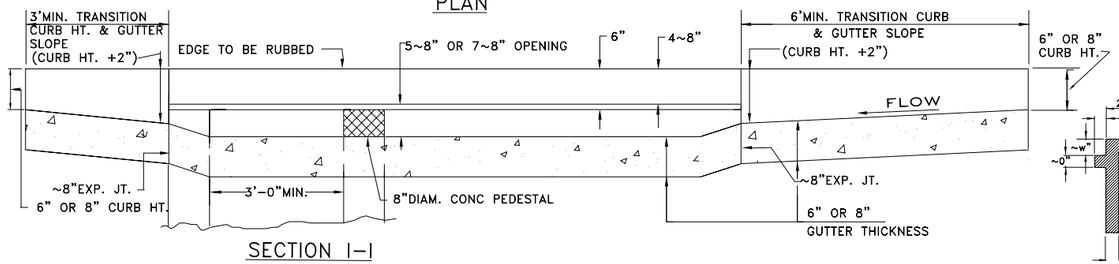
(IF CATCH BASIN HAS LONGITUDINAL PIPE OVER 24", SEE DETAILS AT RIGHT)



NOTE: 12'-0"(MIN.) PAYMENT FOR CATCH BASIN INCLUDES ALL QUANTITIES BETWEEN THESE LINES EXCEPT ADDITIONAL DEPTH (UNLESS OTHERWISE NOTED IN THE PLANS)

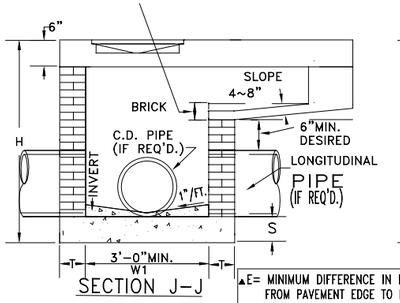
NOTE: TOP SLAB MAY BE CAST IN PLACE OR PRECAST, IF SLAB IS CAST IN PLACE, BUILDERS PAPER IS TO BE PLACED BETWEEN THE CATCH BASIN AND TOP SLAB.

PLAN



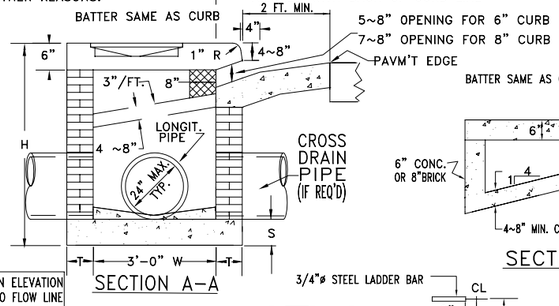
SECTION I–I

NOTE: NORMAL SLOPE OF CONCRETE APRON TO BE INCREASED BY 4" TO 8" WHERE "H" PERMITS AND LONGITUDINAL PIPE IS LOWERED FOR OTHER REASONS.

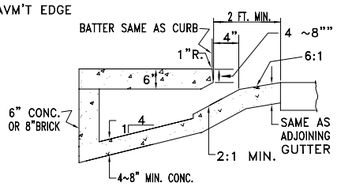


SECTION J–J

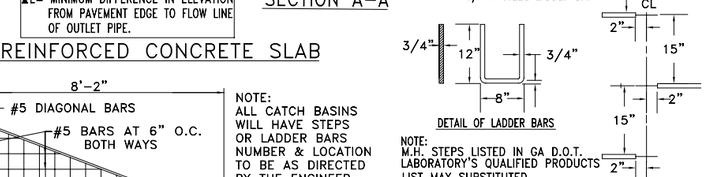
▲E= MINIMUM DIFFERENCE IN ELEVATION FROM PAVEMENT EDGE TO FLOW LINE OF OUTLET PIPE.



SECTION A–A



SECTION F–F

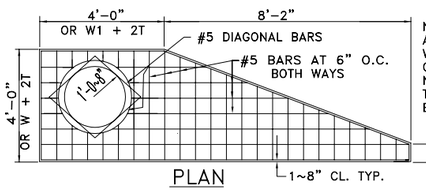


DETAIL OF LADDER BARS

NOTE: M.H. STEPS LISTED IN GA D.O.T. LABORATORY'S QUALIFIED PRODUCTS LIST MAY SUBSTITUTED.

ARRANGEMENT OF LADDER BARS

DETAIL OF TOP REINFORCED CONCRETE SLAB

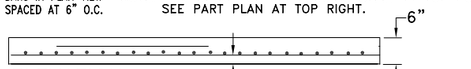


NOTE: ALL CATCH BASINS WILL HAVE STEPS OR LADDER BARS NUMBER & LOCATION TO BE AS DIRECTED BY THE ENGINEER.

PLAN

NOTE: ALL BARS IN PLAN VIEW ARE SPACED AT 6" O.C.

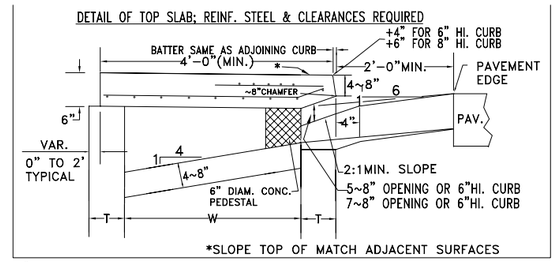
NOTE: FOR DETAIL OF REINFORCING STEEL IN TOP PORTION OF SLAB, SEE PART PLAN AT TOP RIGHT.



ELEVATION

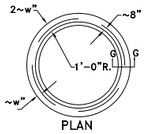
W OR W1 (MAX.)	BOTTOM SLAB MATERIALS	S
TO 4'-6"	NON-REINF. CONCRETE	6"
	OR BRICK	8"
OVER 4'-6"	CONC. REINF. W1 #4 BARS 12" O.C. BOTH WAYS 2" CL. FROM SLAB TOP	8"

DETAIL OF TOP SLAB; REINF. STEEL & CLEARANCES REQUIRED



*SLOPE TOP OF MATCH ADJACENT SURFACES

CASTING DETAILS

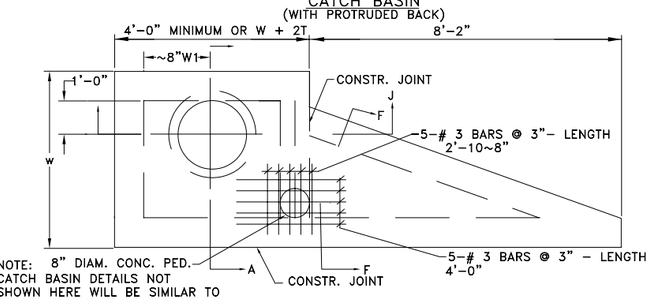


FOR CAST IRON LID DETAILS SEE STANDARD DWG. #611

(TYPICAL FOR CATCH BASIN WITH LARGE LONGITUDINAL PIPE OR RECESSED BOX)

CATCH BASIN

(WITH PROTRUDED BACK)



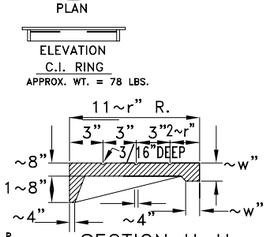
NOTE: 8" DIAM. CONC. PED. CATCH BASIN DETAILS NOT SHOWN HERE WILL BE SIMILAR TO THOSE AT LEFT FOR NORMAL CATCH BASIN.

PART PLAN

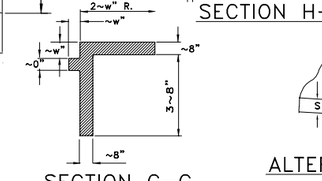
NO SCALE

NOTE: NECESSED BOX TO BE USED ONLY WHERE SPECIFIED. SHALLOW LONG. PIPE OR UNDERGROUND OBSTRUCTION TYPICAL.

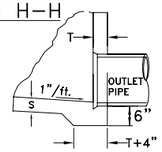
SECTION H–H



SECTION G–G

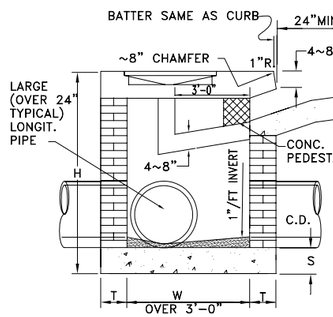


ALTERNATE TO INVERT



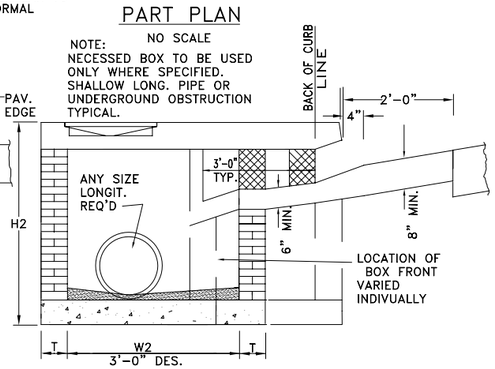
SECTION A–A

(WITH LARGE LONGITUDINAL PIPE)



SECTION A–A

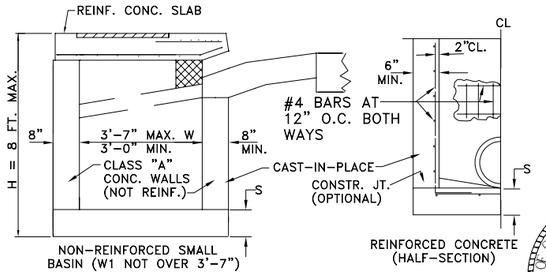
(WITH RECESSED BOX)



NOTE: H2 & W2 TO BE SHOWN IN THE PLANS

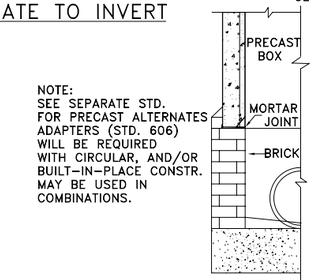
TYPICAL MIN. DIMENSIONS			
PIPE DIA	MIN. H	W OR W1	▲E (MIN.)
12"	4'-4"	3'-0"	3'-3"
15"	4'-7"	3'-0"	3'-6"
18"	4'-10"	3'-0"	3'-9"
24"	5'-6"	3'-0"	4'-4"
30"	6'-2"	3'-7"	5'-0"
36"	6'-10"	4'-6"	5'-7"
42"	7'-4"	5'-3"	5'-11"
48"	8'-0"	6'-0"	6'-6"
54"	8'-6"	6'-8"	7'-0"
60"	9'-2"	7'-4"	7'-7"

NOTE: THE MIN. H & MIN. E GIVEN IN ABOVE TABLE ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONC. PIPE AND MAY BE VARIED IF CONDITIONS PERMIT WITH VARIED DIMENSIONS SPECIFIED IN THE PLANS OR DIRECTED BY THE ENGINEER. W. & W. DIMENSIONS DO NOT HAVE BE EQUAL.



CONSTRUCTION ALTERNATES

NOTE: DETAILS NOT SHOWN ABOVE FOR CONSTRUCTION ALTERNATES WILL BE SIMILAR TO BRICK CATCH BASIN DETAILS.

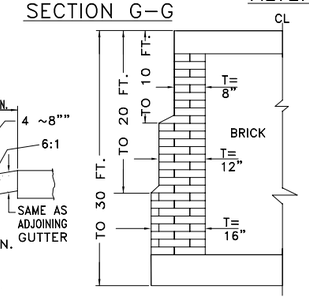


NOTE: SEE SEPARATE STD. FOR PRECAST ALTERNATES ADAPTERS (STD. 606) WILL BE REQUIRED WITH CIRCULAR, AND/OR BUILT-IN-PLACE CONSTR. MAY BE USED IN COMBINATIONS.

PRECAST BOX ON BRICK

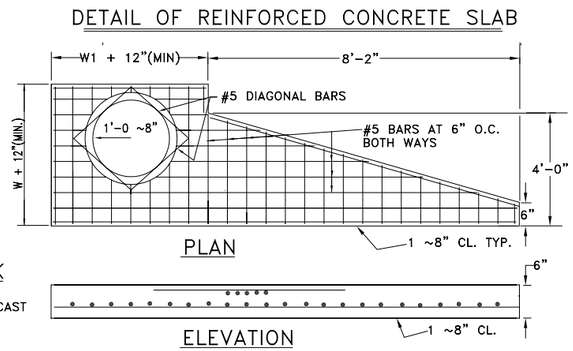
(HALF-SECTION)

TYPICAL TREATMENT FOR SKEWED PIPE ARE: CIRCULAR PRECAST SWIVEL SECTIONS; PIPE ELBOWS OR INCREASED BOX SIZE



DEPTH LIMITS FOR INCREASING "T"

DETAIL OF REINFORCED CONCRETE SLAB



NOTE: PIPE SIZES, NUMBER, ALIGNMENT, AND INVERT SHOWN ARE ILLUSTRATIVE, SEE PLANS FOR SPECIFICS. INVERTS TO BE FORMED WITH GROUT OR CONCRETE AS DIRECTED BY THE ENGINEER OR AS SHOWN IN THE PLANS.

BY	REVISION	DATE
EOP	REVISE C.I. LID	11/14/00

GWINNETT COUNTY

DEPARTMENT OF PLANNING & DEVELOPMENT

S T A N D A R D D R A W I N G

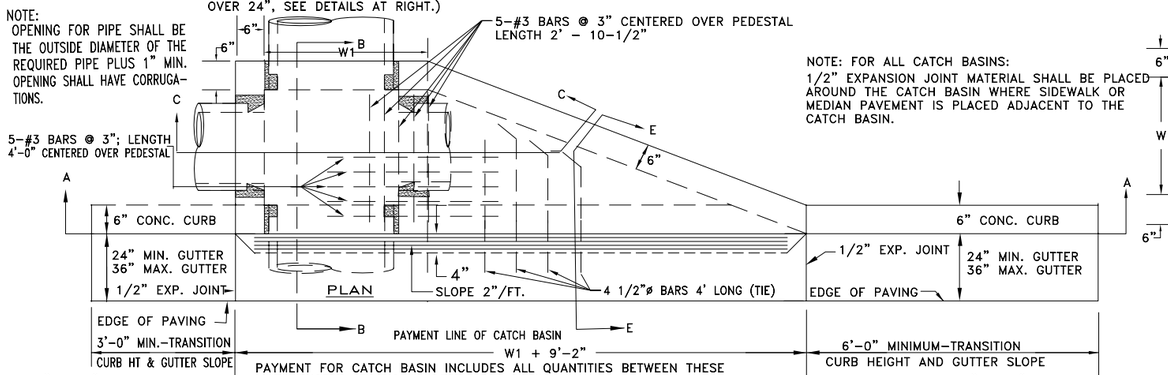
Standard Catch Basins (Mountable Curb Use)

D A T E: JANUARY 1988 S H E E T: 602

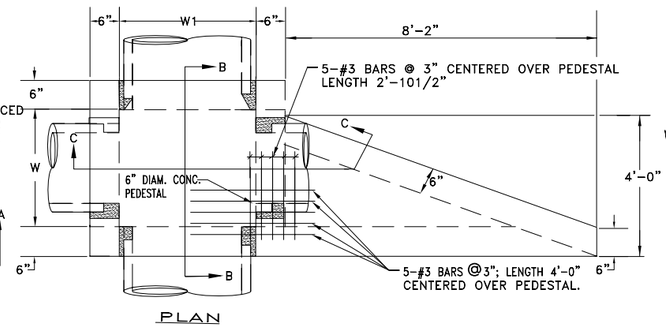
CATCH BASIN

(IF CATCH BASIN HAS LONGITUDINAL PIPE OVER 24", SEE DETAILS AT RIGHT.)

NOTE:
OPENING FOR PIPE SHALL BE THE OUTSIDE DIAMETER OF THE REQUIRED PIPE PLUS 1" MIN. OPENING SHALL HAVE CORRUGATIONS.

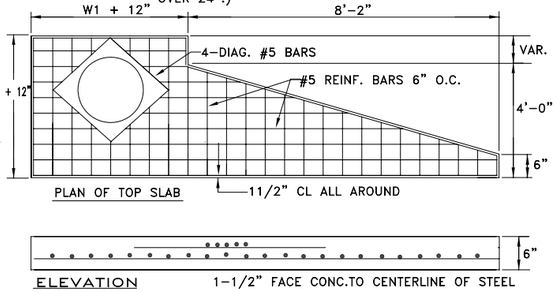


NOTE: FOR ALL CATCH BASINS:
1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AROUND THE CATCH BASIN WHERE SIDEWALK OR MEDIAN PAVEMENT IS PLACED ADJACENT TO THE CATCH BASIN.

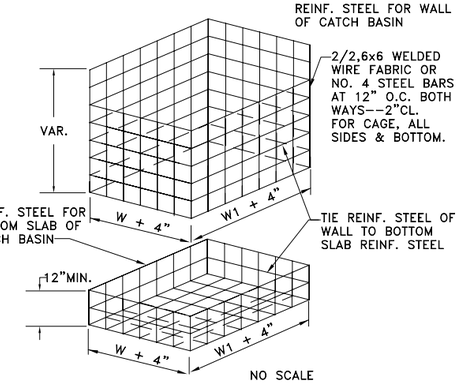


CATCH BASIN

(IF CATCH BASIN HAS LONGITUDINAL PIPE OVER 24".)

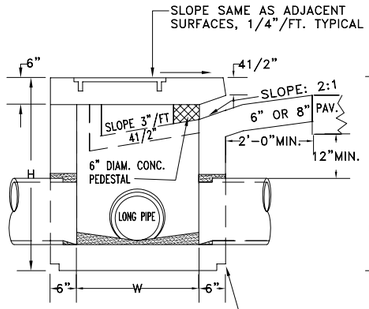


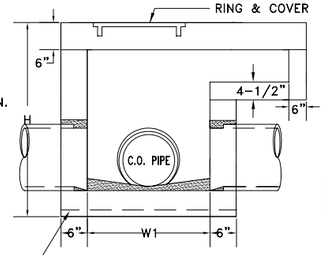
REINFORCING - ISOMETRIC VIEW



NOTE:
REINFORCING SHOWN ABOVE IS REQUIRED FOR BOX SHAPED BASIN. REINFORCING FOR CIRCULAR PRECAST ALTERNATE SHALL BE ACCORDING TO STD. 1040.

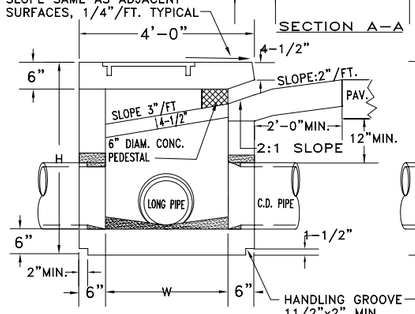
SLOPE SAME AS ADJACENT SURFACES, 1/4"/FT. TYPICAL

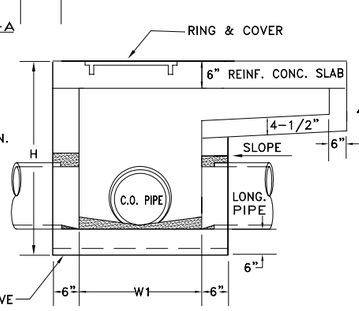


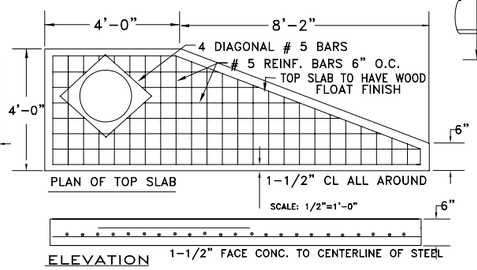


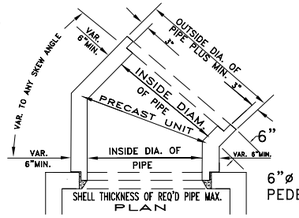
HANDLING GROOVE 11/2"x2" MIN. (OPTIONAL)

SECTION A-A



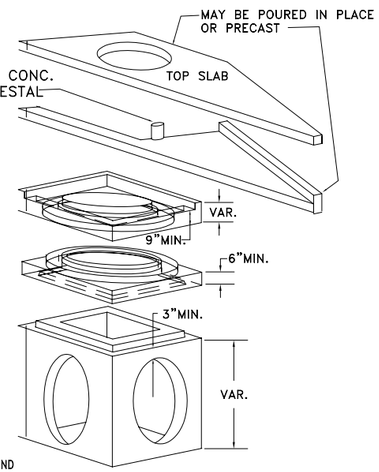






A METHOD OF CONNECTING SKEWED PIPE

IF THIS SWIVEL SECTION SLAB IS USED TO REDUCE THE W AND W1 DIMENSIONS, INCREASE THE MIN. THICKNESS TO 9" AND USE REINF. STEEL. SEE DETAIL BELOW.



ALL JOINT BETWEEN PRECAST RISERS OR BETWEEN PRECAST BASE AND RISER WILL BE KEYED. KEYED JOINTS SHOWN ARE TYPICAL AND MAY BE VARIED.

NOTE:
DIMENSIONS FOR CATCH BASINS ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONCRETE PIPES AND MAY BE VARIED IF CONDITIONS PERMIT AND THE ENGINEER APPROVES. W & W1 DIMENSIONS DO NOT HAVE TO BE EQUAL.

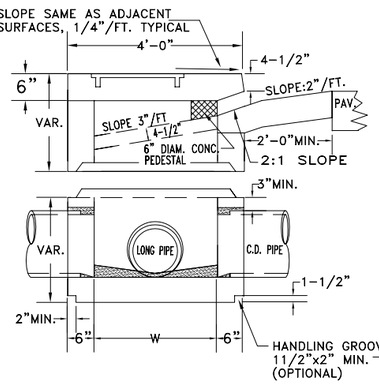
ALTERNATE:
BUILT-IN-PLACE, PRECAST BOX, AND/OR PRECAST CIRCULAR UNITS WITH THE REQUIRED ADAPTERS, REDUCERS, FITTINGS, CONNECTIONS, ETC. MAY BE USED IN COMBINATIONS.

NOTE:
FOR CAST IRON COVER DETAILS SEE STANDARD DWG. #611

DIMENSIONS FOR CATCH BASINS		
PIPE SIZE	NORMAL W OR W1	MIN. H
12"	3'-0"	4'-4"
15"	3'-0"	4'-7"
18"	3'-0"	4'-10"
24"	3'-0"	5'-6"
30"	3'-6"	6'-2"
36"	4'-0"	6'-10"
42"	5'-0"	7'-4"
48"	5'-0"	8'-0"
54"	6'-0"	8'-6"
60"	6'-0"	9'-2"

SECTION B-B FOR MIN. HEIGHT

SLOPE SAME AS ADJACENT SURFACES, 1/4"/FT. TYPICAL

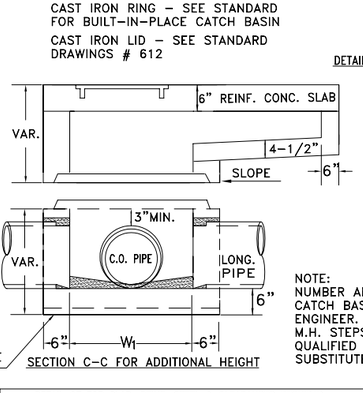


HANDLING GROOVE 11/2"x2" MIN. (OPTIONAL)

SECTION C-C FOR MIN. HEIGHT

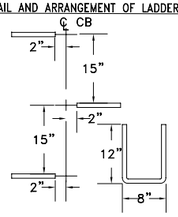
CAST IRON RING - SEE STANDARD FOR BUILT-IN-PLACE CATCH BASIN

CAST IRON LID - SEE STANDARD DRAWINGS # 612



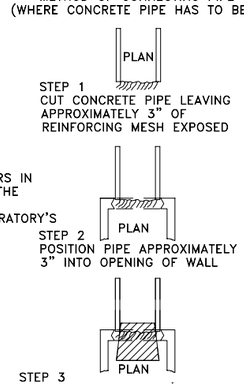
SECTION C-C FOR ADDITIONAL HEIGHT

DETAIL AND ARRANGEMENT OF LADDER BARS

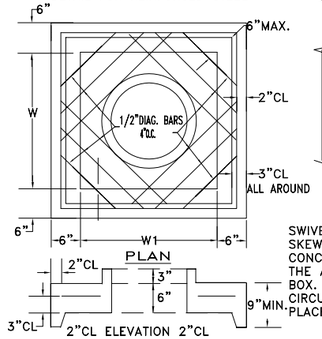


NOTE:
NUMBER AND LOCATION OF LADDER BARS IN CATCH BASIN TO BE AS DIRECTED BY THE ENGINEER.
M.H. STEPS LISTED IN GA. D.O.T. LABORATORY'S QUALIFIED PRODUCTS LIST MAY BE SUBSTITUTED.

METHOD OF CONNECTING PIPE (WHERE CONCRETE PIPE HAS TO BE CUT)

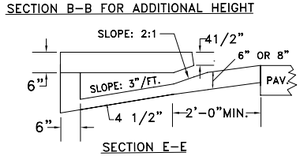


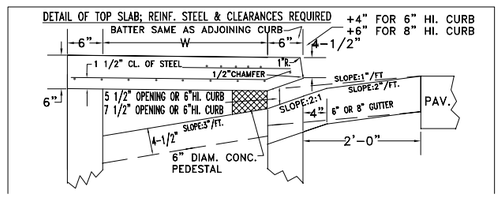
DETAIL FOR REINFORCED STEEL



SWIVEL SECTION MAY BE USED WHERE SKEWED PIPE CONNECTS TO PRECAST CONCRETE BOX.
THE ABOVE VIEW DEPICTS PRECAST BOX. SEE SEPARATE STANDARD FOR CIRCULAR ALTERNATE OR BUILT-IN-PLACE BOX.

SECTION B-B FOR ADDITIONAL HEIGHT





BY	REVISION	DATE
EOP	REVISE C.I. LID	11/14/00

BOARD OF COMMISSIONERS OF GWINNETT COUNTY GEORGIA

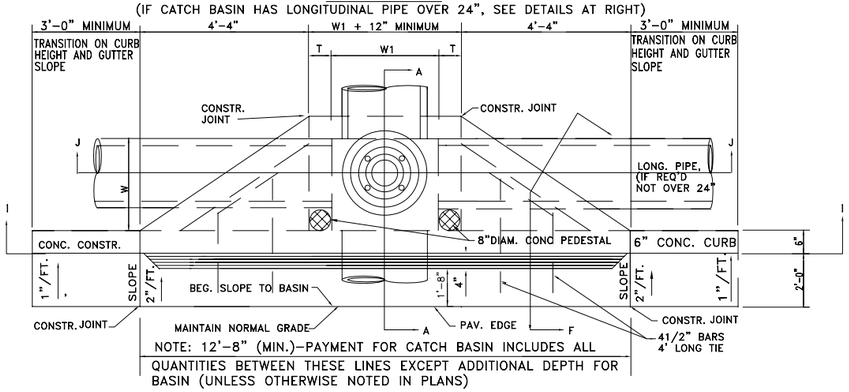
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Catch Basins

DATE: JANUARY 1988 SHEET: 603

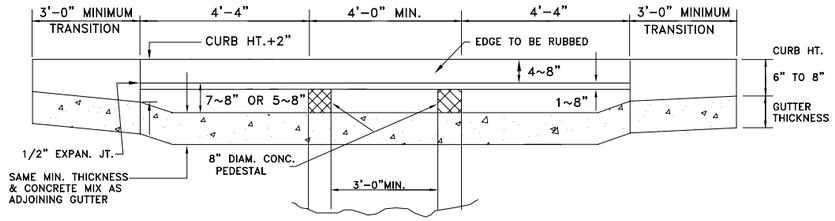
CATCH BASIN

(IF CATCH BASIN HAS LONGITUDINAL PIPE OVER 24", SEE DETAILS AT RIGHT)

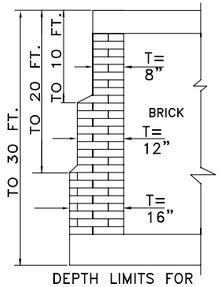


NOTE: 12'-8" (MIN.)–PAYMENT FOR CATCH BASIN INCLUDES ALL QUANTITIES BETWEEN THESE LINES EXCEPT ADDITIONAL DEPTH FOR BASIN (UNLESS OTHERWISE NOTED IN PLANS)

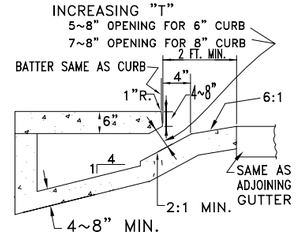
PLAN



SECTION I–I

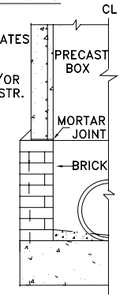


DEPTH LIMITS FOR INCREASING "T"



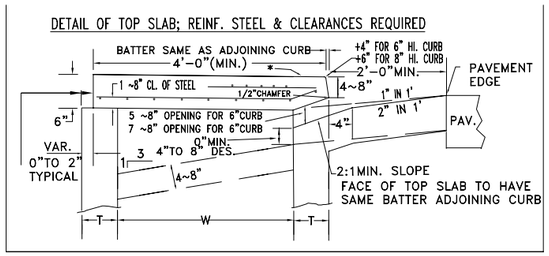
SECTION F–F

NOTE:
SEE SEPARATE STD. FOR PRECAST ALTERNATES ADAPTERS (STD. 606) WILL BE REQUIRED WITH CIRCULAR, AND/OR BUILT-IN-PLACE CONSTR. MAY BE USED IN COMBINATIONS.

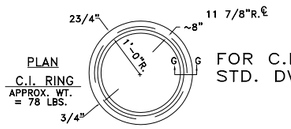


PRECAST BOX ON BRICK
(HALF–SECTION)

DETAIL OF TOP SLAB; REINF. STEEL & CLEARANCES REQUIRED



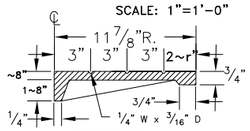
CASTING DETAILS



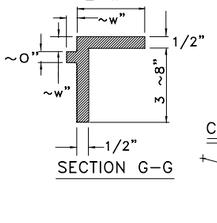
FOR C.I. COVER DETAILS SEE STD. DWG. NO. #611

ELEVATION

SCALE: 1"=1'-0"



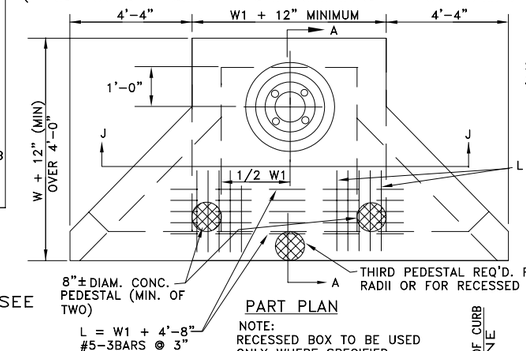
SECTION H–H



SECTION G–G

CATCH BASIN (WITH PROTRUDED BACK)

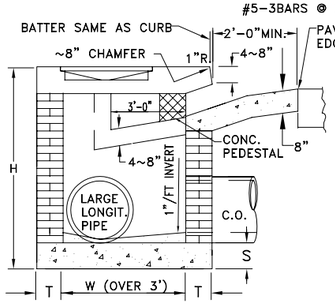
(TYPICAL FOR CATCH BASIN WITH LARGE LONGITUDINAL PIPE OR RECESSED BOX)



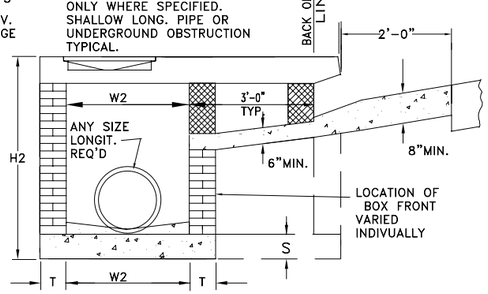
NOTE:
DETAILS NOT SHOWN HERE WILL BE SIMILAR TO THOSE AT FAR LEFT FOR NORMAL CATCH BASINS.

PART PLAN

NOTE:
RECESSED BOX TO BE USED ONLY WHERE SPECIFIED. SHALLOW LONG. PIPE OR UNDERGROUND OBSTRUCTION TYPICAL.



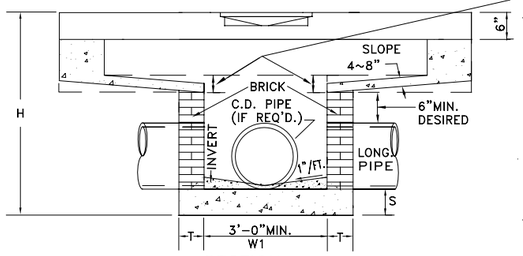
SECTION A–A
(FOR LONGITUDINAL PIPE OVER 24")



NOTE: H2 & W2 TO BE SHOWN IN THE PLANS

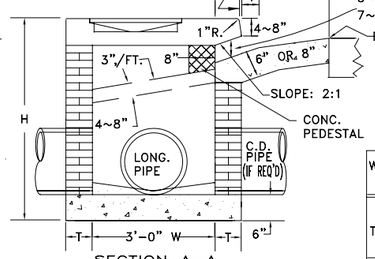
SECTION A–A
(WITH RECESSED BOX)

NOTE: NORMAL SLOPE OF CONCRETE APRON TO BE INCREASED BY 4" TO 8" WHERE "H" PERMITS AND LONGITUDINAL PIPE IS LOWERED FOR OTHER REASONS.



SECTION J–J

SCALE: ~8"=1'-0"



SECTION A–A

NOTE: PIPE SIZES, NUMBER, ALIGNMENT, AND INVERT SHOWN ARE ILLUSTRATIVE, SEE PLANS FOR SPECIFICS. INVERTS TO BE FORMED WITH GROUT OR CONCRETE AS DIRECTED BY THE ENGINEER OR AS SHOWN IN THE PLANS.

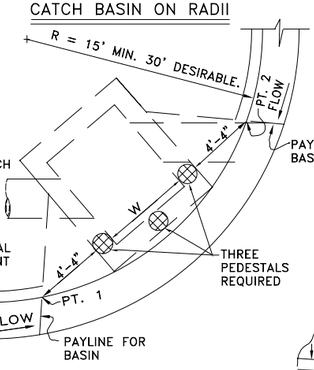
W OR W1 (MAX.)	BOTTOM SLAB MATERIALS	S
TO 4'–6"	NON–REINF. CONCRETE	6"
	OR BRICK	8"
OVER 4'–6"	CONC. REINF. W1 #4 BARS 12" O.C. BOTH WAYS 2" CL. FROM SLAB TOP	8"

△E= MINIMUM DIFFERENCE IN ELEVATION FROM PAVEMENT EDGE TO FLOW LINE OF OUTLET PIPE.

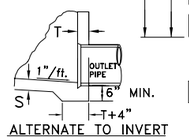
TYPICAL MIN. DIMENSIONS			
PIPE SIZE	MIN. H	W OR W1	△E (MIN.)
12"	4'–4"	3'–0"	3'–3"
15"	4'–7"	3'–0"	3'–6"
18"	4'–10"	3'–0"	3'–9"
24"	5'–6"	3'–0"	4'–4"
30"	6'–2"	3'–7"	5'–0"
36"	6'–10"	4'–6"	5'–7"
42"	7'–4"	5'–3"	5'–11"
48"	8'–0"	6'–0"	6'–6"
54"	8'–6"	6'–8"	7'–0"
60"	9'–2"	7'–4"	7'–7"

NOTE:
THE MIN. H & MIN. △E GIVEN IN ABOVE TABLE ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONC. PIPE AND MAY BE VARIED IF CONDITIONS PERMIT WITH VARIED DIMENSIONS SPECIFIED IN THE PLANS OR DIRECTED BY THE ENGINEER. W. & W. DIMENSIONS DO NOT HAVE TO BE EQUAL.

CATCH BASIN ON RADII

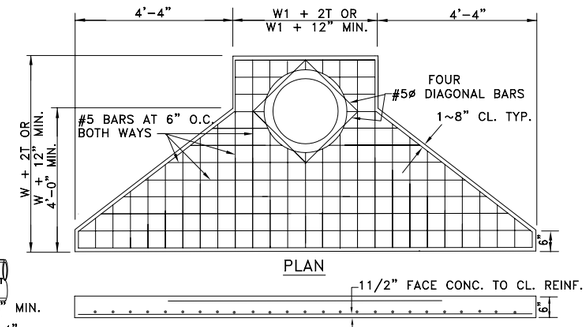


NOTE:
DO NOT LOCATE CATCH BASIN ON RADII IF OTHER ALTERNATES ARE FEASABLE.
DETAILS NOT SHOWN HERE ARE SIMILAR TO THOSE FOR NORMAL CATCH BASINS,PAYMENT FOR CATCH BASIN INCLUDES ALL QUANTITIES FROM PT. 1 TO PT. 2.



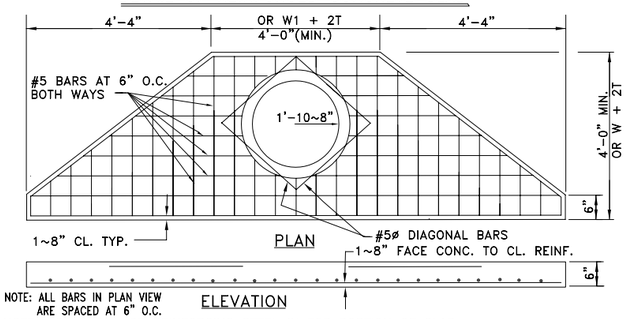
ALTERNATE TO INVERT

DETAIL OF REINFORCED CONCRETE SLAB

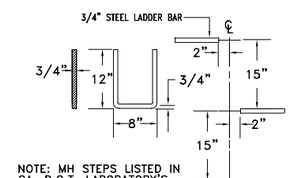


NOTE:
TYPICAL TREATMENT FOR SKEWED PIPES ARE: CIRCULAR PRECAST UNITS; PRECAST SWIVEL SECTIONS; PIPE ELBOWS OR INCREASED BOX SIZES TO ACCOMODATE THE SKEWS.
SEE SEPARATE STANDARDS FOR PRECAST ALTERNATES.

DETAIL OF REINFORCED CONCRETE SLAB

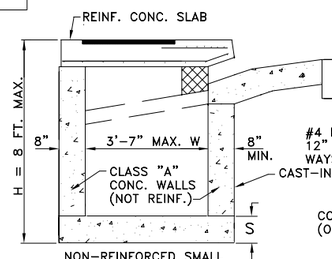


NOTE: ALL BARS IN PLAN VIEW ARE SPACED AT 6" O.C.
NOTE: FOR DETAIL OF REINFORCING STEEL IN TOP PORTION OF SLAB, SEE PART PLAN AT TOP RIGHT.
NOTE: TOP SLAB MAY BE CAST IN PLACE OR PRECAST IF CAST IN PLACE, BUILDER'S PAPER IS TO BE PLACED BETWEEN THE CATCH BASIN AND TOP SLAB.

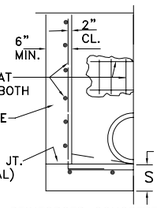


NOTE: MH STEPS LISTED IN GA. D.O.T. LABORATORY'S QUALIFIED PRODUCTS LIST MAY BE SUBSTITUTED.
ALL CATCH BASINS WILL HAVE STEPS OR LADDER BARS NUMBER & LOCATION TO BE AS DIRECTED BY THE ENGINEER.

DETAIL OF LADDER BARS



NON–REINFORCED SMALL BASIN (W1 NOT OVER 3'–7")



REINFORCED CONCRETE (HALF–SECTION)

CONSTRUCTION ALTERNATES

NOTE: DETAILS NOT SHOWN ABOVE FOR CONSTRUCTION ALTERNATES WILL BE SIMILAR TO BRICK CATCH BASIN DETAILS.

BY	REVISION	DATE
EOP	REVISE C.I. LID	11/14/00

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

Standard Catch Basins

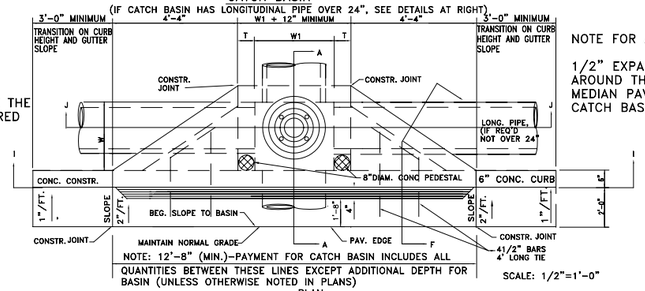
D A T E: JANUARY 1988 S H E E T: 604

NOTE:

OPENING FOR THE PIPE SHALL BE THE OUTSIDE DIAMETER OF THE REQUIRED PIPE PLUS 1" MINIMUM OPENING SHALL HAVE CORRUGATIONS.

CATCH BASIN

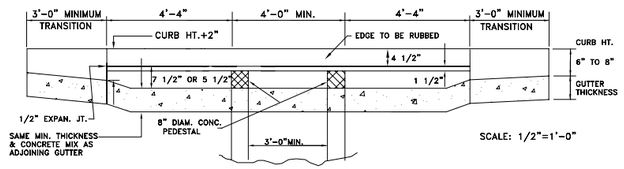
(IF CATCH BASIN HAS LONGITUDINAL PIPE OVER 24", SEE DETAILS AT RIGHT).



NOTE: 12'-8" (MIN.)-PAYMENT FOR CATCH BASIN INCLUDES ALL QUANTITIES BETWEEN THESE LINES EXCEPT ADDITIONAL DEPTH FOR BASIN (UNLESS OTHERWISE NOTED IN PLANS)

SCALE: 1/2"=1'-0"

PLAN

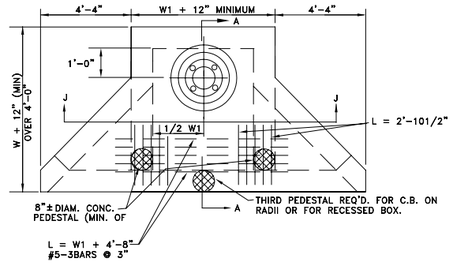


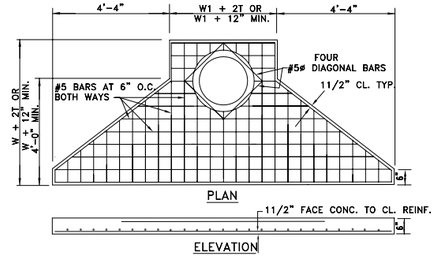
SCALE: 1/2"=1'-0"

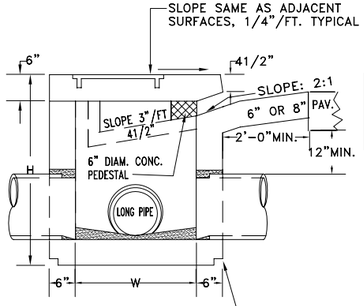
NOTE FOR ALL CATCH BASINS

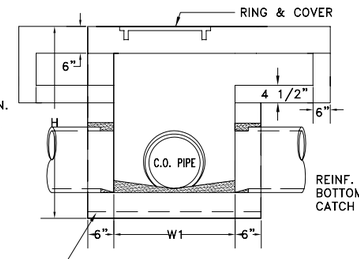
1/2" EXPANSION JOINT MATERIAL SHALL BE PLACED AROUND THE CATCH BASIN WHERE SIDEWALK OR MEDIAN PAVEMENT IS PLACED ADJACENT TO THE CATCH BASIN.

CATCH BASIN

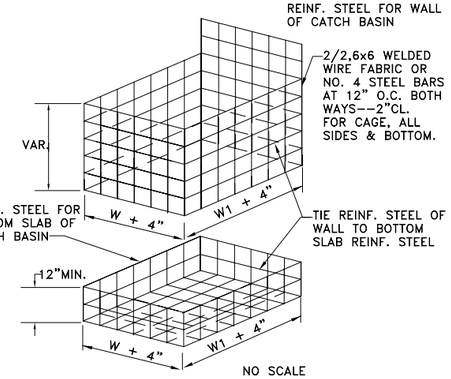








REINFORCING - ISOMETRIC VIEW

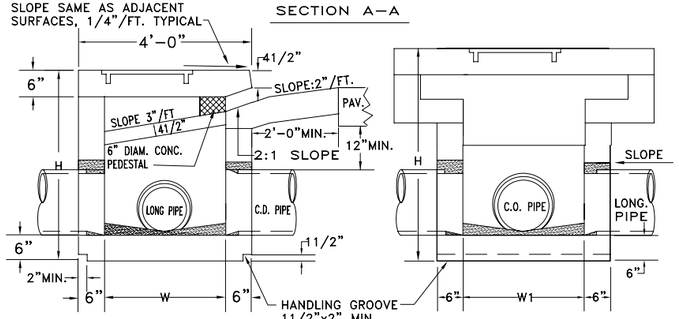


NO SCALE

NOTE:
REINFORCING SHOWN ABOVE IS REQUIRED FOR BOX SHAPED BASIN. REINFORCING FOR CIRCULAR PRECAST ALTERNATE SHALL BE ACCORDING TO STD. 1040.

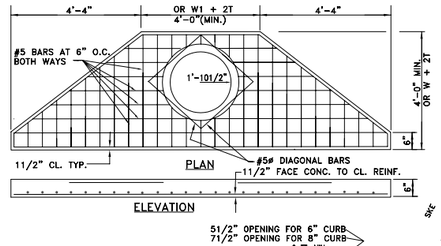
SLOPE SAME AS ADJACENT SURFACES, 1/4"/FT. TYPICAL

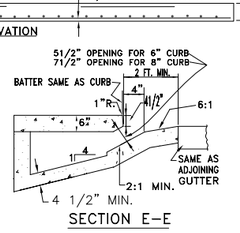
SECTION A-A



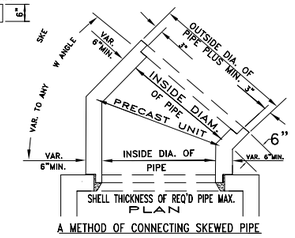
SECTION B-B FOR MIN. HEIGHT

SECTION C-C FOR MIN. HEIGHT



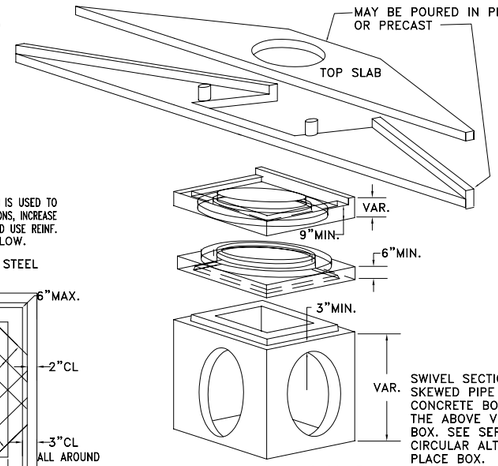


SECTION E-E



A METHOD OF CONNECTING SKEWED PIPE

TYPICAL ISOMETRIC TOP VIEW



NO SCALE

ALL JOINT BETWEEN PRECAST RISERS OR BETWEEN PRECAST BASE AND RISER WILL BE KEYED. KEYED JOINTS SHOWN ARE TYPICAL AND MAY BE VARIED.

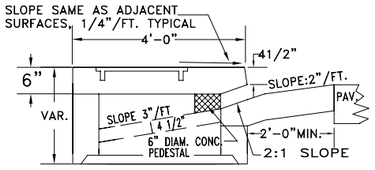
DIMENSIONS FOR CATCH BASINS		
PIPE SIZE	NORMAL W OR W1	MIN. H
12"	3'-0"	4'-4"
15"	3'-0"	4'-7"
18"	3'-0"	4'-10"
24"	3'-0"	5'-6"
30"	3'-6"	6'-2"
36"	4'-0"	6'-10"
42"	5'-0"	7'-4"
48"	5'-0"	8'-0"
54"	6'-0"	8'-6"
60"	6'-0"	9'-2"

NOTE:
DIMENSIONS FOR CATCH BASINS ARE BASED UPON TYPICAL OUTSIDE DIAMETERS OF CONCRETE PIPES AND MAY BE VARIED IF CONDITIONS PERMIT AND THE ENGINEER APPROVES. W & W1 DIMENSIONS DO NOT HAVE TO BE EQUAL.

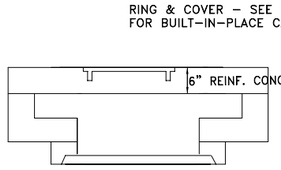
ALTERNATE:
BUILT-IN-PLACE, PRECAST BOX, AND/OR PRECAST CIRCULAR UNITS WITH THE REQUIRED ADAPTERS, REDUCERS, FITTINGS, CONNECTIONS, ETC. MAY BE USED IN COMBI-NATIONS.

NOTE:
FOR CAST IRON COVER DETAILS SEE STANDARD DWG. #611

SLOPE SAME AS ADJACENT SURFACES, 1/4"/FT. TYPICAL



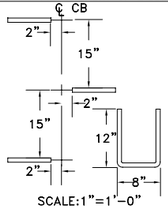
RING & COVER - SEE STANDARD FOR BUILT-IN-PLACE CATCH BASIN



SECTION C-C FOR ADDITIONAL HEIGHT

SCALE: 1/2"=1'-0"

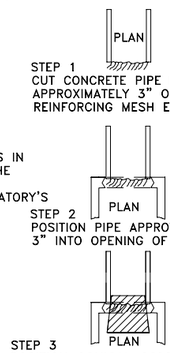
DETAIL AND ARRANGEMENT OF LADDER BARS



SCALE:1"=1'-0"

NOTE:
NUMBER AND LOCATION OF LADDER BARS IN CATCH BASIN TO BE AS DIRECTED BY THE ENGINEER.
M.H. STEPS LISTED IN GA. D.O.T. LABORATORY'S QUALIFIED PRODUCTS LIST MAY BE SUBSTITUTED.

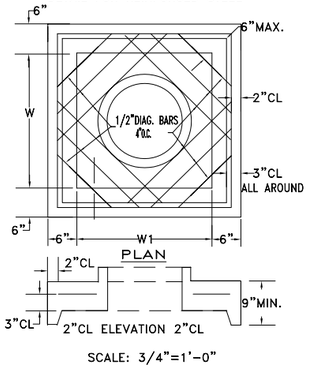
METHOD OF CONNECTING PIPE (WHERE CONCRETE PIPE HAS TO BE CUT)



NO SCALE

IF THIS SWIVEL SECTION SLAB IS USED TO REDUCE THE W AND W1 DIMENSIONS, INCREASE THE MIN. THICKNESS TO 9" AND USE REINF. STEEL. SEE DETAIL BELOW.

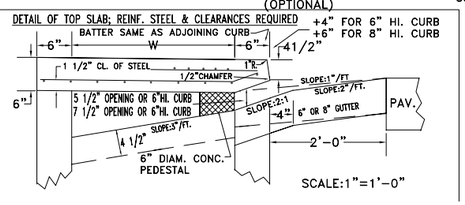
DETAIL FOR REINFORCED STEEL



SCALE: 3/4"=1'-0"

SWIVEL SECTION MAY BE USED WHERE SKEWED PIPE CONNECTS TO PRECAST CONCRETE BOX.
THE ABOVE VIEW DEPICTS PRECAST BOX. SEE SEPARATE STANDARD FOR CIRCULAR ALTERNATE OR BUILT-IN-PLACE BOX.

DETAIL OF TOP SLAB; REINF. STEEL & CLEARANCES REQUIRED



SCALE:1"=1'-0"

BY	REVISION	DATE
EOP	REVISE C.I. LID	11/14/00

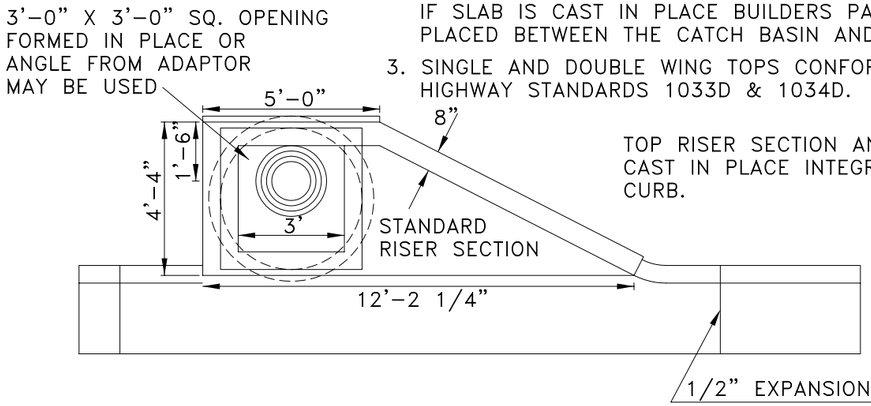
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

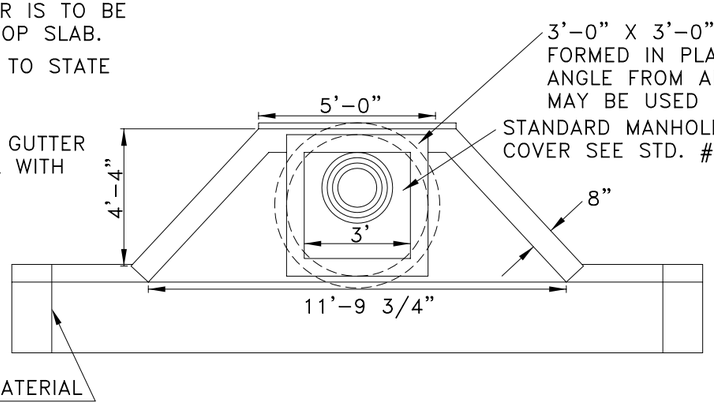
Standard Catch Basins

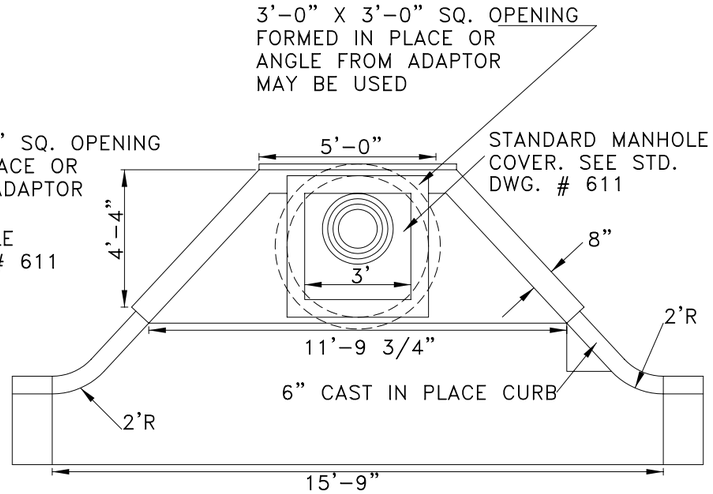
D A T E: JANUARY 1988 S H E E T: 605

NOTES:

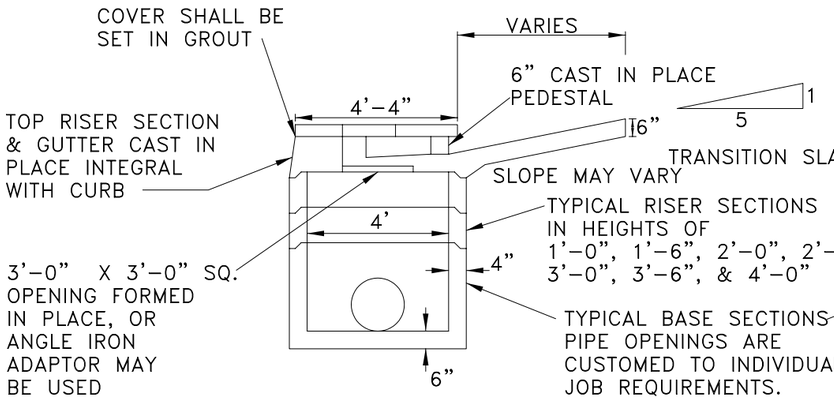
1. 1/2" EXPANSION MATERIAL SHALL BE PLACED AROUND COVER WHERE SIDEWALK IS PLACED ADJACENT TO C.B.
2. TOP SLAB MAY BE CAST IN PLACE OR PRECAST. IF SLAB IS CAST IN PLACE BUILDERS PAPER IS TO BE PLACED BETWEEN THE CATCH BASIN AND TOP SLAB.
3. SINGLE AND DOUBLE WING TOPS CONFORM TO STATE HIGHWAY STANDARDS 1033D & 1034D.

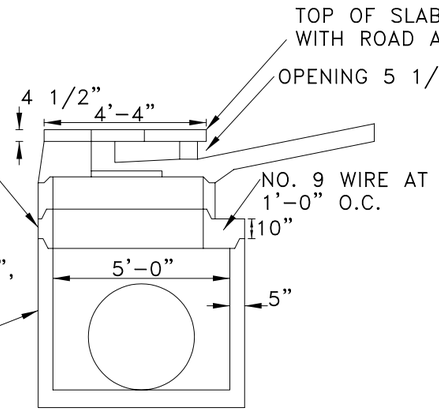






Local Street Cul-de-Sac Only

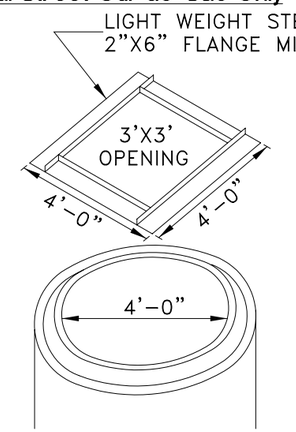




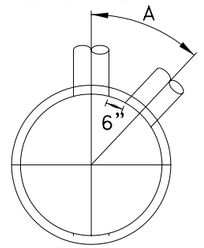
(WHERE PIPE DIA. REQUIRES 5' DIA. BASE)

METHOD OF PIPE LAYOUT

ANGLE A					
4'-0" BASE		5'-0" BASE		6'-0" BASE	
PIPE SIZE	A	PIPE SIZE	A	PIPE SIZE	A
12	45°	12	40°		
15	52°	15	47°		
18	60°	18	55°		
21	67°	21	69°		
24	75°	24	70°		
		27	78°		
		30	86°		
		36	115°		
		42	140°	42	90°
				48	115°



METAL ADAPTER OPTIONAL



NOTES:

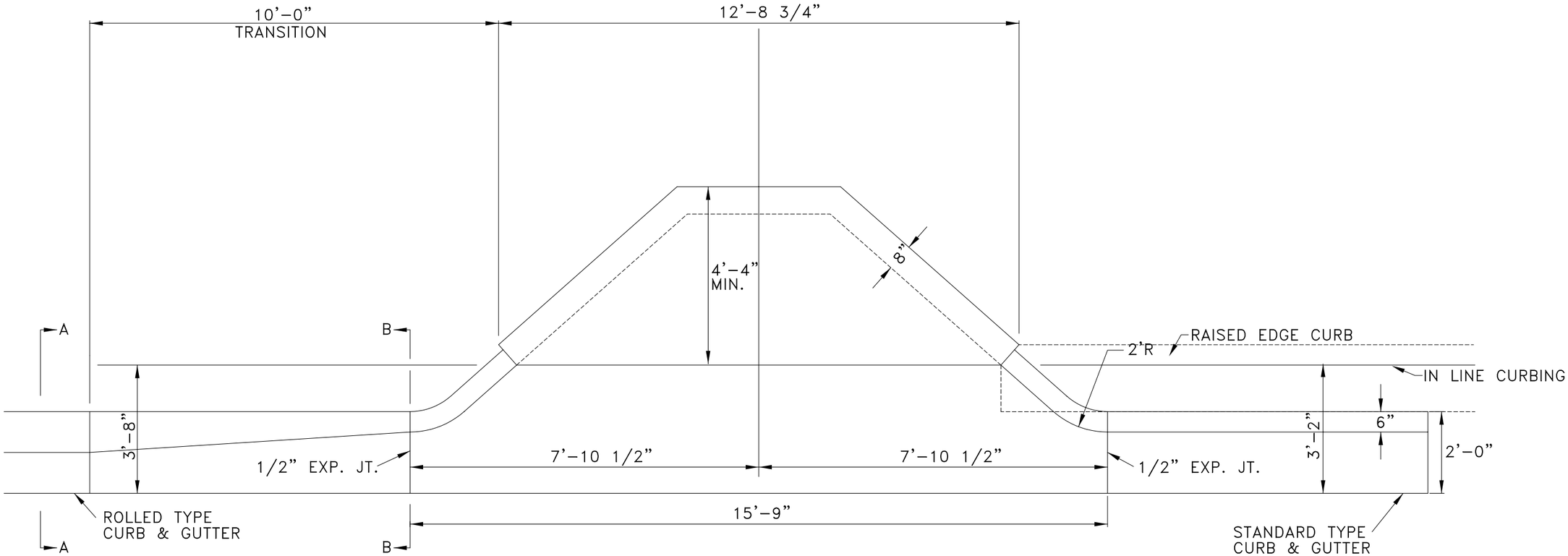
1. SUBGRADE TO BE COMPACTED TO 95% STANDARD PROCTOR.
2. REINFORCEMENT STEEL TO BE PLACED TO ALLOW A MINIMUM OF 2" CLEARENCE, EXCEPT WHERE NOTED.
3. REINFORCEMENT STEEL SHALL BE OF INTERMEDIATE GRADE AND SHALL BE 0.12 SQ. IN. PER FT. IN BOTH DIRECTIONS IN ACCORDANCE WITH A.S.T.M. C 476-76 MANHOLE SPECIFICATIONS.
4. ALL CONCRETE SHALL BE CLASS AA1 4500 PSI UNLESS NOTED OTHERWISE.
5. CHAMFER ALL EXPOSED EDGES 3/4"

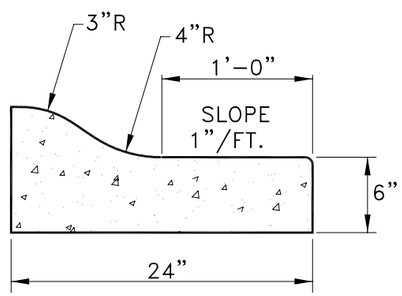
BY	REVISION	DATE
EOP	REVISE C.I. LID	12/13/00

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Round Precast Concrete Catch Basins

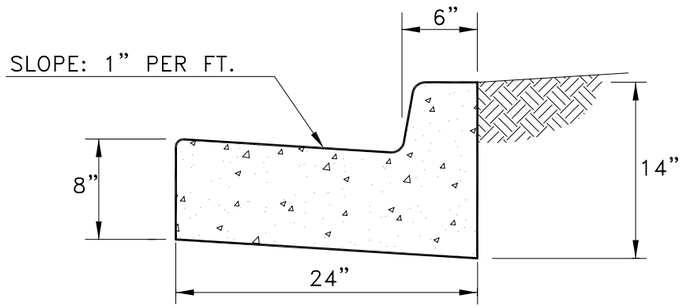
DATE: JANUARY 1988 SHEET: 606





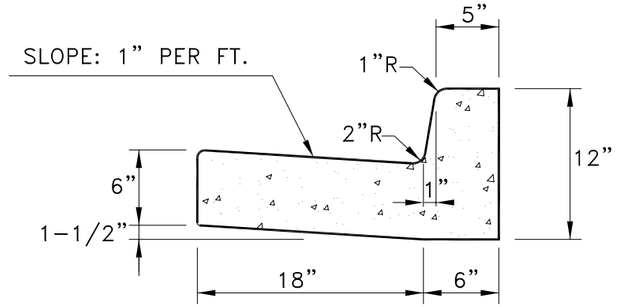
SECTION A-A

ROLLED TYPE CURB AND GUTTER
(WAIVER REQUIRED)



SECTION B-B

24" VERTICAL CURB AND GUTTER
(COMMERCIAL AND INDUSTRIAL)



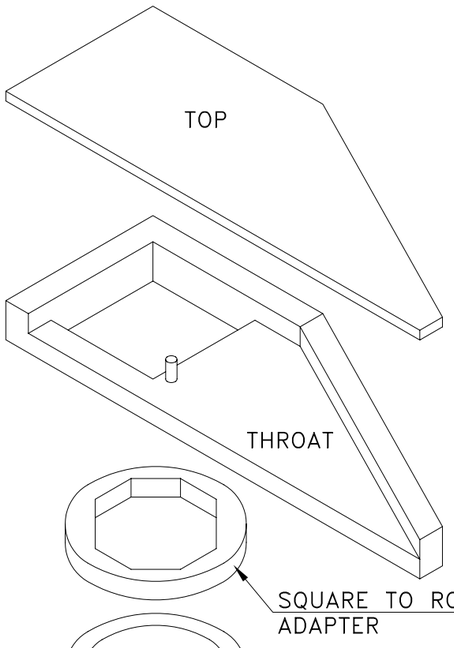
SECTION B-B

24" VERTICAL CURB AND GUTTER
(RESIDENTIAL)

NOTES:

1. EXPANSION JOINTS REQUIRED AT ALL STRUCTURES AND CURB RETURNS.
2. MAXIMUM DISTANCE BETWEEN EXPANSION JOINTS = 250'
3. CONCRETE SHALL BE CLASS A 3000 PSI.

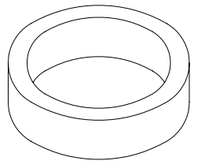
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
Transition from Rolled Type Curb and Gutter to Standard Type Curb and Gutter at the Catch Basin
DATE: JANUARY 1988 SHEET: 607



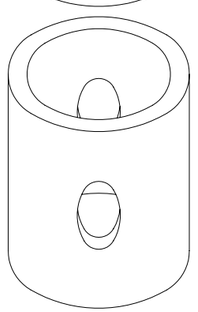
TOP & THROAT WILL NOT BE PRECAST.

GROUT ALL JOINTS

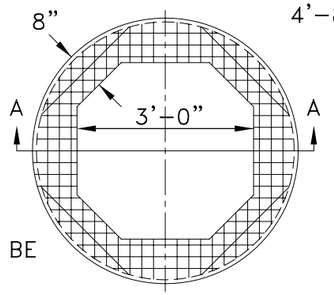
SQUARE TO ROUND ADAPTER



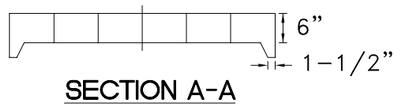
RISER SECTION (IF REQ'D) AVAILABLE IN HEIGHTS 1'–0", 1'–6", 2"–0", 2'–6", 3'–0", 3'–6", 4'–0"



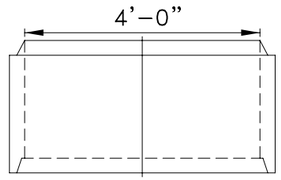
MONOLITHIC BASE
HOLES MUST BE PRECAST



ROUND TO SQUARE ADAPTER



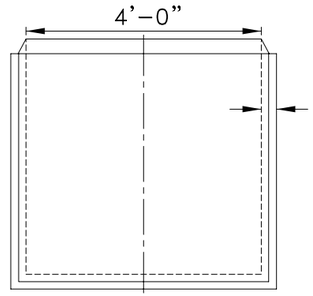
SECTION A-A



REINFORCING TO BE 2/2 6X6 WELDED WIRE FABRIC

RISER

REINFORCING TO BE 2/2 6X6 WELDED WIRE FABRIC 10 GUAGE WIRE FABRIC WITH 4 #5 BARS 4'–8" DIAMETER



REINFORCING TO BE 3/3 6X8 WELDED WIRE FABRIC

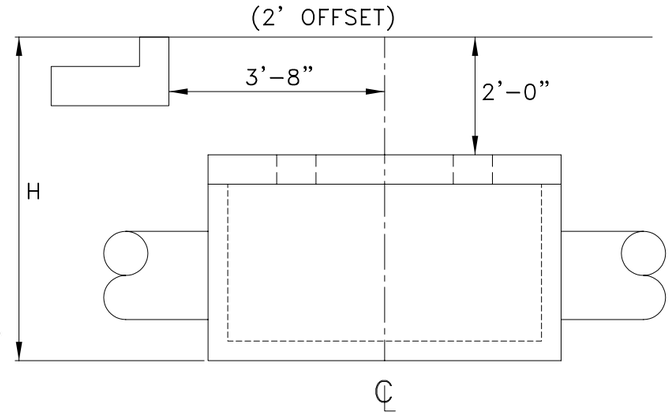
NOTE:

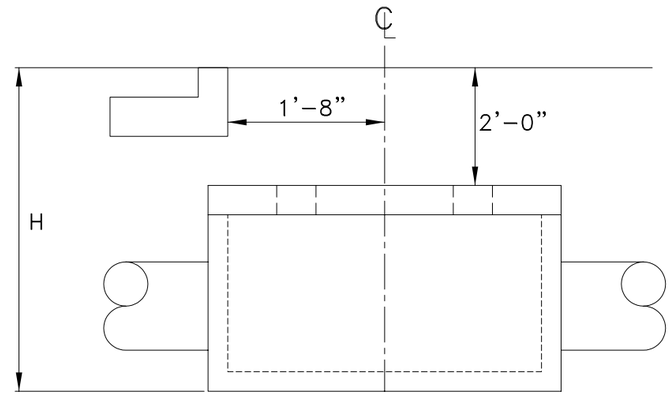
1. STEPS TO BE INSTALLED ON 15" VERTICAL SPACING. SEE PRECAST MANHOLE STANDARD FOR SPECIFICATION.

BASE HEIGHT	METAL PIPE	CONC PIPE	H(MIN)
4' DIA – 2'–6"	18"	12"	5'–0"
3'–0"	24"	18"	5'–6"
3'–6"	30"	24"	6'–0"
4'–0"		30"	6'–6"

NOTES:

1. CATCH BASIN SHALL BE INSTALLED WITH PIPE OPENING AS SPECIFIED.
2. ALL CONCRETE SHALL BE CLASS AA1 4500 PSI.





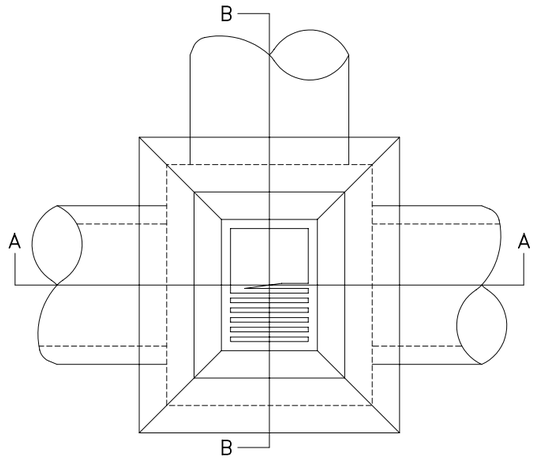
CENTERLINE OF CATCH BASINS

ON-LINE

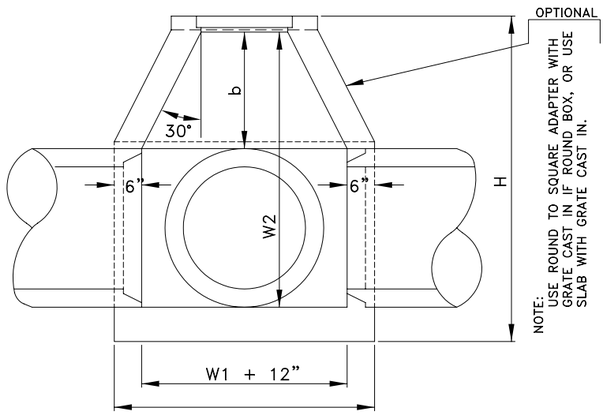
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Precast Round Catch Basin

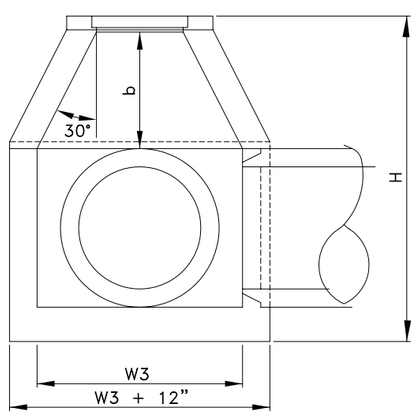
DATE: JANUARY 1988 SHEET: 608



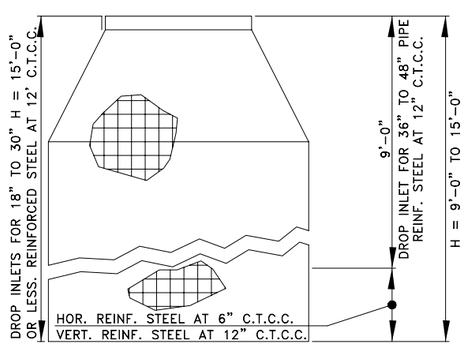
CAN BE BRICK OR PRECAST BOX.



SECTION A-A

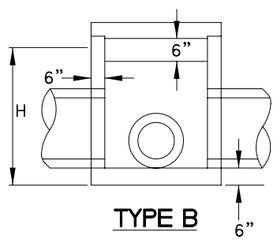


SECTION B-B



IN ALL DROP INLETS 1/2" Ø BAR REINFORCING STEEL TO BE PLACED NOT MORE THAN 12" C TO C AND COVERED NOT LESS THAN 2".

TYPE A



TYPE B

1/2" Ø BARS AT 12" CENTER TO CENTER

NOTES:

1. BRICK INVERTS REQUIRED AT ALL JUNCTION BOXES & DROP INLETS RAISE BOTTOM OF BOX TO OUTFLOW PIPE INVERT. MATCH DIFFERENT SIZE PIPES AT CROWNS.
2. MAXIMUM VERTICAL DEPTH FOR DROP INLET H = 15'-0"

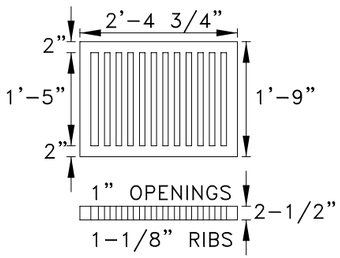
TYPE A							TYPE B		
D	W1	MIN.-W2	W3	a	b	MIN.-H	NORMAL W OR W1	MIN. b	MIN. H
15"	2'-0"	2'-6 1/2"	2'-7"	0'-3 1/2"	0'-6"	3'-3"	2'-0"	2'-7 1/2"	3'-9 1/2"
18"	2'-0"	2'-9 1/2"	2'-7"	0'-3 1/2"	0'-6"	3'-6"	2'-3"	2'-10"	4'-0"
24"	2'-6"	4'-1/2"	3'-3"	0'-7 1/2"	1'-1"	4'-9"	3'-0"	3'-6"	4'-10"
30"	3'-4"	5'-1 1/2"	3'-11"	0'-11 1/2"	1'-6"	5'-10"	3'-6 1/2"	4'-2 1/2"	5'-4 1/2"
36"	3'-10"	6'-1 1/2"	4'-5"	1'-2 1/2"	2'-1 1/4"	6'-10"	4'-2"	4'-10"	6'-0"
42"	4'-5"	7'-2 1/2"	5'-0"	1'-6"	2'-7 1/2"	7'-11"	4'-8 1/2"	5'-4 1/2"	6'-6 1/2"
48"	5'-0"	6'-3 1/2"	5'-7"	1'-9 1/2"	3'- 1 1/4"	9'-0"	5'-3 1/2"	5'-11 1/2"	7'-1 1/2"
54"	5'-7"	9'-4 1/2"	6'-2"	2'-1"	3'-7 1/4"	10'-1"	5'-10"	6'-6"	7'-6"
60"	6'-2"	10'-6 1/2"	6'-9"	2'-4 1/2"	4'-1 1/2"	11'-2"	6'-4 1/2"	7'-0 1/2"	8'-2 1/2"
66"	6'-9"	11'-6 1/2"	7'-4"	2'-6"	4'-7 1/2"	12'-3"	6'-11"	7'-7"	8'-9"
72"	7'-4"	12'-7 1/2"	7'-11"	2'-11 1/2"	5'-1 1/4"	13'-4"	7'-6 1/2"	8'-1 1/2"	9'-3"

CONCRETE D.I.

TYPE A							TYPE B		
D	W1	MIN.-W2	W3	a	b	MIN.-H	NORMAL W OR W1	MIN. b	MIN. H
15"	2'-2"	2'-11"	2'-9"	0'-4 1/2"	0'-6"	3'-9 1/2"	2'-0"	2'-7 1/2"	3'-7 1/2"
18"	2'-2"	3'-2 1/2"	2'-9"	0'-4 1/2"	0'-6"	4'-1"	2'-0"	2'-10"	3'-10"
24"	2'-8"	3'-8"	3'-3"	0'-7 1/2"	1'-1 1/4"	4'-9"	3'-0"	3'-6"	4'-6"
30"	3'-7 1/4"	4'-0"	3'-10"	1'-0"	1'-9"	5'-10"	3'-6 1/2"	4'-2 1/2"	5'-10"
36"	4'-2"	6'-0 1/2"	4'-5"	1'-4 1/2"	2'-1 1/4"	6'-11"	4'-2"	4'-10"	5'-10"
42"	4'-5"	7'-1 3/4"	5'-0"	1'-6"	2'-7 1/4"	8'-0 1/4"	4'-8 1/2"	5'-4 1/2"	6"-11 1/2"
48"	5'-0"	8'-2 3/4"	5'-7"	1'-9 1/2"	3'- 1 1/4"	9'-1 1/4"	5'-3 1/2"	5'-11 1/2"	6'-11 1/2"
54"	5'-7"	9'-4"	6'-2"	2'-1"	3'-7 1/2"	10'-2 1/2"	5'-10"	6'-6"	7'-6"
60"	6'-2"	10'-5"	6'-9"	2'-4 1/2"	4'-1 1/2"	11'-3 1/4"	6'-4 1/2"	7'-0 1/2"	8'-0 1/2"
66"	6'-9"	11'-6"	7'-4"	2'-6"	4'-7 1/2"	12'-4 1/2"	6'-11"	7'-7"	8'-7"
72"	7'-4"	12'-7"	7'-11"	2'-11 1/2"	5'-2"	13'-6 1/2"	7'-6 1/2"	8'-1 1/2"	9'-1 1/2""

BRICK D.I.

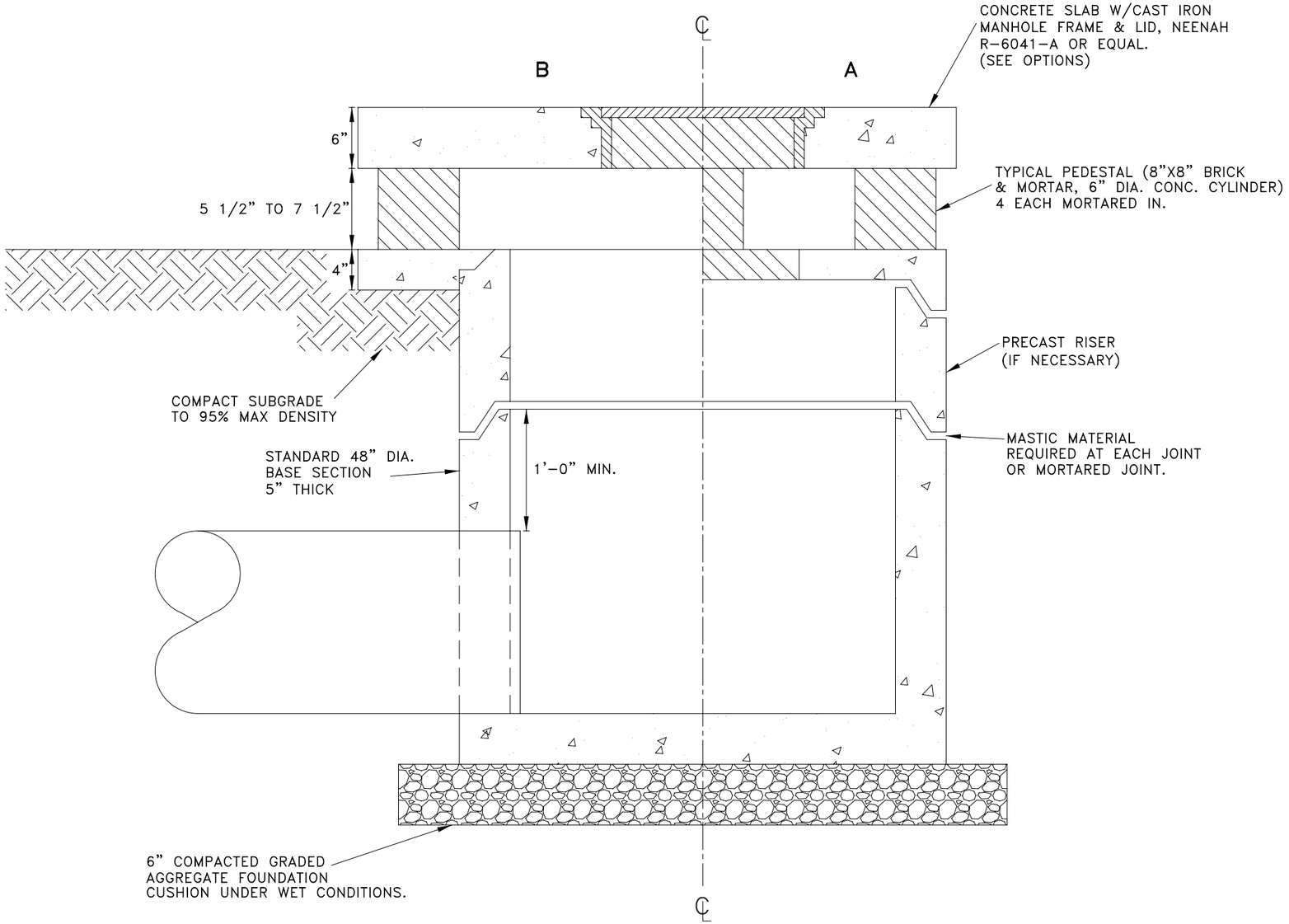
APPROX. WT. 200 LB.
DETAIL OF CAST IRON GRATING



GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Drop Inlet

DATE: JANUARY 1988 SHEET: 609



SECTION

NOTES:

1. SUBGRADE TO BE COMPACTED TO 95% MAX. DRY DENSITY PER STANDARD PROCTOR.
2. REINFORCEMENT STEEL SHALL BE PLACED TO ALLOW A MIN. OF 1 1/2" COVER, EXCEPT WHERE NOTED.
3. REINFORCEMENT STEEL SHALL BE OF INTERMEDIATE GRADE AND SHALL CONSIST OF NO. 4 @ 6" O.C. E.W.
4. ALL CONCRETE SHALL BE CLASS AA1 4500 PSI.
5. WHEN 60" & 72" BASE SECTIONS ARE REQUIRED, AN ADAPTER SECTION SHALL BE USED IN CONJUNCTION WITH THE STANDARD CONE.
6. CONCRETE TOP COVER THICKNESS: 8" – VEHICULAR TRAFFIC AREAS.

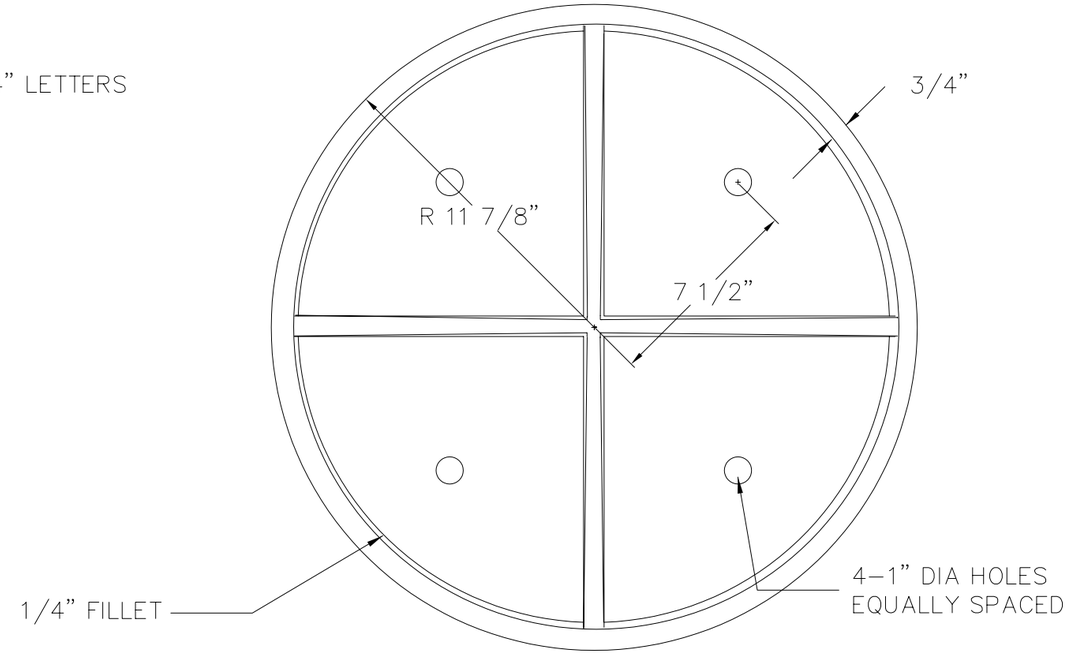
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Round Precast Drop Inlet

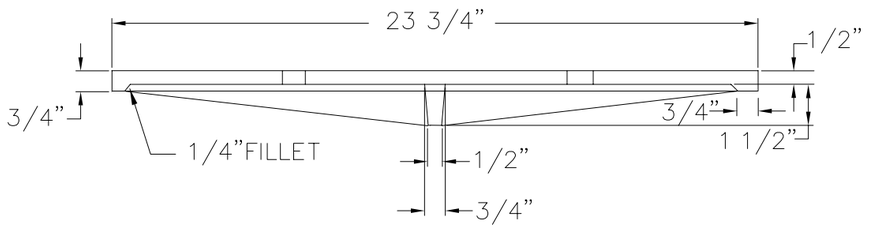
DATE: JANUARY 1988 SHEET: 610



TOP VIEW



BOTTOM VIEW



COVER SECTION

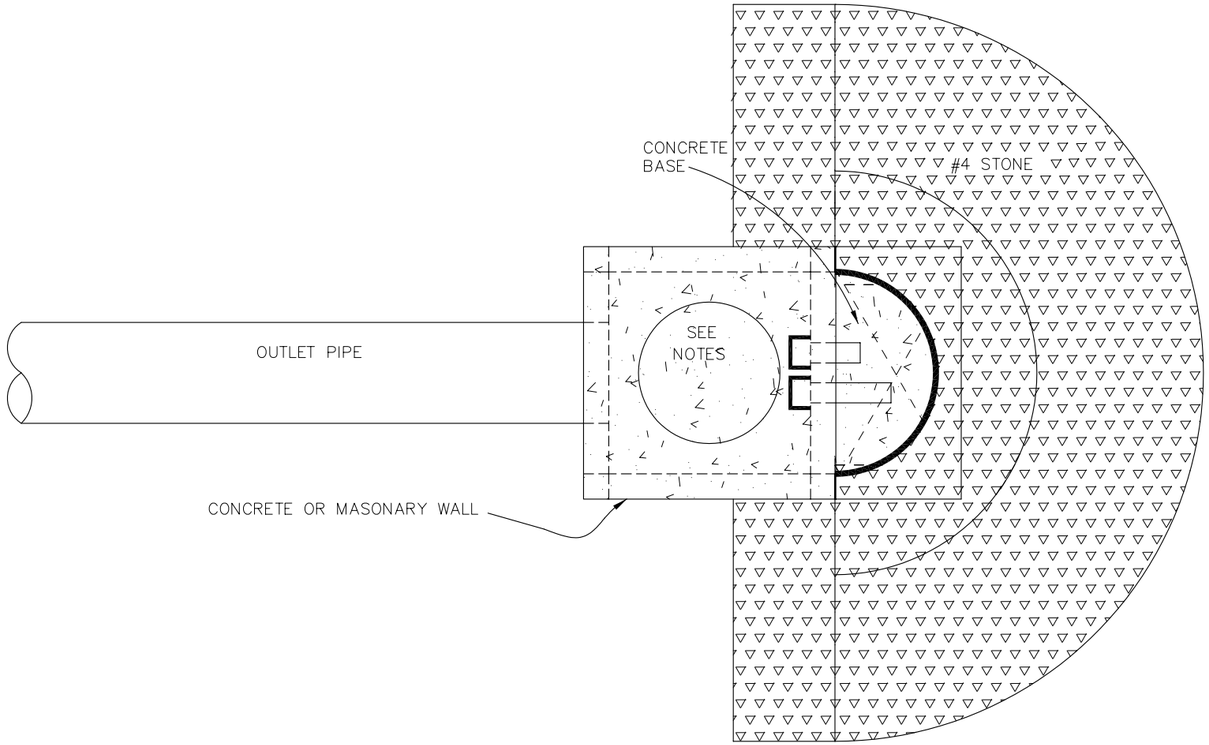
NOTES:

- Approximate Weight: C.I. Cover 63 lbs.
- Load Rating: Non–Traffic
- Engraving Depth Max.: 3/16"

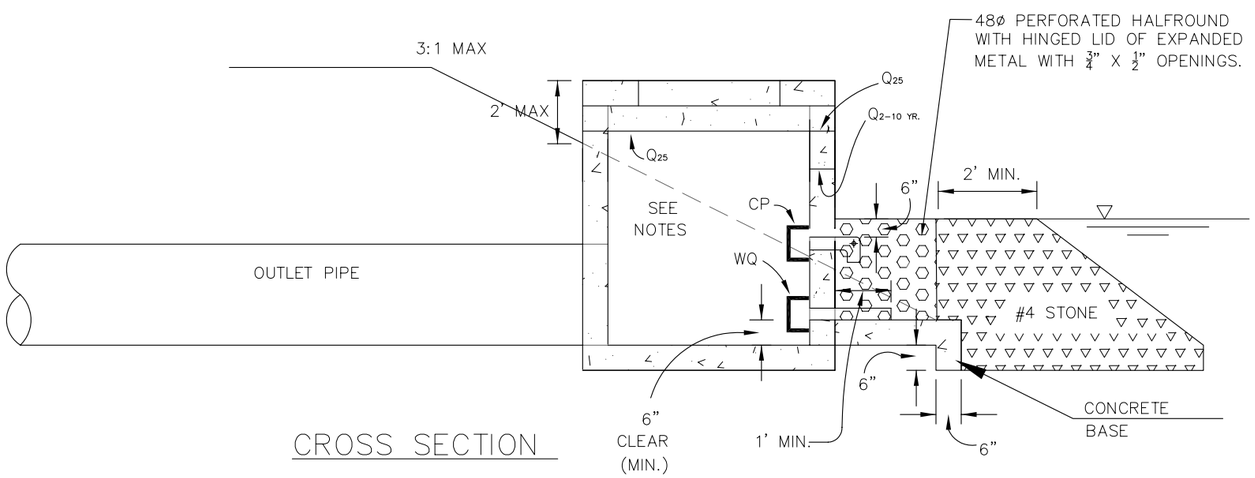
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Manhole Castings - Non Traffic Areas

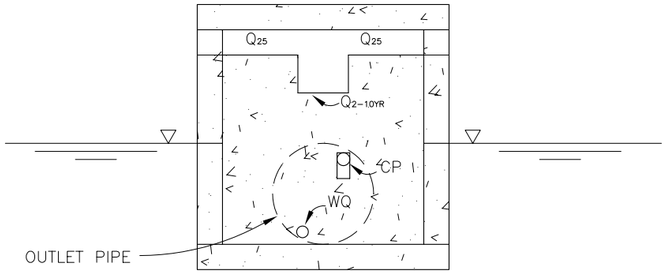
DATE: NOVEMBER 2000 SHEET: 611



PLAN VIEW



CROSS SECTION



FRONT VIEW

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY

2.) REFER TO GC STD. DRAWING 629 FOR CHANNEL PROTECTION (CP) AND WATER QUALITY (WP) ORIFICE END-CAPS.

3.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.

4.) STONE FILTER SHALL BE #4 STONE. GABIONS MAY BE USED AS AN ALTERNATIVE.

5.) FOR DAM HEIGHT > 5' REFER TO STD. DWG 621.

6.) FOR ROUND STRUCTURES PROVIDE 48" ¾ ROUND PERFORATED WITH ½" DIA. HOLE. HINGED LID TO BE OF EXPANDED METAL WITH ¾" X ½" OPENINGS

7.) ORIFICE & CORRESPONDING PIPE SIZES:

ORIFICE SIZE	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"





TOP OF DAM = _____FT

EMER. SPILLWAY = _____FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

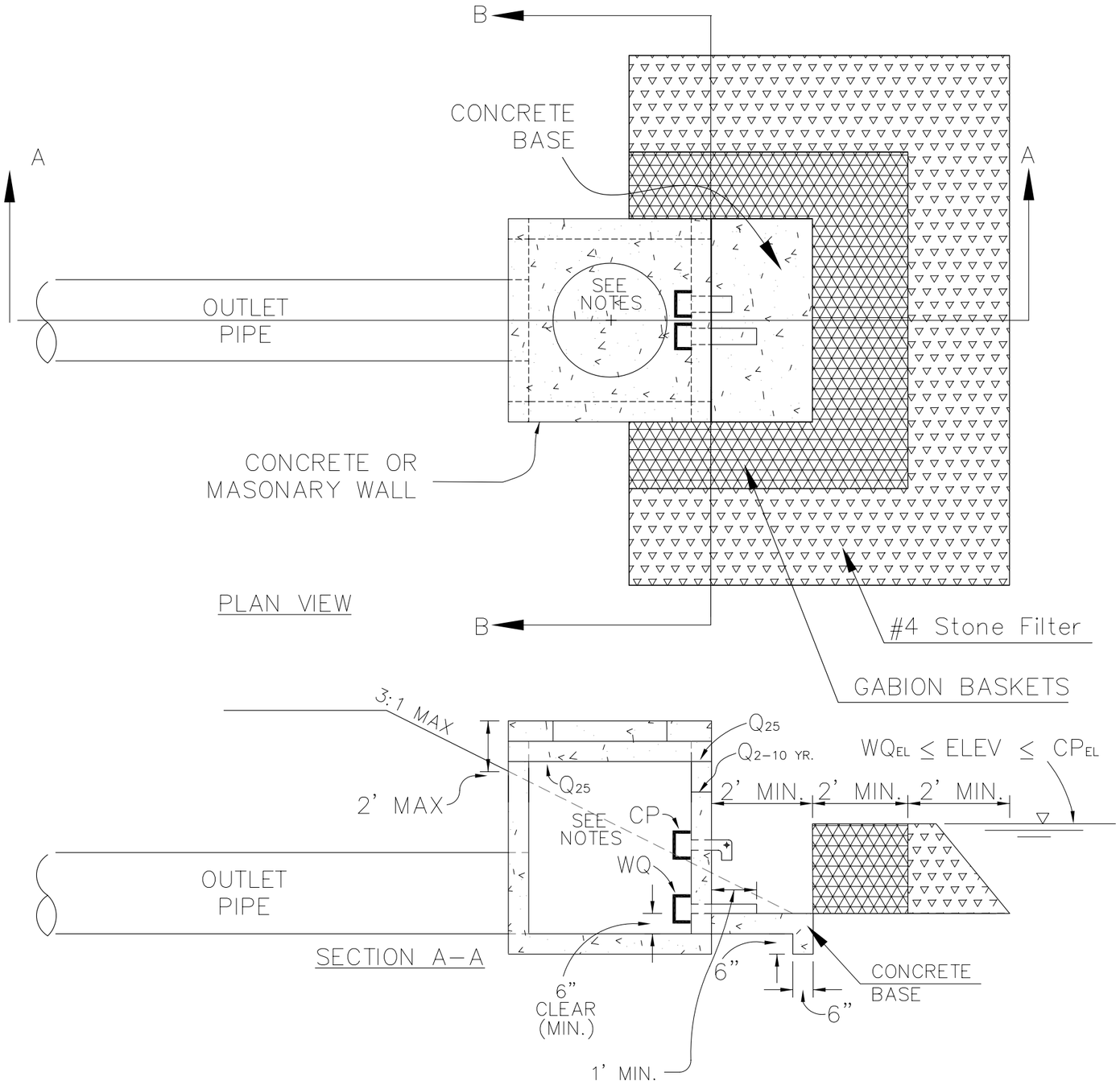
BOARD OF COMMISSIONERS OF GWINNETT COUNTY SEAL SEPTEMBER 18, 1818 GEORGIA

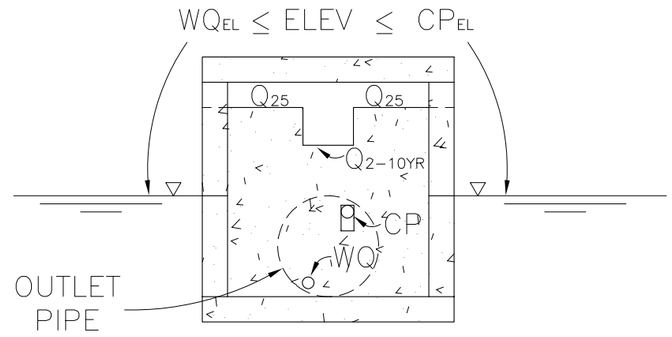
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

OUTLET CONTROL STRUCTURE
WITH 1/2 ROUND AND STONE FILTER
DAM HEIGHT = 5' MAX

DATE: NOVEMBER 2002 SHEET: 612

REVISION #1: DECEMBER 3RD 2004





SECTION B–B

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY
2.) THREADED END CAP WITH ORIFICE REQ'D FOR ORIFICE DIA. < 4".
3.) REFER TO GC STD. DRAWING 629 FOR ORIFICE END–CAPS.
4.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.
5.) STONE FILTER SHALL BE #4 STONE OR SMALLER.

TOP OF DAM = _____FT

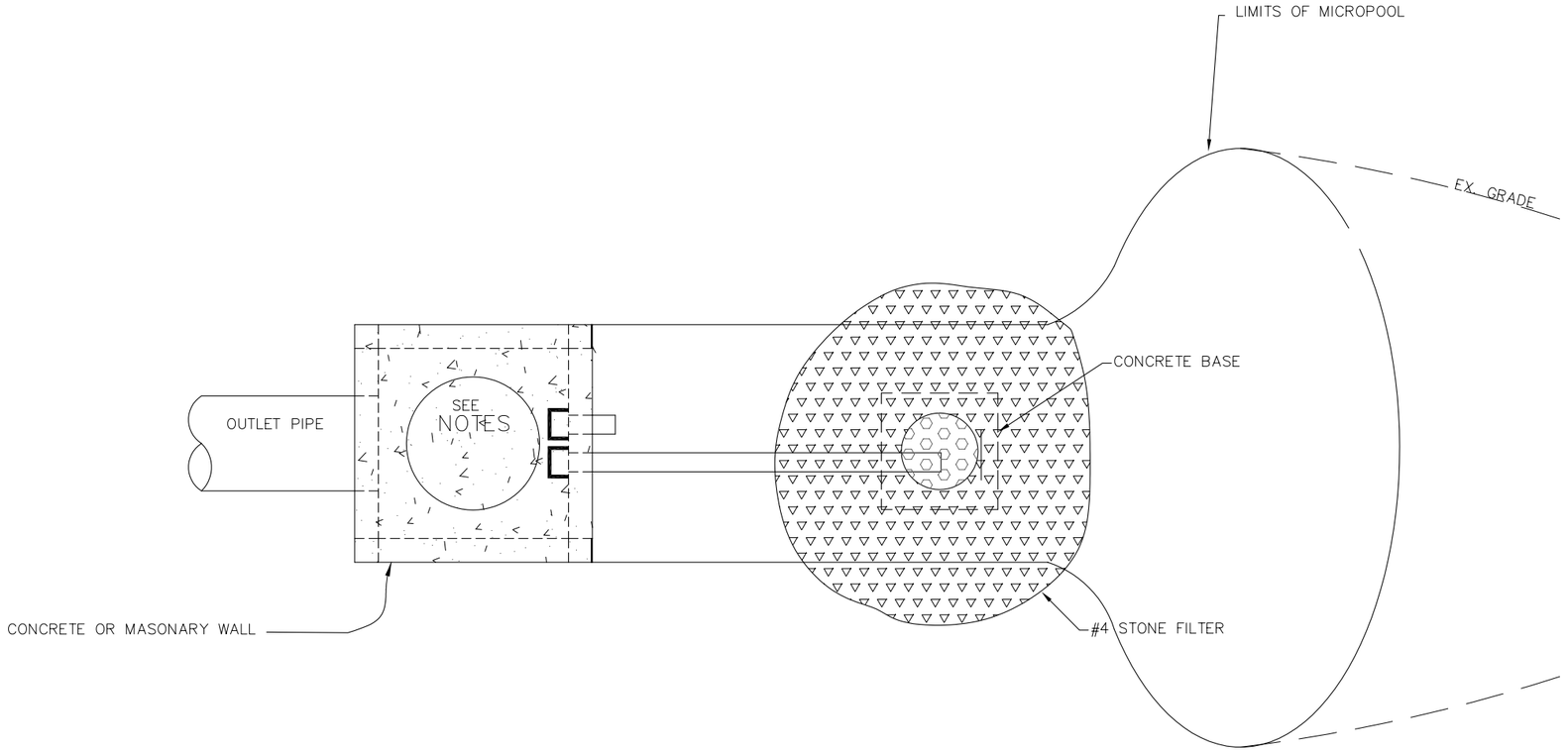
EMER. SPILLWAY = _____FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

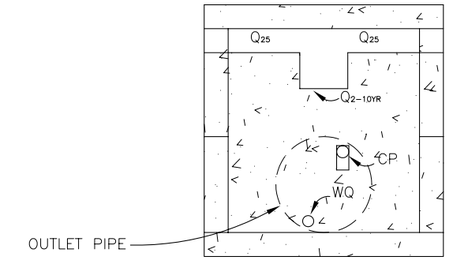
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

OUTLET STRUCTURE DAM HEIGHT=5' MAX WITH GABION FILTER

DATE: NOVEMBER 2002 SHEET: 613



PLAN VIEW



FRONT VIEW

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY

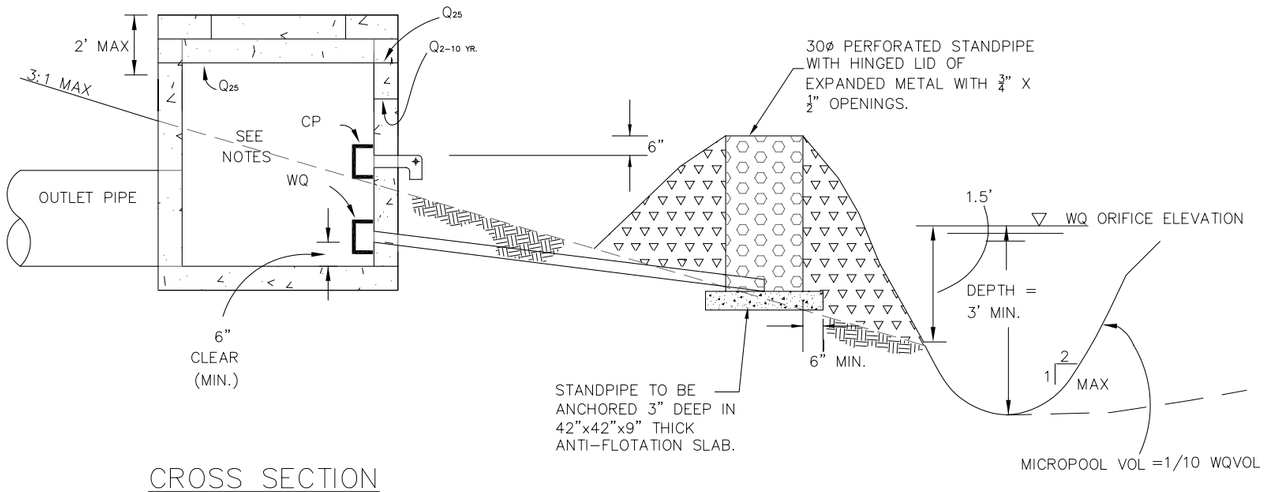
2.) REFER TO GC STD. DRAWING 629 FOR CHANNEL PROTECTION (CP) AND WATER QUALITY (WP) ORIFICE END-CAPS.

3.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.

4.) FOR DAM HEIGHT > 5' REFER TO STD. DWG #617.

5.) ORIFICE & CORRESPONDING PIPE SIZES:

ORIFICE SIZE	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"



CROSS SECTION

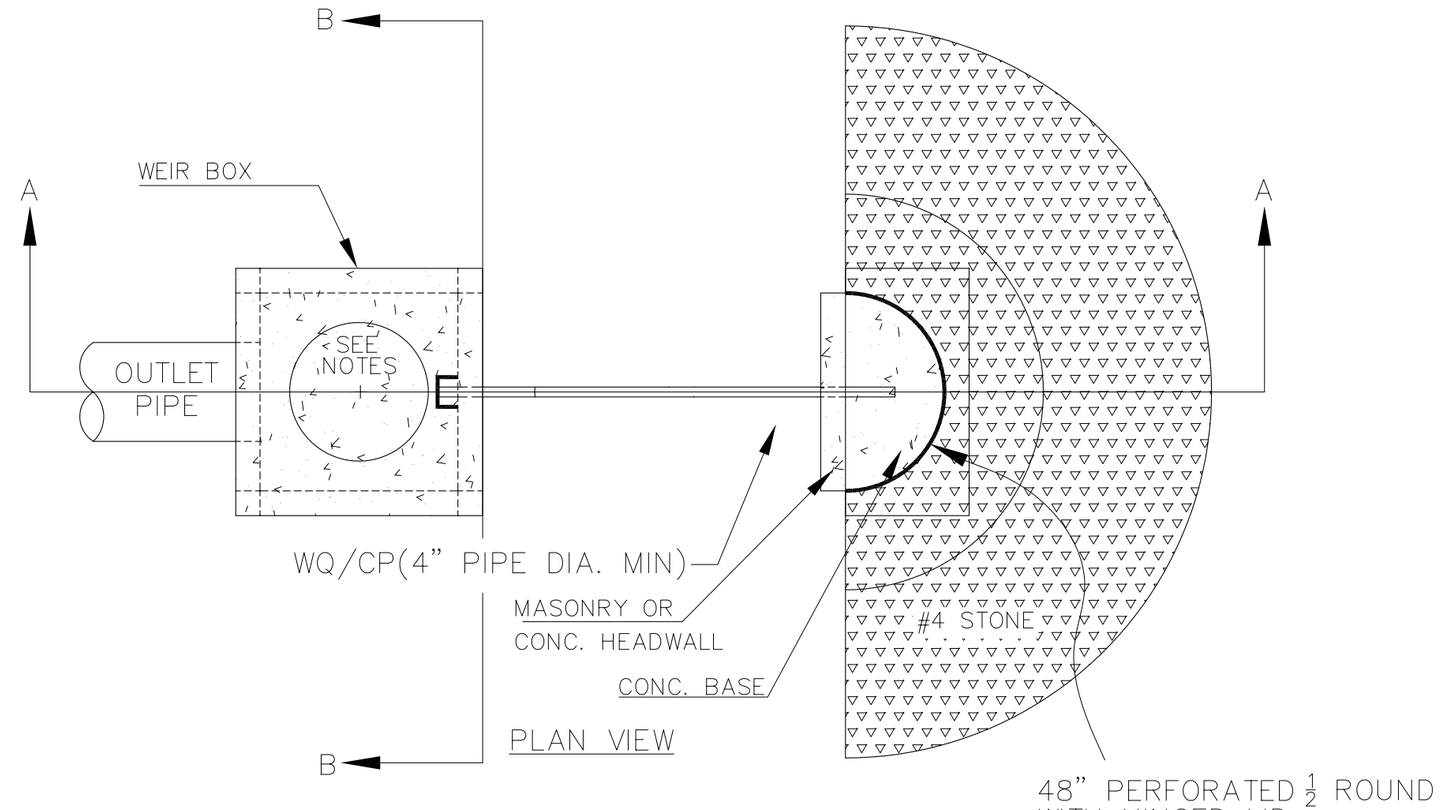
TOP OF DAM = _____FT

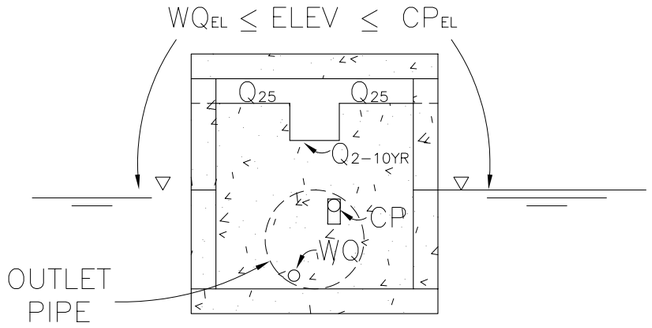
EMER. SPILLWAY = _____FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

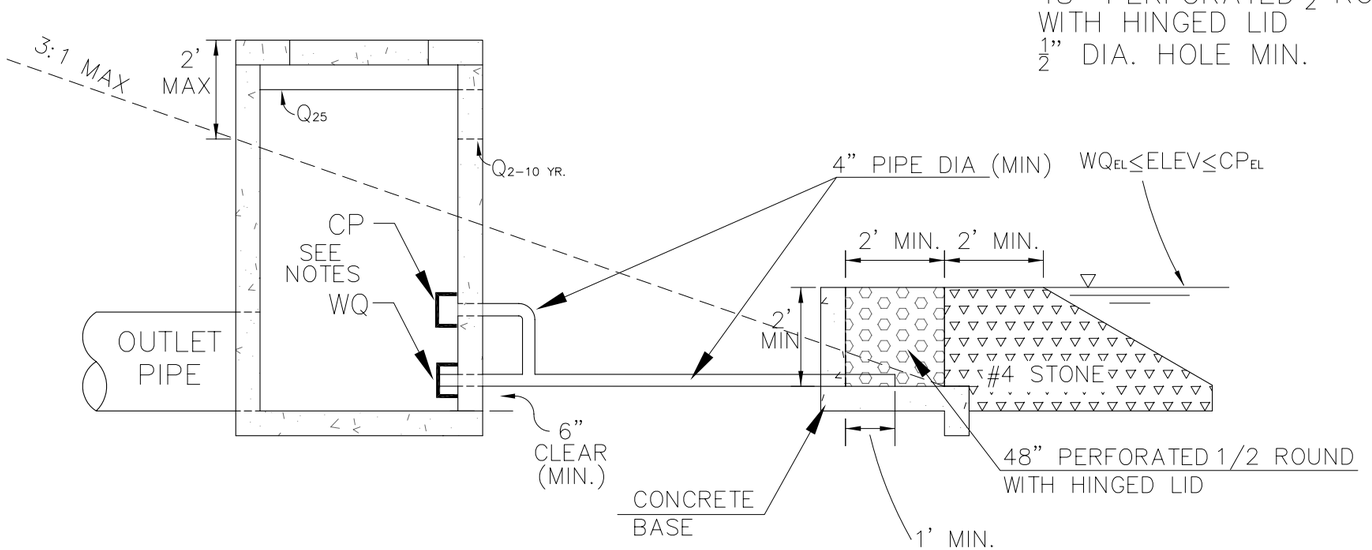
REVISION #1: DECEMBER 3RD 2004

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
OUTLET STRUCTURE DAM HEIGHT=5' MAX WITH STANDPIPE AND MICROPOOL OR WET POND
DATE: NOVEMBER 2002 SHEET: 614





SECTION B–B



SECTION A–A

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY
2.) THREADED END CAP WITH ORIFICE REQ'D FOR ORIFICE DIA. < 4".
3.) REFER TO GC STD. DRAWING 629 FOR ORIFICE END–CAPS.
4.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.
5.) STONE FILTER SHALL BE #4 STONE OR SMALLER.
6.) FOR ROUND STRUCTURES PROVIDE 48" PERFORATED $\frac{3}{4}$ ROUND WITH HINGED LID AND $\frac{1}{2}$" DIA. HOLE MIN.

TOP OF DAM = _____FT

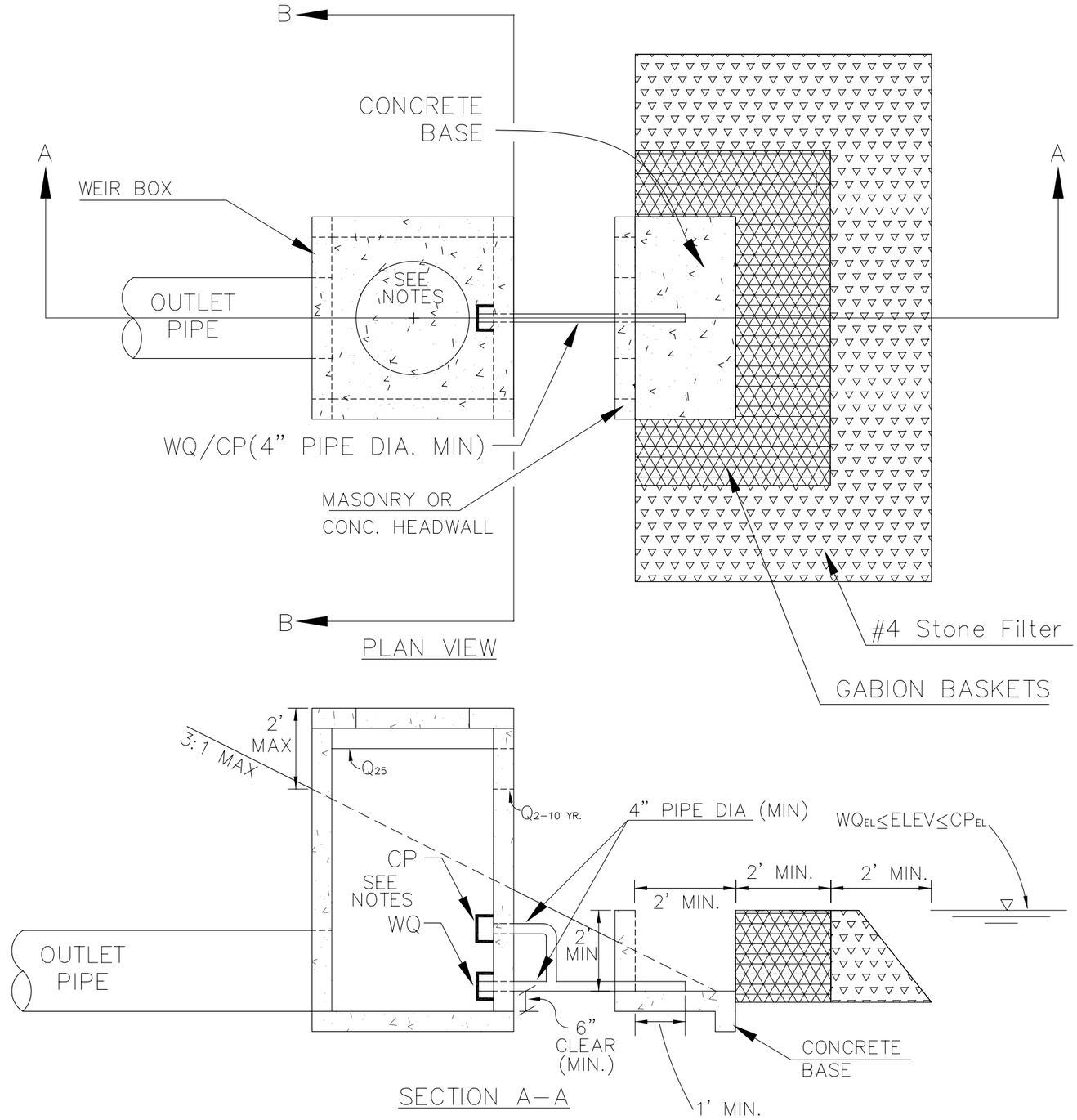
EMER. SPILLWAY = _____FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

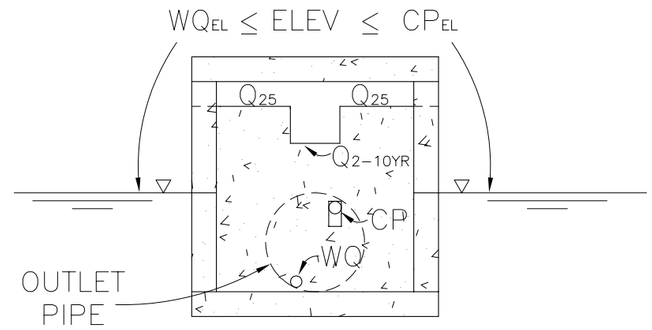
OUTLET CONTROL 1/2" ROUND STONE FILTER

DATE: NOVEMBER 2002 SHEET: 615



PLAN VIEW

SECTION A–A



SECTION B–B

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY
2.) THREADED END CAP WITH ORIFICE REQ'D FOR ORIFICE DIA. < 4".
3.) REFER TO GC STD. DRAWING 629 FOR ORIFICE END–CAPS.
4.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.
5.) STONE FILTER SHALL BE #4 STONE OR SMALLER.

TOP OF DAM =_____ FT

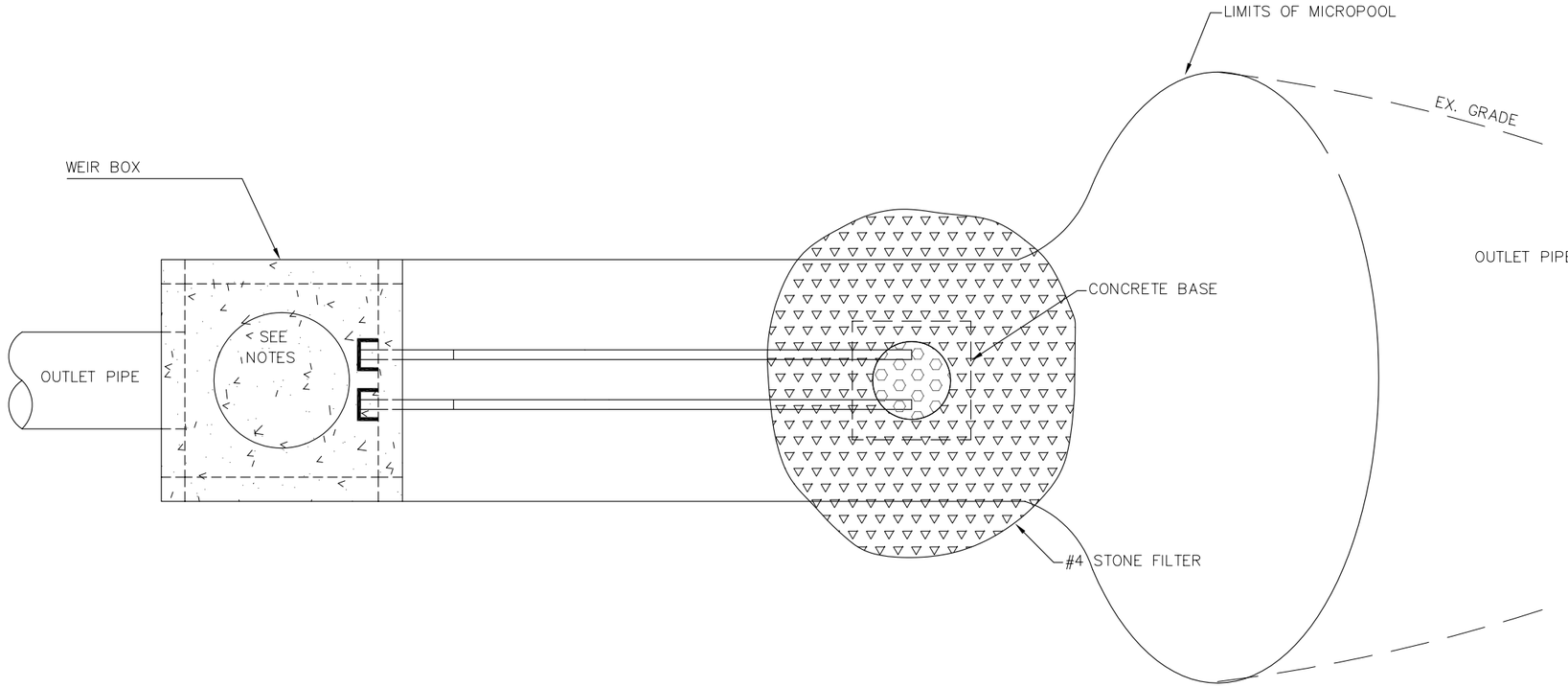
EMER. SPILLWAY =_____ FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

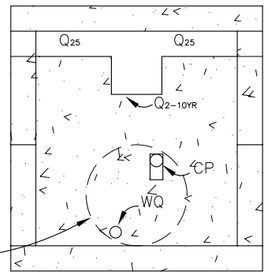
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

OUTLET CONTROL STRUCTURE WITH GABION FILTER

DATE: NOVEMBER 2002 SHEET: 616



PLAN VIEW



FRONT VIEW

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY

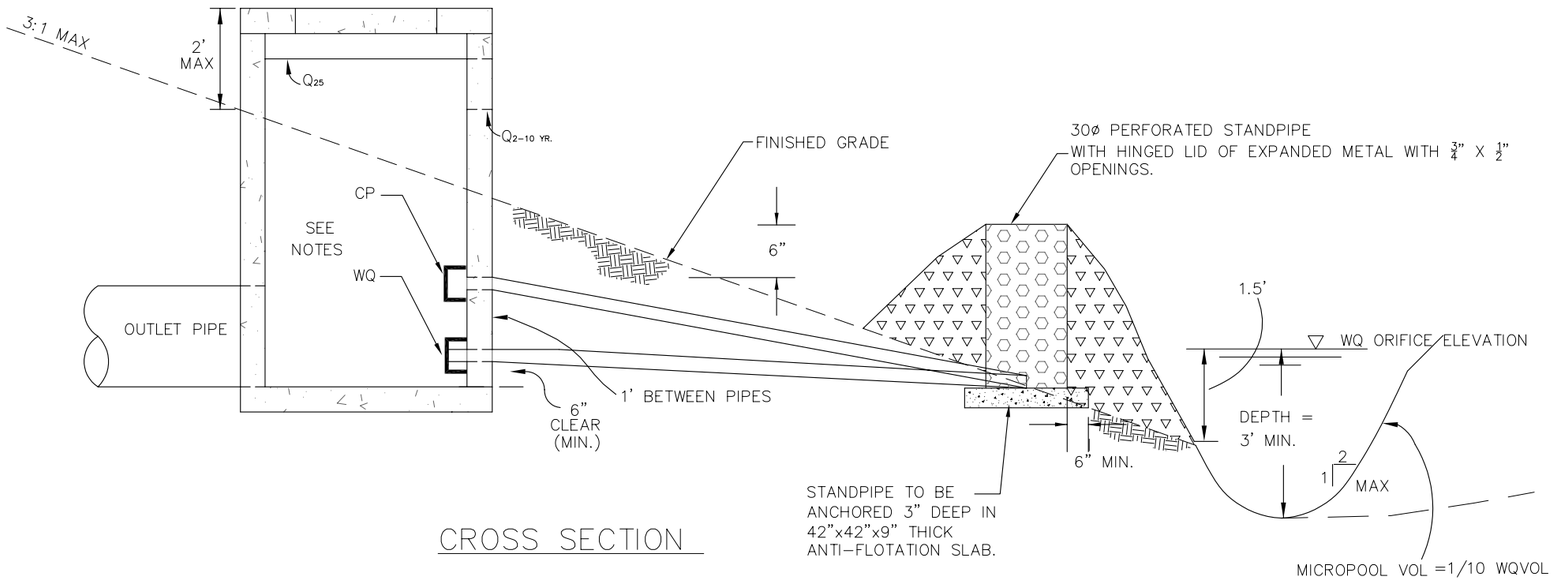
2.) REFER TO GC STD. DRAWING 629 FOR CHANNEL PROTECTION (CP) AND WATER QUALITY (WP) ORIFICE END-CAPS.

3.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.

4.) FOR DAM HEIGHT OF 5' MAX REFER TO STD. DWG. 614.

5.) ORIFICE & CORRESPONDING PIPE SIZES:

ORIFICE SIZE	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"



CROSS SECTION

TOP OF DAM = _____FT

EMER. SPILLWAY = _____FT

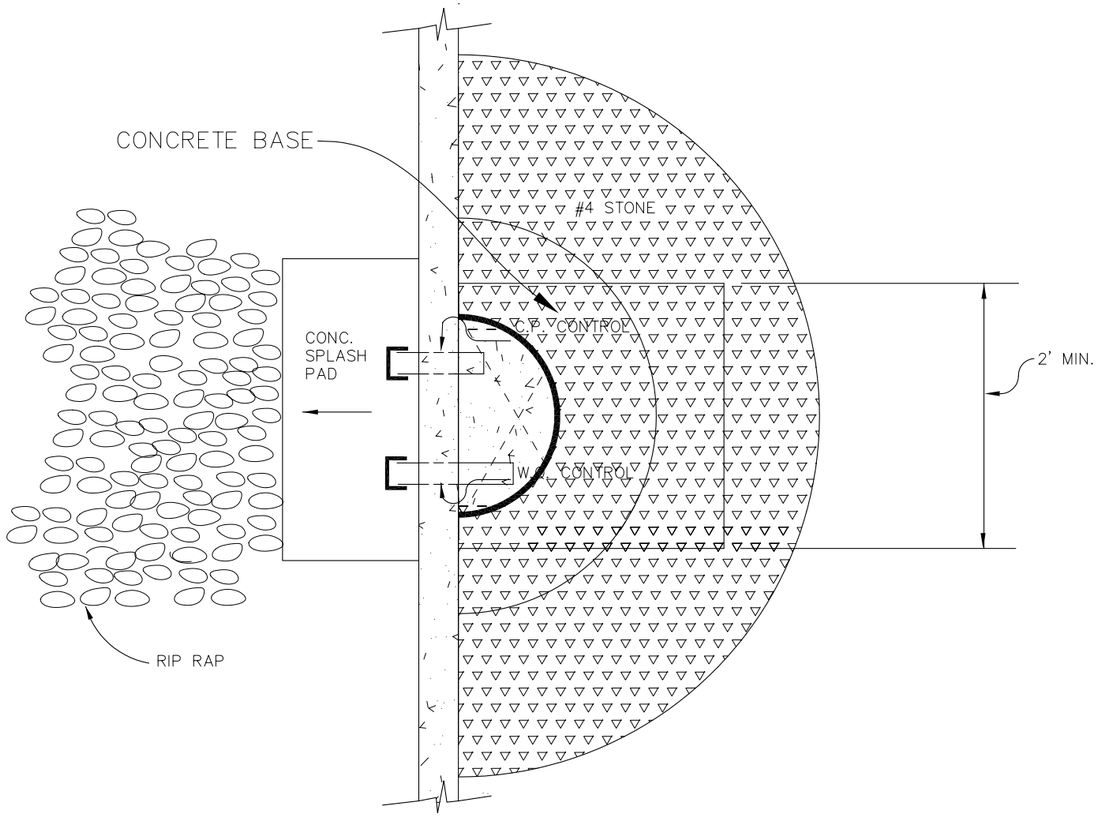
EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

REVISION #1: DECEMBER 3RD 2004

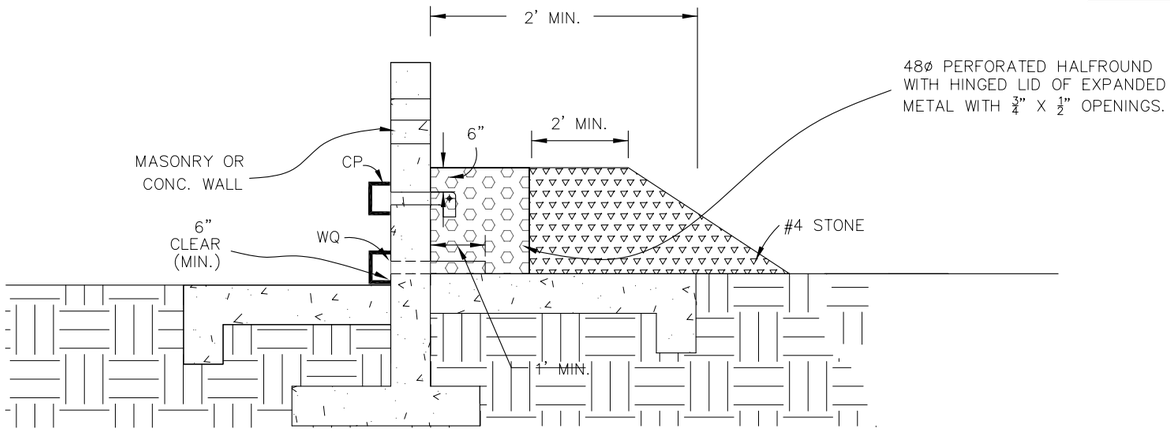
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

OUTLET CONTROL STRUCTURE WITH MICROPOOL, OR WET POND DAM HEIGHT > 5'

DATE: NOVEMBER 2002 SHEET: 617



PLAN VIEW

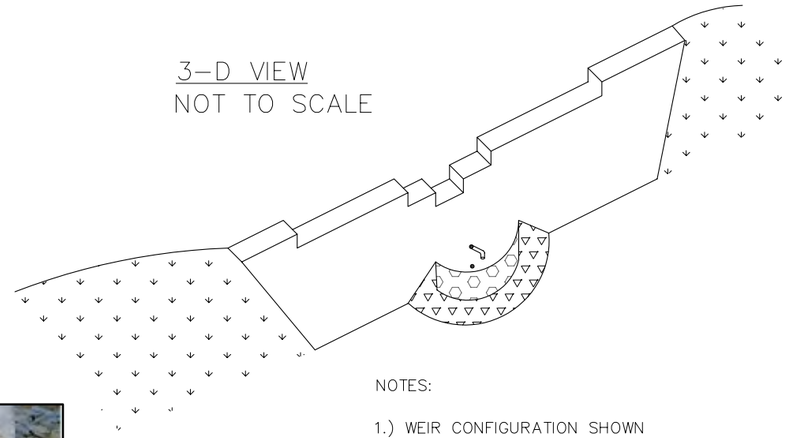


CROSS SECTION





3-D VIEW
NOT TO SCALE



NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY

2.) REFER TO GC STD. DRAWING 629 FOR CHANNEL PROTECTION (CP) AND WATER QUALITY (WP) ORIFICE END-CAPS.

3.) REFER TO 626 FOR TYPICAL DETENTION POND WALL TIE IN.

4.) STONE FILTER SHALL BE #4 STONE. GABIONS MAY BE USED AS AN ALTERNATIVE.

5.) FOR ROUND STRUCTURES PROVIDE 48" ¾ ROUND PERFORATED WITH ½" DIA. HOLE. HINGED LID TO BE OF EXPANDED METAL WITH ¾" X ½" OPENINGS

6.) ORIFICE & CORRESPONDING PIPE SIZES:

ORIFICE SIZE	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

TOP OF WALL = _____FT

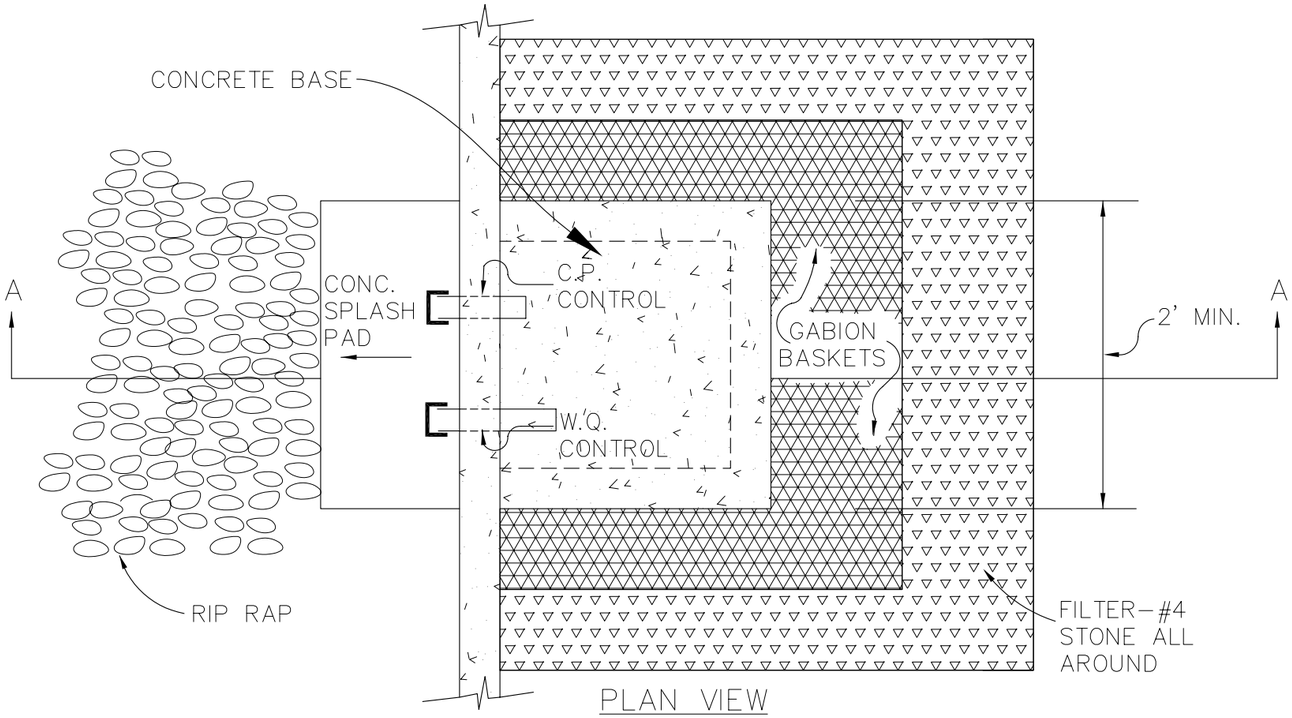
EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

REVISION #1: DECEMBER 3RD 2004

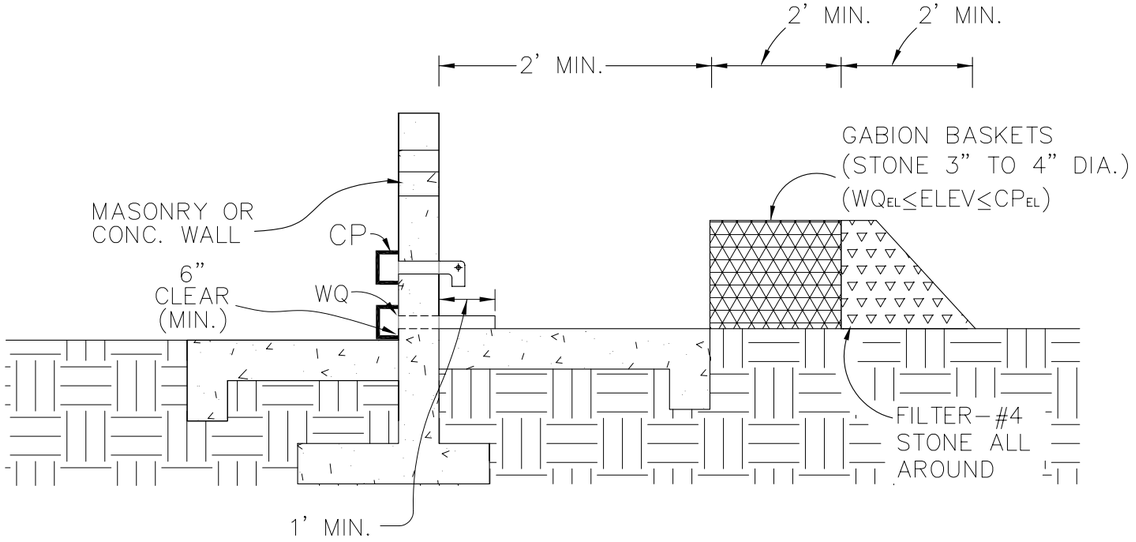
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

OUTLET CONTROL RETAINING WALL
WITH 1/2 ROUND STONE FILTER

DATE: NOVEMBER 2002 SHEET: 618

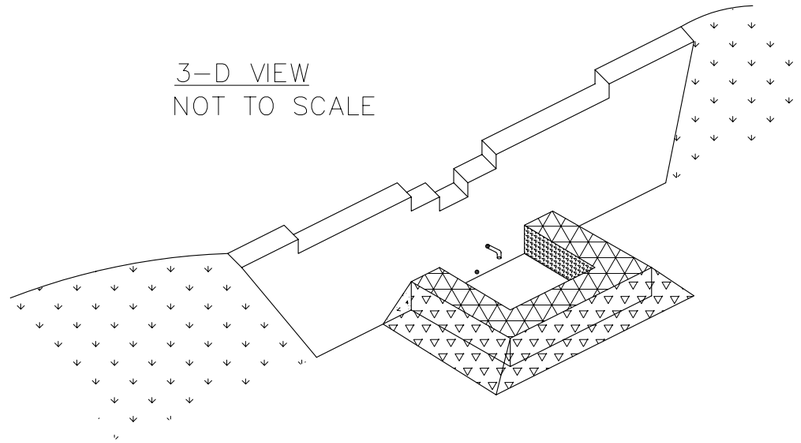


PLAN VIEW



CROSS SECTION A–A

3–D VIEW
NOT TO SCALE



NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY
2.) THREADED END CAP WITH ORIFICE REQ'D FOR ORIFICE DIA. < 4".
3.) REFER TO GC STD. DRAWING 629 FOR ORIFICE END–CAPS.
4.) REFER TO 626 FOR TYPICAL DETENTION POND WALL TIE IN.
5.) STONE FILTER SHALL BE #4 STONE OR SMALLER.

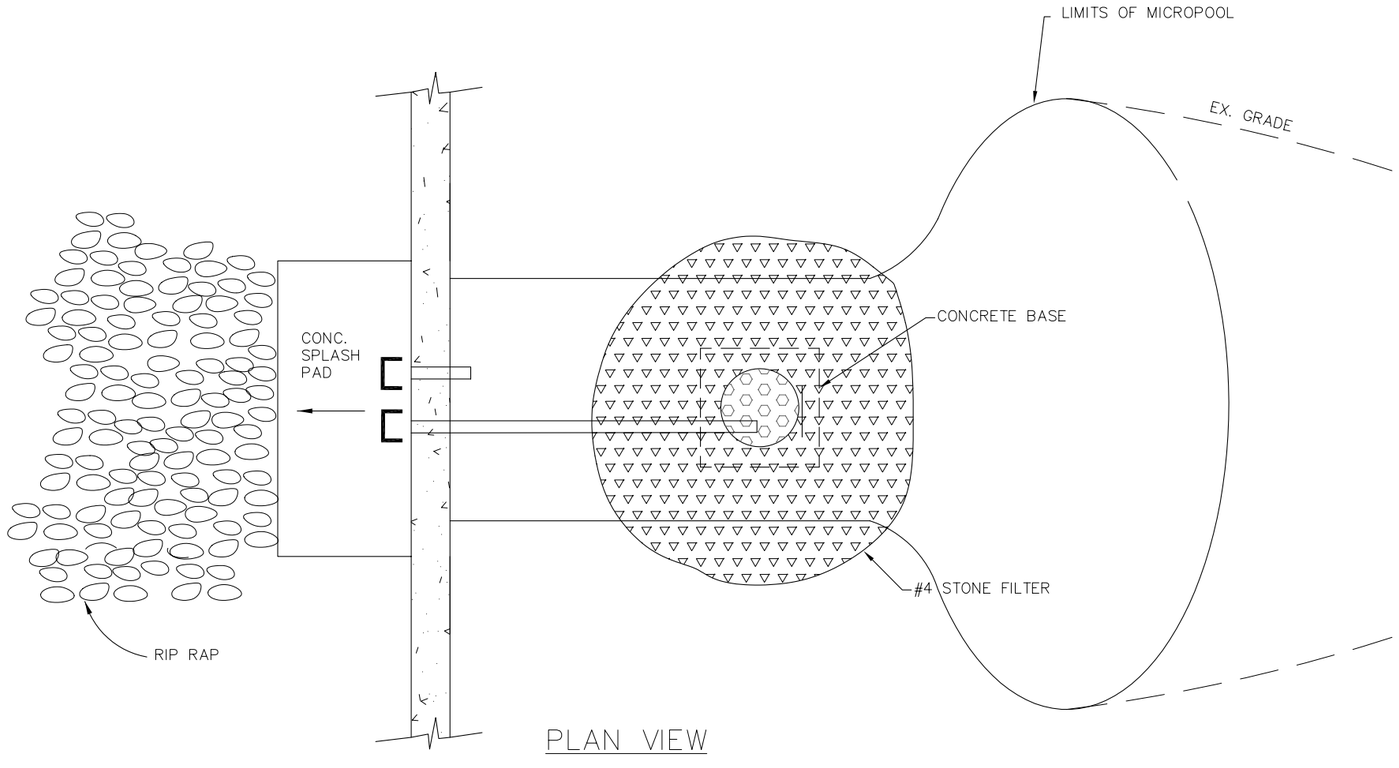
TOP OF WALL =_____ FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

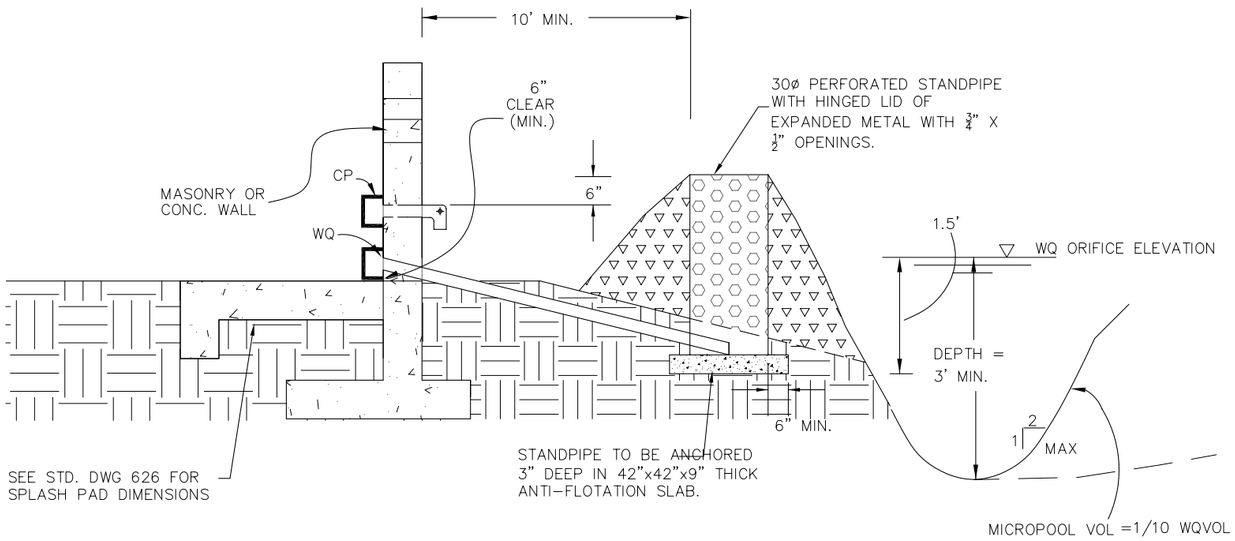
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

OUTLET CONTROL RETAINING WALL

DATE: NOVEMBER 2002 SHEET: 619



PLAN VIEW



CROSS SECTION

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY

2.) REFER TO GC STD. DRAWING 629 FOR CHANNEL PROTECTION (CP) AND WATER QUALITY (WP) ORIFICE END-CAPS.

3.) REFER TO 626 FOR TYPICAL DETENTION POND WALL TIE IN.

4.) ORIFICE & CORRESPONDING PIPE SIZES:

ORIFICE SIZE	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

TOP OF WALL =_____ FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

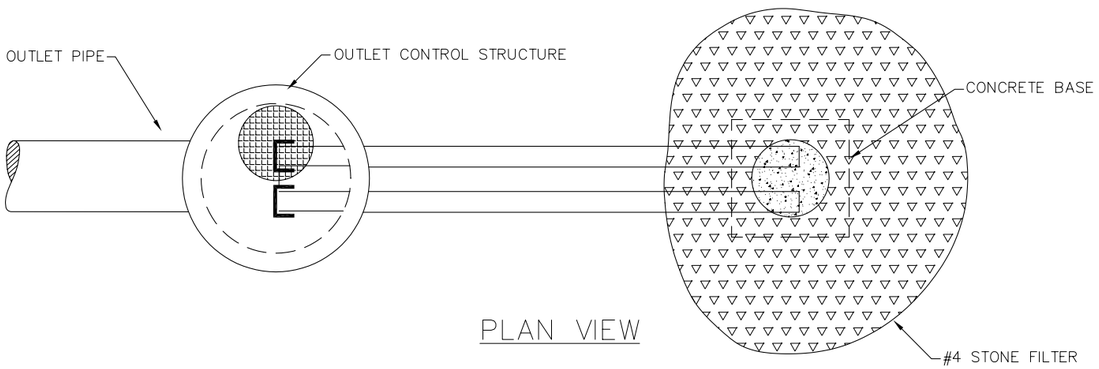
REVISION #1: DECEMBER 3RD 2004

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

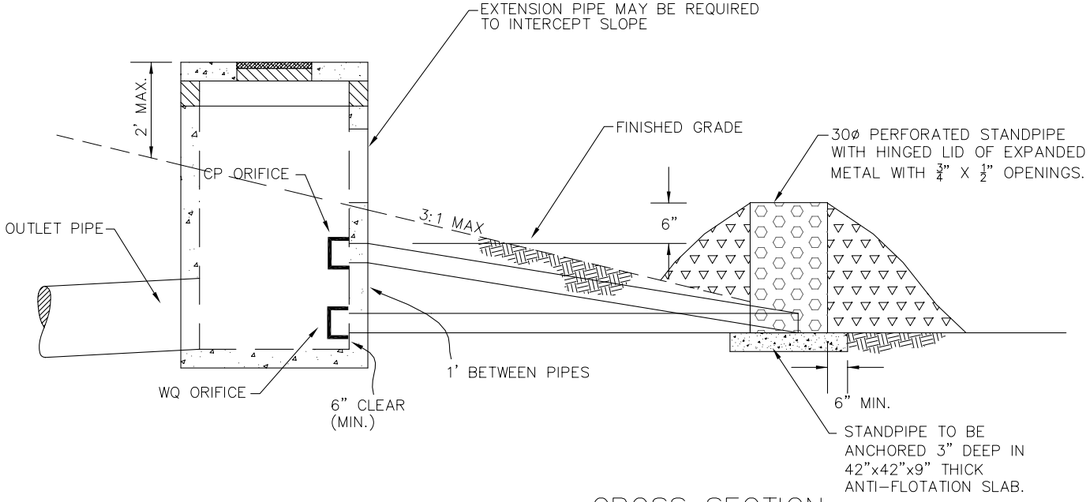
OUTLET CONTROL RETAINING WALL
WITH STANDPIPE AND MICROPOOL

DATE: NOVEMBER 2002 SHEET: 620

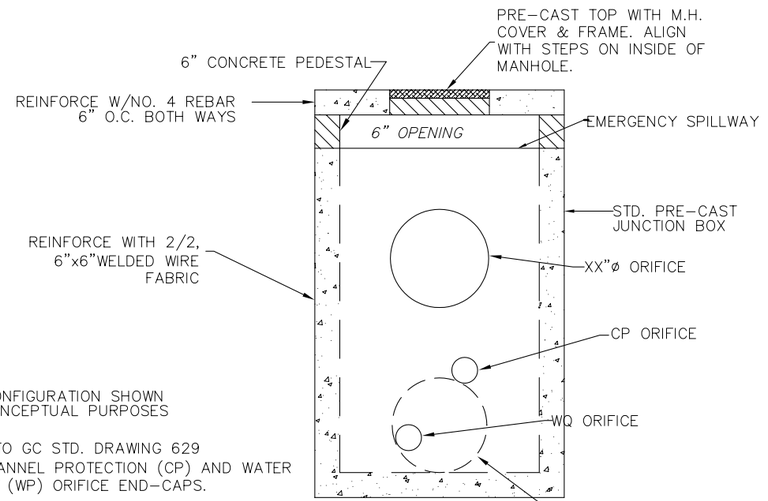




PLAN VIEW



CROSS SECTION



FRONT VIEW

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY

2.) REFER TO GC STD. DRAWING 629 FOR CHANNEL PROTECTION (CP) AND WATER QUALITY (WP) ORIFICE END-CAPS.

3.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.

4.) STONE FILTER SHALL BE #4 STONE. GABIONS MAY BE USED AS AN ALTERNATIVE.

5.) FOR DAM HEIGHT OF 5' MAX REFER TO STD. DWG 612.

6.) ORIFICE & CORRESPONDING PIPE SIZES:

ORIFICE SIZE	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

TOP OF DAM = _____FT

EMER. SPILLWAY = FT

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

REVISION #1: DECEMBER 3RD 2004

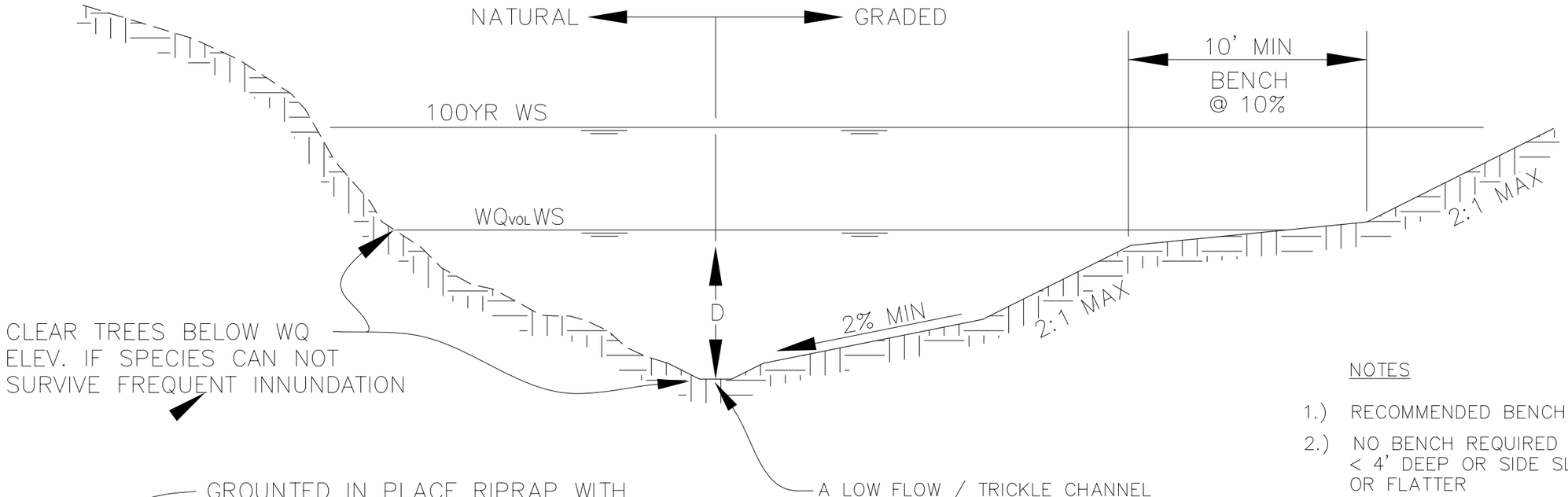
GWINNETT COUNTY

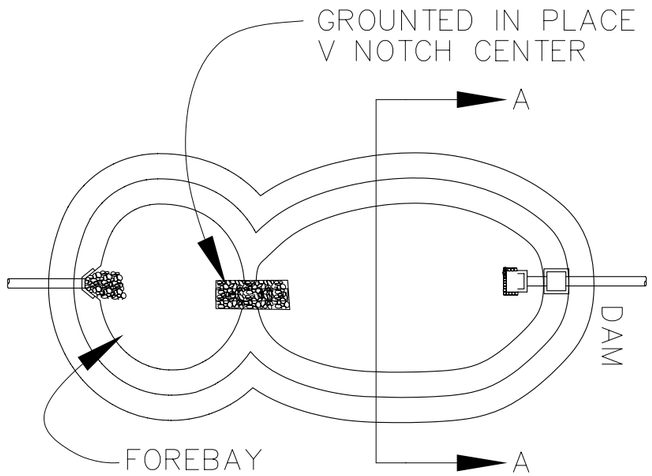
DEPARTMENT OF PLANNING & DEVELOPMENT

STANDARD DRAWING

OUTLET CONTROL STRUCTURE WITH STANDPIPE AND STONE FILTER DAM HEIGHT > 5'

DATE: JANUARY 2003 SHEET: 621





SECTION A–A

NOTES

1.) RECOMMENDED BENCH WIDTH = 15'

2.) NO BENCH REQUIRED IF POOL IS < 4' DEEP OR SIDE SLOPES = 4:1 OR FLATTER

3.) WQ WS SHALL BE WITHIN LIMITS OF BENCH

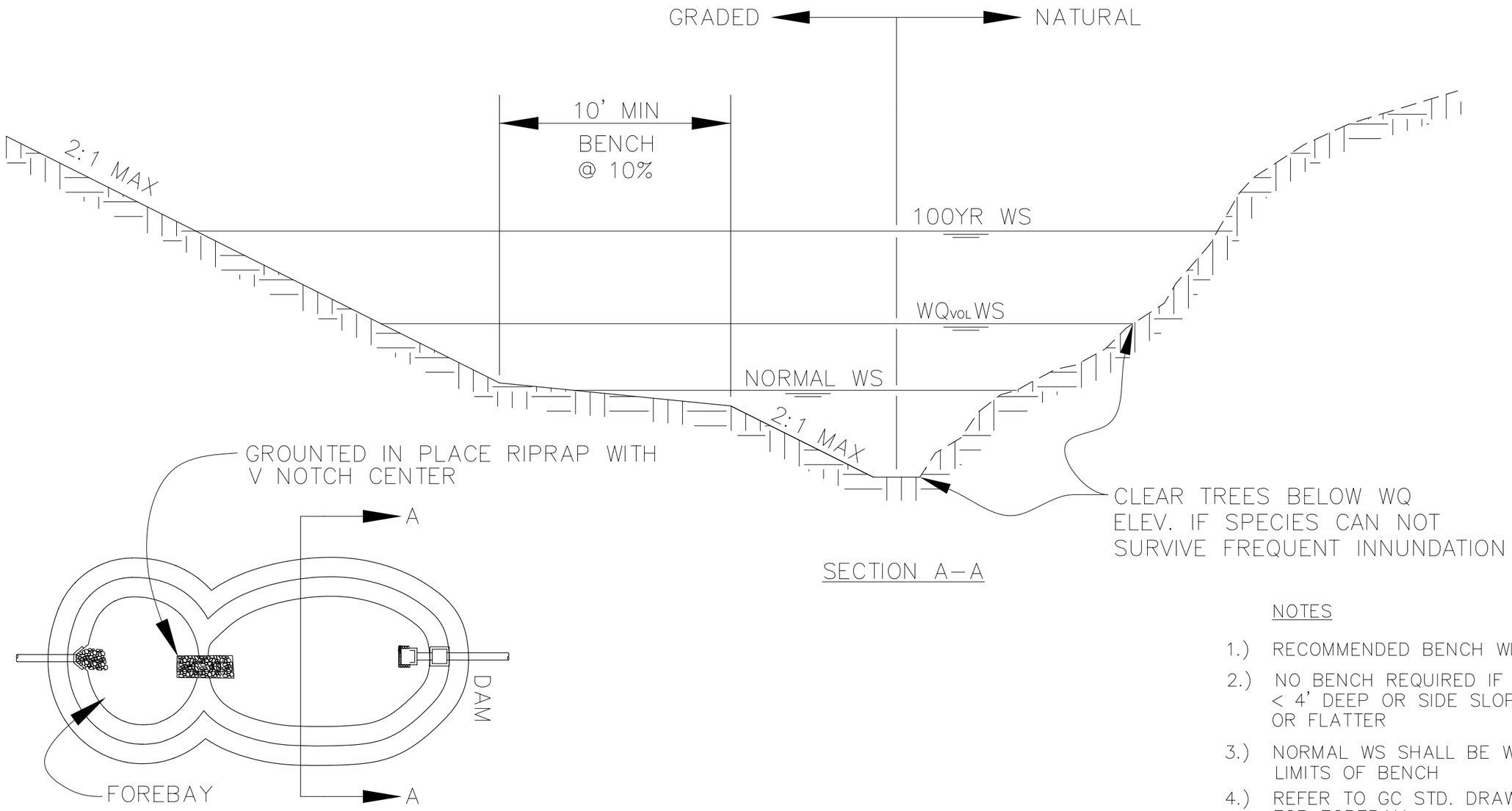
4.) FOR A GRADED LOW FLOW / TRICKLE CHANNEL:
- LONGITUDINAL SLOPE = 1% MIN.
- RECOMMEND ROCK OR GRASS WITH GEOTECHNICAL FABRIC FOR STABILIZATION

5.) REFER TO GC STD. DRAWING 625 FOR FOREBAY

REVISION #1: DECEMBER 3RD 2004

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
X–SECTION, DRY, EXTENDED DETENTION

DATE: AUGUST 2002 SHEET: 622



SECTION A–A

NOTES

1.) RECOMMENDED BENCH WIDTH = 15'

2.) NO BENCH REQUIRED IF POOL IS < 4' DEEP OR SIDE SLOPES = 4:1 OR FLATTER

3.) NORMAL WS SHALL BE WITHIN LIMITS OF BENCH

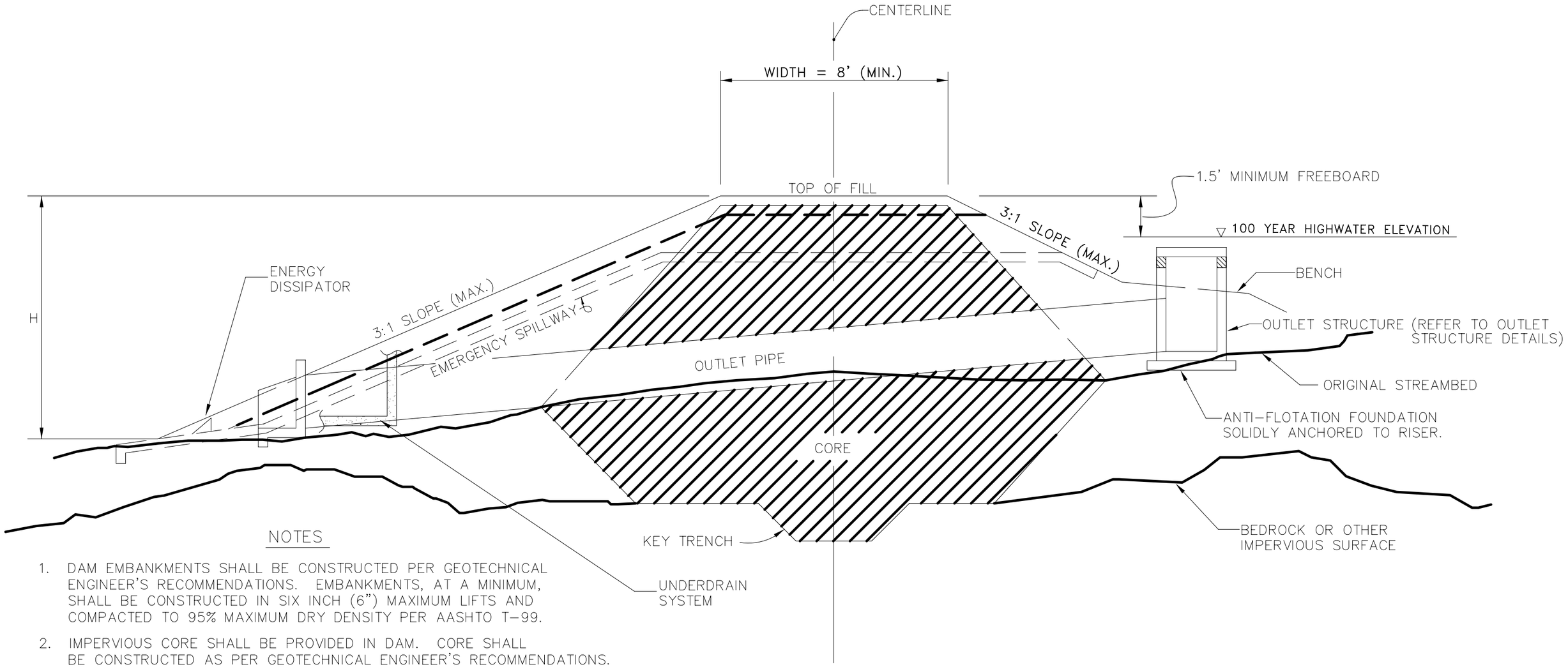
4.) REFER TO GC STD. DRAWING 625 FOR FOREBAY

REVISION #1: DECEMBER 3RD 2004

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

X–SECTION, WET, EXTENDED DETENTION

DATE: AUGUST 2002 SHEET: 623



NOTES

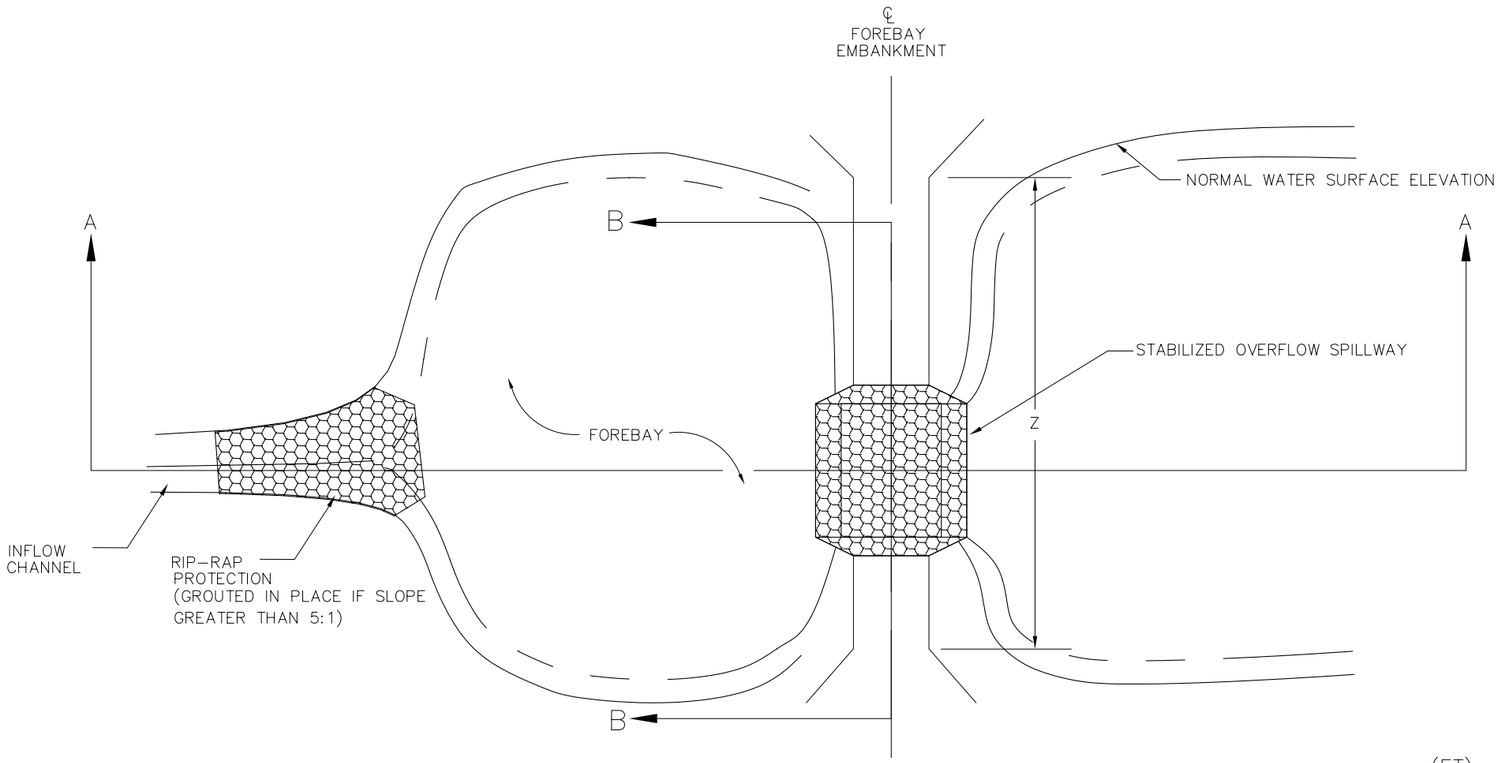
1. DAM EMBANKMENTS SHALL BE CONSTRUCTED PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. EMBANKMENTS, AT A MINIMUM, SHALL BE CONSTRUCTED IN SIX INCH (6") MAXIMUM LIFTS AND COMPACTED TO 95% MAXIMUM DRY DENSITY PER AASHTO T-99.
2. IMPERVIOUS CORE SHALL BE PROVIDED IN DAM. CORE SHALL BE CONSTRUCTED AS PER GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
3. EMERGENCY SPILLWAY SHALL BE CONSTRUCTED OF STABLE, NON-ERODIBLE MATERIAL PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
4. OUTLET PIPE SHALL BE REINFORCED CONCRETE PIPE IF H $\geq$ 9' AND STORAGE VOLUME $\geq$ 20 AC-FT. REFER TO SECTION 8.3 OF GWINNETT COUNTY DEVELOPMENT REGULATIONS FOR APPROVED PIPE MATERIALS.
5. BENCH SHALL BE A MINIMUM OF 10' AND SHOULD AVERAGE 15'. NO BENCH IS REQUIRED IF DAM SIDE SLOPE IS 4:1 OR FLATTER OR POOL < 4' DEEP.
6. REFER TO GC STD. DRAWING 630 FOR TRASHRACK DETAIL.
7. UNDERDRAIN SYSTEM SHALL BE DESIGNED BY A GEOTECH. ENGINEER.

REVISION #1: DECEMBER 3RD 2004

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

EARTHFILL DAMS
MAX HEIGHT = 25'

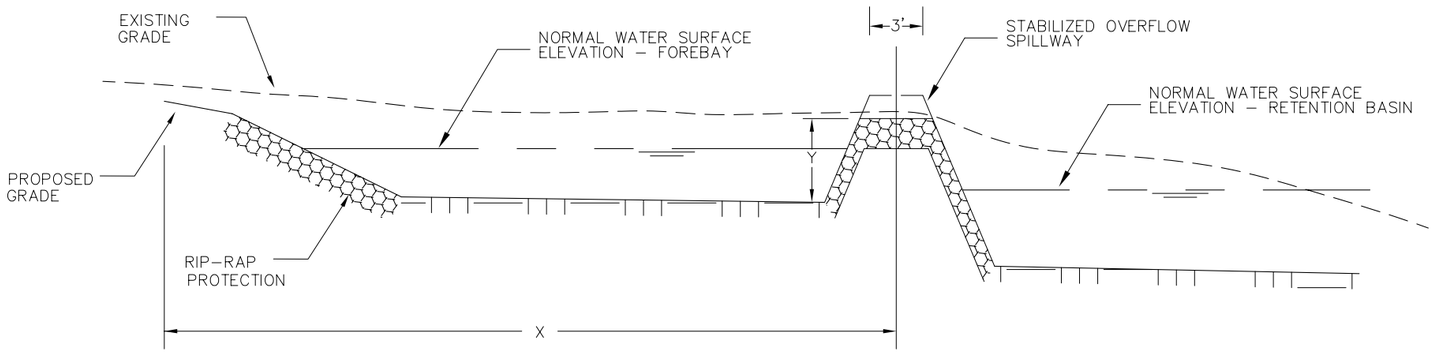
DATE: AUGUST 2002 SHEET: 624



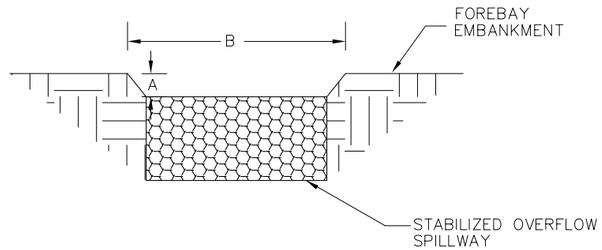
PLAN VIEW

(FT)

A _____
B _____
X _____
Y _____
Z _____



SECTION A-A



SECTION B-B

NOTES:

1.) STABILIZED OVERFLOW SPILLWAY SHOWN AS GROUTED RIPRAP. CONCRETE, GABION BASKETS, OR OTHER TYPES OF ARMOR MAY BE USED.

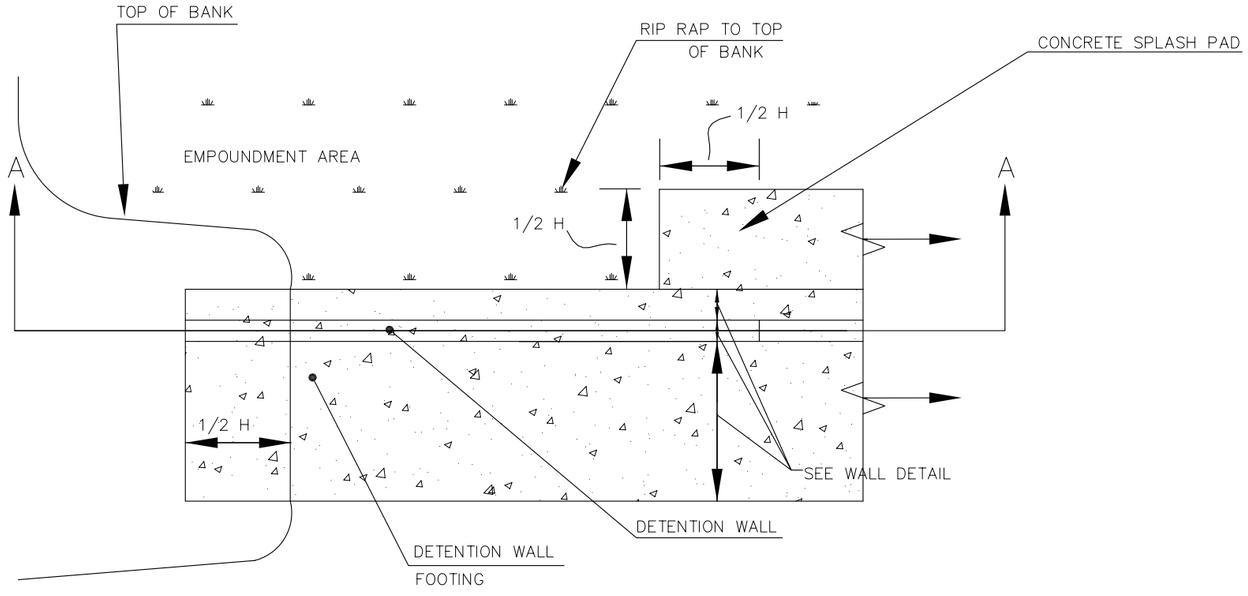
2.) IF PIPE USED INSTEAD OF IN-FLOW CHANNEL, PIPE INVERT SHALL DISCHARGE ABOVE NORMAL POOL WITH ENERGY DISIPATION.

REVISION #1: DECEMBER 3RD 2004

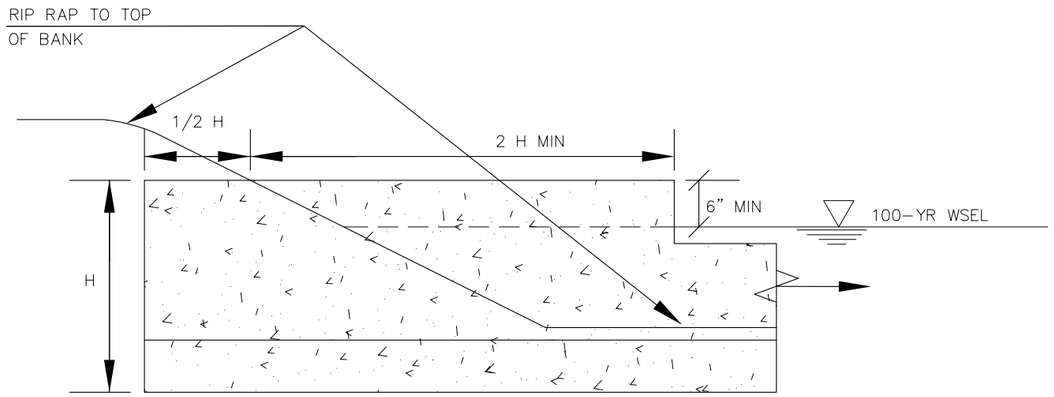
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

FOREBAY

DATE: AUGUST 2002 SHEET: 625



PLAN VIEW



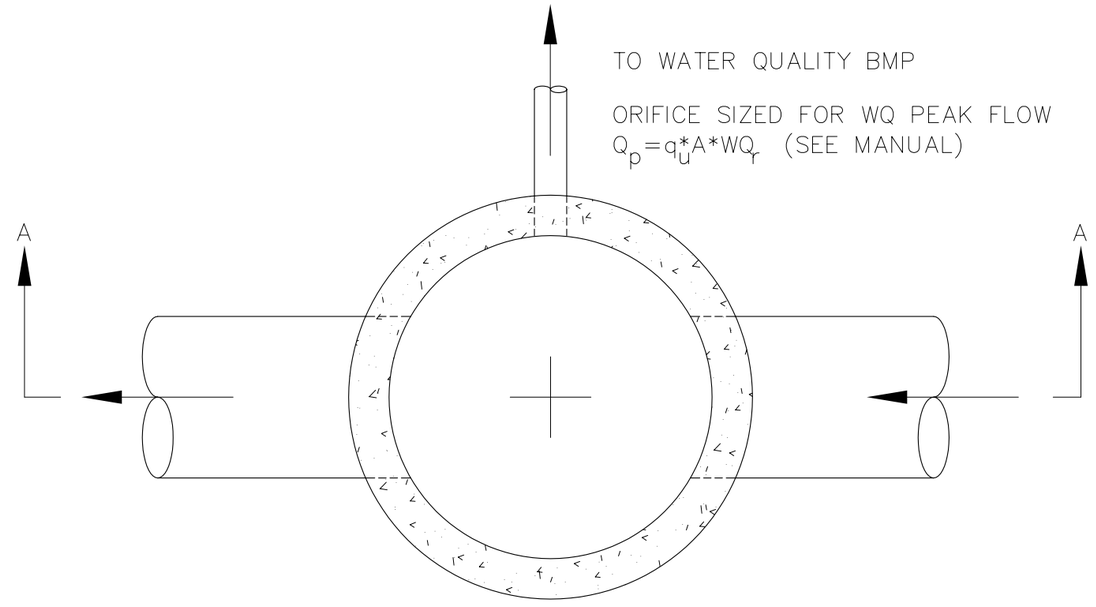
SIDE VIEW
SECTION A-A

REVISION #1: DECEMBER 3RD 2004

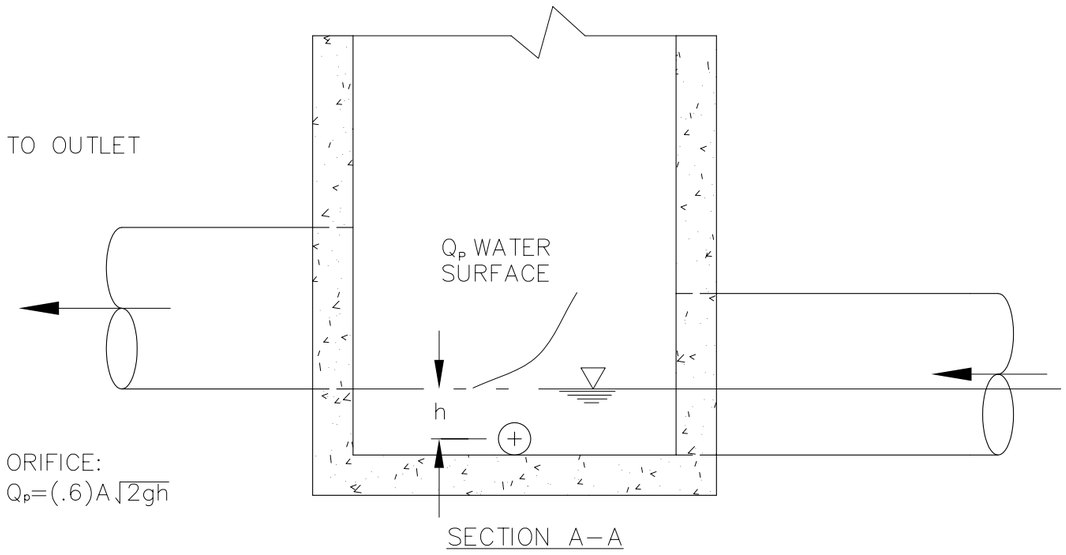
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

TYPICAL DETENTION POND
WALL TIE IN

D A T E: FEBUAURY 2002 S H E E T: 626



PLAN VIEW

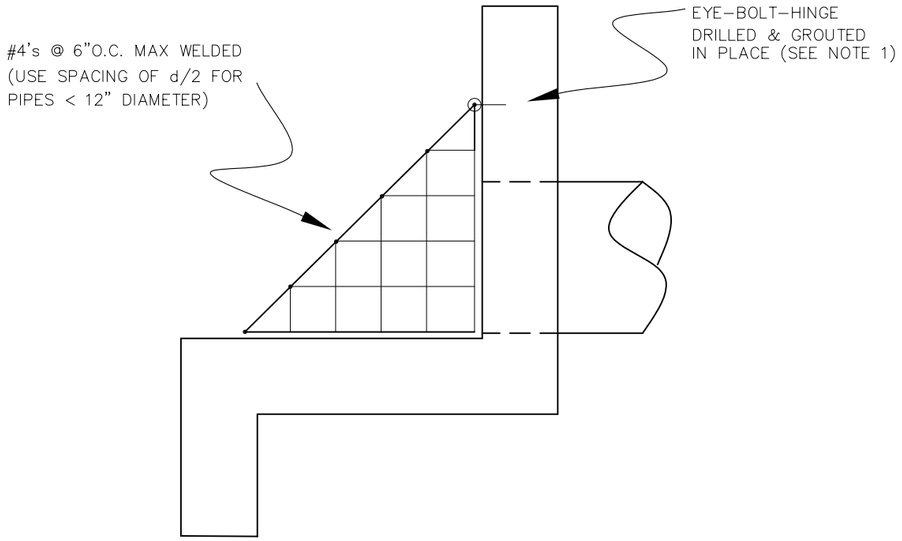


SECTION A–A

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

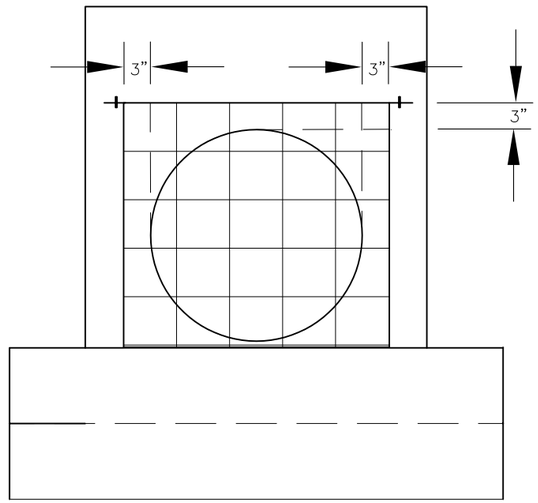
FLOWSPLITTER – MANHOLE

D A T E: FEBUARY 2002 S H E E T: 627

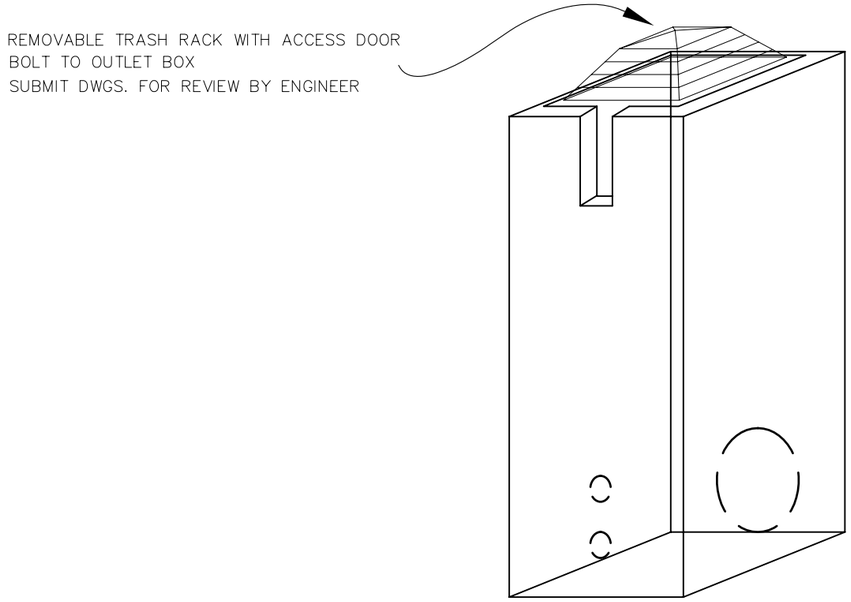




NOTES:
1.) 3/4" ANCHORED BOLTS (EMBEDDED 3")



ORIFICE TRASHRACK





TOP TRASHRACK

REVISION #1: DECEMBER 3RD 2004

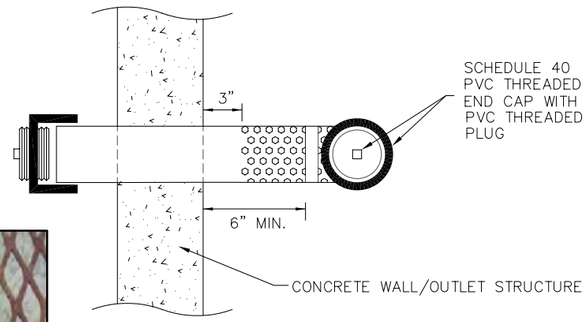
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

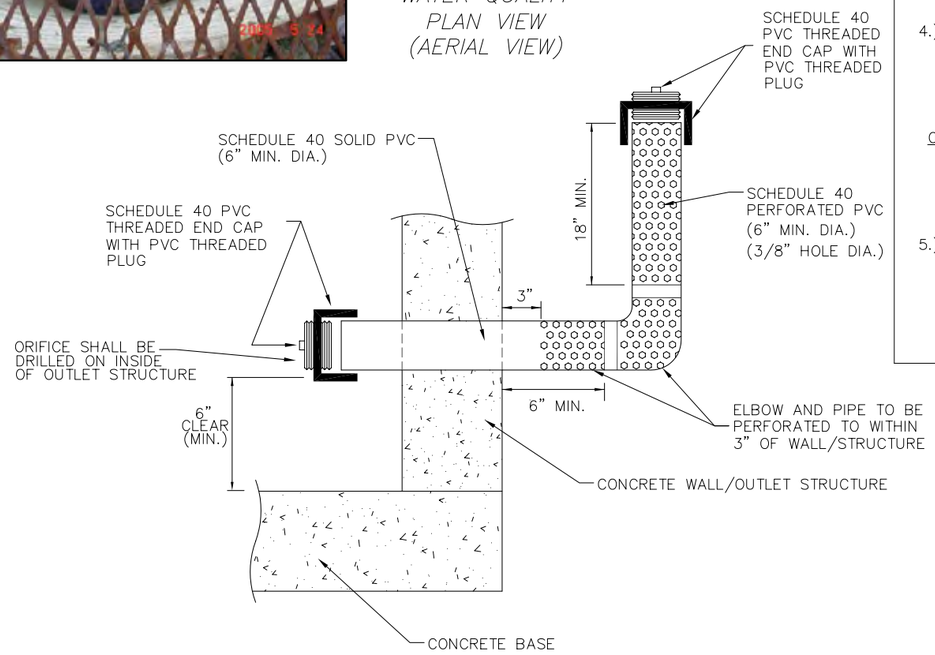
OUTLET CONTROL STRUCTURE
TRASHRACK DETAILS

D A T E: NOVEMBER 2002 S H E E T: 628



WATER QUALITY
PLAN VIEW
(AERIAL VIEW)





WATER QUALITY (WQ)
ORIFICE END-CAP

NOTES (TO APPLY TO ALL):

1.) FILL GAP BETWEEN STRUCTURE & PVC WITH MORTAR OR INSTALL A FERNCO ADAPTER.

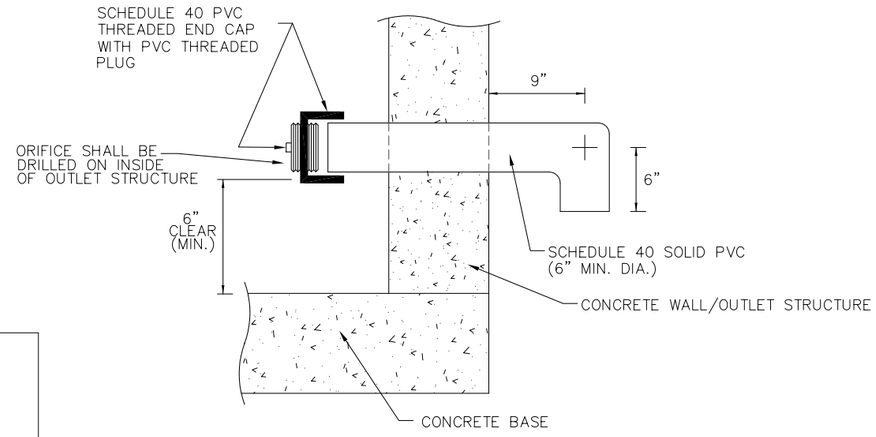
2.) SIZE ORIFICE AS REQUIRED

3.) FASTEN END CAP TO SYSTEM WITH PVC CEMENT.

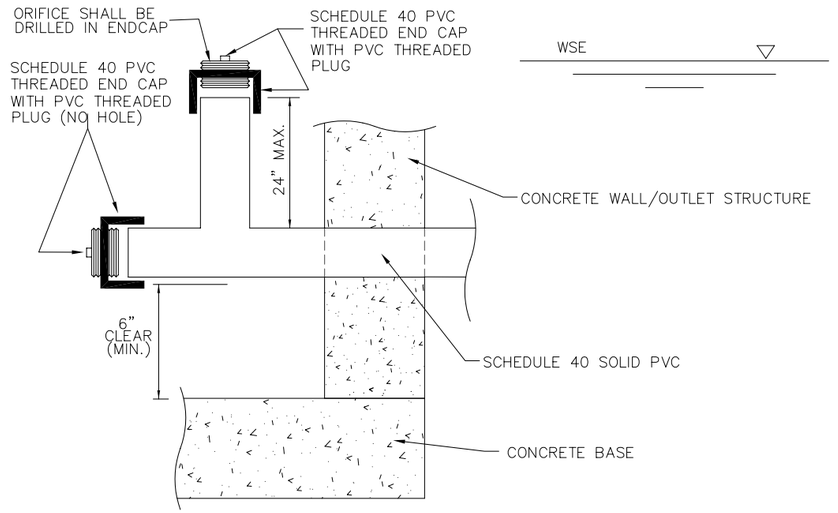
4.) PIPE SIZE SHALL BE SPECIFIED PER TABLE BELOW. PIPE SIZES SHALL BE CONSISTENT FOR EACH END-CAP ASSEMBLY.

OUTLET ORIFICE DIAMETER	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"

5.) VARIATIONS TO THIS DETAIL MAY BE ACCEPTABLE ON A CASE BY CASE BASIS. MODIFICATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE STORMWATER DEPARTMENT.



CHANNEL PROTECTION (CP)
ORIFICE END-CAP



RETROFIT FOR CHANNEL
PROTECTION ORIFICE
CONSTRUCTED TOO LOW

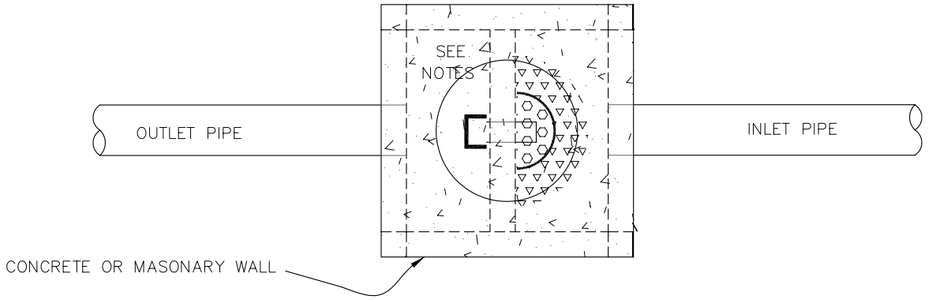
REVISION #1: DECEMBER 3RD 2004
REVISION #2: MARCH 15TH 2005
REVISION #3: MAY 2ND 2005

BOARD OF COMMISSIONERS OF GWINNETT COUNTY
DECEMBER 15, 1818
GEORGIA

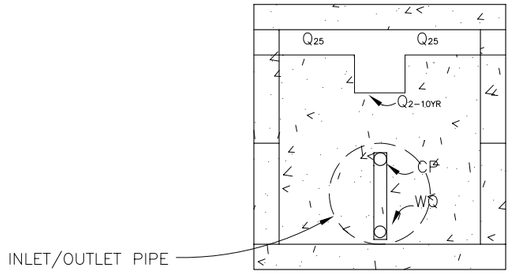
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

ORIFICE END-CAP DETAILS

DATE: NOVEMBER 2002 SHEET: 629



PLAN VIEW



FRONT VIEW

NOTES:

1.) WEIR CONFIGURATION SHOWN FOR CONCEPTUAL PURPOSES ONLY

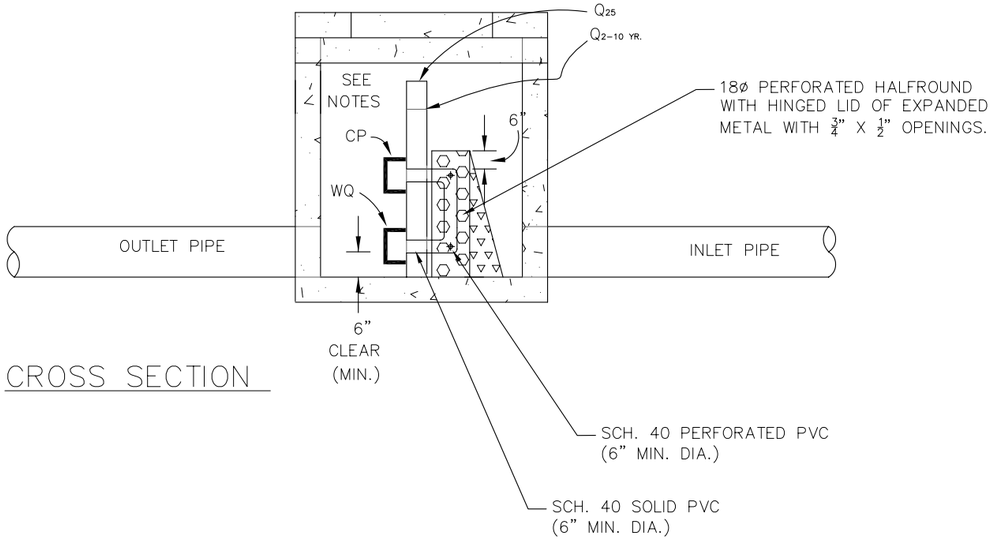
2.) REFER TO GC STD. DRAWING 629 FOR CHANNEL PROTECTION (CP) AND WATER QUALITY (WP) ORIFICE END-CAPS.

3.) REFER TO GC STD. DRAWING 611 FOR MANHOLE LID.

4.) STONE FILTER SHALL BE #4 STONE.

5.) ORIFICE & CORRESPONDING PIPE SIZES:

ORIFICE SIZE	PIPE SIZE
<3"	6"
3" TO <5"	8"
5" TO <11"	12"



CROSS SECTION

EVENT	ORIFICE/WEIR INV ELEV.	ORIFICE DIA. (IN)	WEIR LEN. (FT)	VOL. (CF)	WSEL
WQ					
CP					
2					
5					
10					
25					
100					

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING
OUTLET CONTROL STRUCTURE
FOR UNDERGROUND DETENTION
WITH 1/2 ROUND AND STONE FILTER
DATE: DECEMBER 2004 SHEET: 630

ROUND PIPE - 2-2/3" X 1/2" CORRUGATION

D (IN)	AREA (SQ. FT.)	MAXIMUM HEIGHT OF COVER (FT.) SHEET THICKNESS IN INCHES (GAGE) 0.064 (16)	0.079 (14)	0.109 (12)	0.138 (10)	0.168 (8)	MIN. HEIGHT OF COVER (FT.)
12	.79	100+	100+	NA	NA	NA	
15	1.23	100+	100+	NA	NA	NA	
18	1.77	100+	100+	100+	NA	NA	
21	2.40	100+	100+	100+	NA	NA	
24	3.14	100+	100+	100+	NA	NA	SEE
30	4.91	85	100+	100+	NA	NA	DWG
36	7.1	71+	88	100+	100+	NA	703
42	9.6	NS	76	100+	100+	NA	
48	12.6	NS	66	93	100+	100+*	
54	16.0	NS	NS	82	100+	100+*	
60	19.6	NS	NS	74	95	100+*	
66	23.8	NS	NS	NS	87	100+*	
72	28.3	NS	NS	NS	79	97*	
78	33.2	NS	NS	NS	NS	90*	
84	38.5	NS	NS	NS	NS	83*	

ROUND PIPE - 3" X 1" CORRUGATION

D (IN)	AREA (SQ. FT.)	MAXIMUM HEIGHT OF COVER (FT.) SHEET THICKNESS IN INCHES (GAGE) 0.064 (16)	0.079 (14)	0.109 (12)	0.138 (10)	0.168 (8)	MIN. HEIGHT OF COVER (FT.)
36	7.1	81	100+	100+	NA	NA	
42	9.6	70	87	100+	NA	NA	
48	12.6	61	76	100+	100+	NA	
54	16.0	54	68	95	100+	NA	
60	19.6	48	61	85	100+	NA	SEE
66	23.8	44	55	78	100+	100+*	DWG
72	28.3	NS	51	71	91	100+*	703
78	33.2	NS	47	66	84	100+*	
84	38.5	NS	43	61	78	100+*	
90	44.2	NS	40	57	73	90*	
96	50.3	NS	NS	53	68	84*	
102	56.7	NS	NS	50	64	79*	
108	63.6	NS	NS	47	61	75*	
114	70.9	NS	NS	NS	58	71*	
120	78.5	NS	NS	NS	55	67*	
132	95.0	NS	NS	NS	50	61*	

ROUND PIPE - 5" X 1" CORRUGATION

D (IN)	AREA (SQ. FT.)	MAXIMUM HEIGHT OF COVER (FT.) SHEET THICKNESS IN INCHES (GAGE) 0.064 (16)	0.079 (14)	0.109 (12)	0.138 (10)	0.168 (8)	MIN. HEIGHT OF COVER (FT.)
36	7.1	72	90	100+	NA	NA	
42	9.6	62	77	100+	NA	NA	
48	12.6	54	68	95	100+	NA	
54	16.0	48	60	84	100+	NA	
60	19.6	43	54	76	98	NA	SEE
66	23.8	39	49	69	89	100+*	DWG
72	28.3	NS	45	63	81	100+*	703
78	33.2	NS	41	58	75	92*	
84	38.5	NS	38	54	70	85*	
90	44.2	NS	36	50	65	80*	
96	50.3	NS	NS	47	61	75*	
102	56.7	NS	NS	44	57	70*	
108	63.6	NS	NS	42	54	66*	
114	70.9	NS	NS	NS	51	63*	
120	78.5	NS	NS	NS	49	60*	
132	95.0	NS	NS	NS	44	54*	

PIPE ARCH - 2-2/3" X 1/2" CORRUGATION

SPAN (IN)	RISE (IN)	EQUIV. ROUND PIPE (IN)	AREA (SQ. FT.)	MINIMUM SHEET THICKNESS REQUIRED (IN) (GA)	MAXIMUM HEIGHT OF COVER (FT) MAXIMUM CORNER PRESSURE-LBS/SQ.FT 4000	6000	MIN. HEIGHT OF COVER (FT.)
17	13	15	1.1	.064 (16)	12	14	
21	15	18	1.6	.064 (16)	10	14	
24	18	21	2.2	.064 (16)	7	13	
28	20	24	2.9	.064 (16)	5	11	
35	24	30	4.5	.064 (16)	NS	7	SEE
42	29	36	6.5	.079 (14)	NS	7	DWG
49	33	42	8.9	.079 (14)	NS	6	703
57	38	48	11.6	.109 (12)	NS	8	
64	43	54	14.7	.109 (12)	NS	9	
71	47	60	18.1	.138 (10)	NS	10	
77	52	66	21.9	.168 (8)*	5	10	
83	57	72	26.0	.168 (8)*	5	10	

PIPE ARCH - 3" X1" AND 5" X 1" CORRUGATION

SPAN (IN)	RISE (IN)	EQUIV. ROUND PIPE (IN)	AREA (SQ. FT.)	MINIMUM SHEET THICKNESS REQUIRED (IN) (GA)	MAXIMUM HEIGHT OF COVER (FT) MAXIMUM CORNER PRESSURE-LBS/SQ.FT 4000	6000	MIN. HEIGHT OF COVER (FT.)
40	31	36	7.0	.079 (14)	8	12	
46	36	42	9.4	.079 (14)	8	13	
53	41	48	12.3	.079 (14)	8	13	
60	46	54	15.6	.079 (14)	8	13	
66	51	60	19.3	.079 (14)	9	13	SEE
73	55	66	23.2	.079 (14)	11	16	DWG
81	59	72	27.4	.079 (14)	11	17	703
87	63	78	32.1	.109 (12)	10	16	
95	67	84	37.0	.109 (12)	11	17	
103	71	90	42.4	.109 (12)	10	15	
112	75	96	48.0	.109 (12)	10	16	
117	79	102	54.2	.109 (12)	10	15	
128	83	108	60.5	.138 (10)	9	14	
137	87	114	67.4	.138 (10)	8	13	
142	91	120	74.5	.168 (8)*	7	12	

* AVAILABILITY SHOULD BE QUALIFIED BEFORE SPECIFYING

NA – NOT AVAILABLE

NS – NOT APPROVED (FOR HIGHWAY H-20 LOADINGS)

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Pipe Culverts - Detail No. 1

DATE: JANUARY 1988 SHEET: 701

ROUND PIPE - 2-2/3" X 1/2" CORRUGATION

D (IN)	AREA (SQ. FT.)	MAXIMUM HEIGHT OF COVER (FT.) SHEET THICKNESS IN INCHES (GAGE) 0.060 (16)	0.075 (14)	0.105 (12)	0.135 (10)	0.164 (8)	MIN. HEIGHT OF COVER (FT.)
12	0.8	90	100+	NA	NA	NA	
15	1.2	72	90	NA	NA	NA	
18	1.8	59	75	100+	NA	NA	
21	2.4	52	65	92	NA	NA	
24	3.1	44	56	79	NA	NA	SEE
30	4.9	NS	44	63	NA	NA	DWG
36	7.1	NS	NS	52	68	NA	703
42	9.6	NS	NS	NS	58	NA	
48	12.6	NS	NS	NS	NS	61	
54	15.9	NS	NS	NS	NS	NS	
60	19.6	NS	NS	NS	NS	NS	
66	23.8	NS	NS	NS	NS	NS	
72	28.3	NS	NS	NS	NS	NS	

ROUND PIPE - 3" X 1" CORRUGATION

D (IN)	AREA (SQ. FT.)	MAXIMUM HEIGHT OF COVER (FT.) SHEET THICKNESS IN INCHES (GAGE) 0.060 (16)	0.075 (14)	0.105 (12)	0.135 (10)	0.164 (8)	MIN. HEIGHT OF COVER (FT.)
36	7.1	33	42	60	NA	NA	
42	9.6	28	36	51	NA	NA	
48	12.6	24	31	45	58	NA	
54	15.9	NS	28	39	51	NA	
60	19.6	NS	24	35	46	NA	SEE
66	23.8	NS	NS	32	42	51	DWG
72	28.3	NS	NS	29	38	47	703
78	33.2	NS	NS	NS	35	43	
84	38.5	NS	NS	NS	32	40	
90	44.2	NS	NS	NS	30	37	
96	50.3	NS	NS	NS	NS	34	
102	56.7	NS	NS	NS	NS	32	
108	63.6	NS	NS	NS	NS	NS	
114	70.9	NS	NS	NS	NS	NS	
120	78.5	NS	NS	NS	NS	NS	

PIPE ARCH - 2-2/3" X 1/2" CORRUGATION

SPAN (IN)	RISE (IN)	EQUIV. ROUND PIPE (IN)	AREA (SQ. FT.)	MINIMUM SHEET THICKNESS REQUIRED (IN) (GA)	MAXIMUM HEIGHT OF COVER (FT) MAXIMUM CORNER PRESSURE-LBS/SQ.FT 4000	6000	MIN. HEIGHT OF COVER (FT.)
17	13	15	1.1	.060 (16)	12	15	
21	15	18	1.6	.060 (16)	10	14	
24	18	21	2.2	.060 (16)	7	13	
28	20	24	2.9	.075 (14)	5	11	
35	24	30	4.5	.105 (12)	NS	7	SEE
42	29	36	6.5	.105 (12)	NS	7	DWG
49	33	42	8.9	.135 (10)	NS	6	703
57	38	48	11.6	.164 (8)	NS	8	
64	43	54	14.7	.164 (8)	NS	9	
71	47	60	18.1	.164 (8)	NS	10	
77	52	66	21.9	.164 (8)	NS	10	
83	57	72	26.0	.164 (8)	NS	10	

PIPE ARCH - 3" X 1" AND 5" X 1" CORRUGATION

SPAN (IN)	RISE (IN)	EQUIV. ROUND PIPE (IN)	AREA (SQ. FT.)	MINIMUM SHEET THICKNESS REQUIRED (IN) (GA)	MAXIMUM HEIGHT OF COVER (FT) MAXIMUM CORNER PRESSURE-LBS/SQ.FT 4000	6000	MIN. HEIGHT OF COVER (FT.)
40	31	36	7.0	.075 (14)	8	12	
46	36	42	9.4	.075 (14)	8	13	
53	41	48	12.3	.075 (14)	8	13	
60	46	54	15.6	.075 (14)	8	13	
66	51	60	19.3	.075 (14)	8	13	SEE
73	55	66	23.2	.105 (12)	11	16	DWG
81	59	72	27.4	.105 (12)	11	17	703
87	63	78	32.1	.135 (10)	10	16	
95	67	84	37.0	.135 (10)	11	17	
103	71	90	42.4	.135 (10)	10	15	
112	75	96	48.0	.164 (8)	10	16	
117	79	102	54.2	.164 (8)	10	15	

NA – NOT AVAILABLE

LA – LIMITED AVAILABILITY

NS – NOT APPROVED (FOR HIGHWAY H-20 LOADINGS)

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Pipe Culverts - Detail No. 2

DATE: JANUARY 1988 SHEET: 702

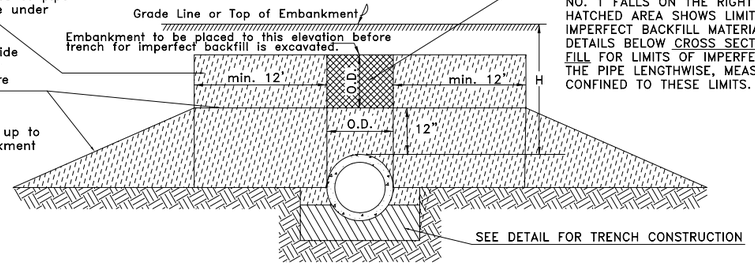
NORMAL BACKFILL

Backfill, as shown by the broken line sections, shall consist of placing compactable soil in 6"(Loose) layers and compacting each layer (according to Georgia Standard Specifications) on both sides of pipe for its full length. Measurement and payment will be made under Roadway Excavation items for formaton of embankments.

Normal embankment shall be placed a minimum of 12' wide on each side of the pipe and at least the minimum cover over the pipe and compacted to the required density before equipment is allowed to cross.

After backfill has been compacted, the balance of the fill up to grade line shall be constructed in accordance with embankment specifications.

LONGITUDINAL SECTION OF IMPERFECT TRENCH BACKFILL AND BACKFILL METHODS



IMPERFECT BACKFILL

IMPERFECT BACKFILL WILL BE USED WITH CONCRETE PIPE IF AN EXTRAPOLATION OF FILL HEIGHT AND PIPE DIAMETER IN TABLE NO. 1 FALLS ON THE RIGHT SIDE OF THE HEAVY LINE, CROSS HATCHED AREA SHOWS LIMITS OF STRUCTURE EVACUATION AND IMPERFECT BACKFILL MATERIAL TYPE III IN THIS VIEW. SEE DETAILS BELOW CROSS SECTIONS OF IMPERFECT TRENCH BACK-FILL FOR LIMITS OF IMPERFECT BACKFILL AS MEASURED OVER THE PIPE LENGTHWISE, MEASUREMENT AND PAYMENT WILL BE CONFINED TO THESE LIMITS.

TABLE NO. 1

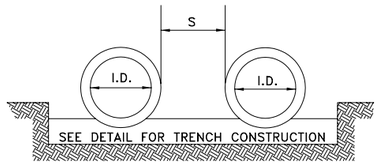
TABLE SHOWING THE MINIMUM CLASSES OF CONCRETE PIPE FOR VARIOUS HEIGHTS OF FILL ABOVE TOP OF PIPE

PIPE DIAMETER (inches)	HEIGHT OF FILL IN FEET ABOVE TOP OF PIPE										
	1–10	10–15	15–20	20–25	25–30	30–35	35–40	40–50	50–60	60–70	70–80	80–90
12	III	III	IV	V	V	IV	IV	IV	V	V	V	
15	III	III	IV	V	V	IV	IV	IV	V	V	V	
18	III	III	IV	V	V	IV	IV	IV	V	V	V	
24	III	III	IV	V	V	IV	IV	IV	V	V	V	
30	III	III	IV	V	V	IV	IV	IV	V	V	V	
36	III	III	IV	V	V	IV	IV	IV	V	V	V	
42	III	III	IV	V	V	IV	IV	IV	V	V	V	
48	III	III	IV	V	V	IV	IV	IV	V	V	V	
54	III	III	IV	V	V	IV	IV	IV	V	V	V	
60	III	III	IV	V	V	IV	IV	IV	V	V	V	
66	III	III	IV	V	V	IV	IV	IV	V	V		
72	III	III	IV	V	V	IV	IV	IV	V	V		
78	III	III	IV	IV	IV	IV	IV	IV	V			
84	III	III	IV	IV	IV	IV	IV	IV	V			
90	III	III										
96	III	III										
102	III	III										
108	III	III										

FOR CONDITIONS BETWEEN THE HEAVY LINE & DOUBLE LINE CLASS IV CONCRETE PIPE REQUIRES IMPERFECT BACKFILL ACCORDING TO DETAIL "A".

FOR CONDITIONS TO THE RIGHT OF THE DOUBLE LINE CLASS V CONCRETE PIPE REQUIRES IMPERFECT BACKFILL ACCORDING TO DETAIL "B".

MULTIPLE PIPE CULVERT SPACING

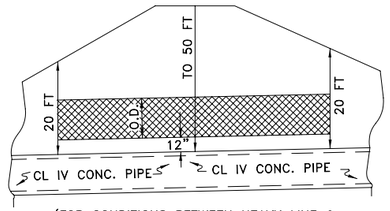


S= One inside diameter of pipe or 3 feet, whichever is smaller.
For pipe arch culverts, substitute span for inside diameter.

NOTE:
For Multiple Lines of C.M. Pipe with metal Flared End Sections, S may be increased enough to avoid overlap of End Section wingtips. Location of metal End Section should be determined before placement of pipe.

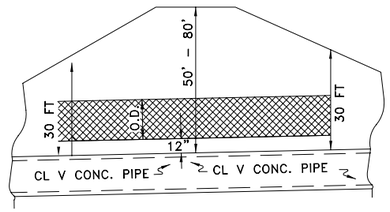
CROSS SECTIONS OF IMPERFECT TRENCH BACKFILL

CROSS HATCHED AREAS SHOW LIMITS OF CONSTRUCTION & MEASUREMENT FOR STRUCTURE EXCAVATION & IMPERFECT TRENCH BACKFILL MATERIAL, TYPE III



(FOR CONDITIONS BETWEEN HEAVY LINE & & DOUBLE LINE, TABLE NO.1)

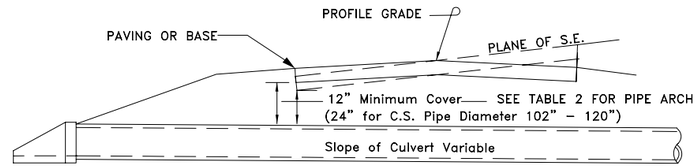
DETAIL "A"



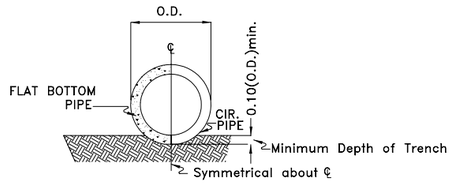
(FOR CONDITIONS ON RIGHT SIDE OF DOUBLE LINE, TABLE NO.1)

DETAIL "B"

DETAIL SHOWING MINIMUM COVER FOR PIPE CULVERTS

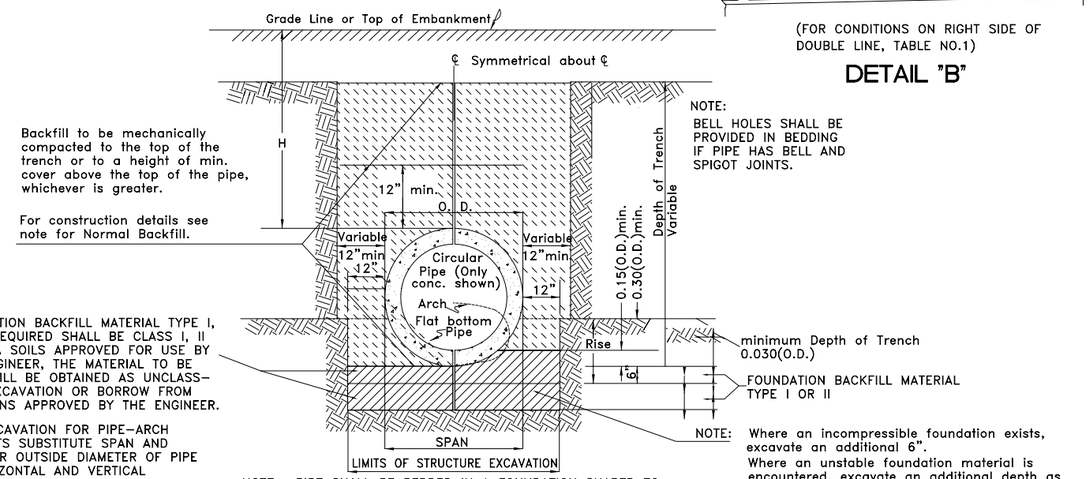


TRENCH CONSTRUCTION FOR SIDE DRAIN



NOTE:
THE PIPE SHALL BE BEDDED TO LINE AND GRADE IN A FIRM FOUDATION SHAPED TO FIT THE LOWER PART OF THE PIPE EXTERIOR. WHERE ROCK EXISTS, EXCAVATE AND BACKFILL WITH COMPRESSIBLE MATERIAL(Unclassified Excavation) A MINIMUM OF 6" BELOW THE PIPE.

TRENCH CONSTRUCTION FOR STORM DRAIN



Backfill to be mechanically compacted to the top of the trench or to a height of min. cover above the top of the pipe, whichever is greater.

For construction details see note for Normal Backfill.

FOUNDATION BACKFILL MATERIAL TYPE I, WHEN REQUIRED SHALL BE CLASS I, II OR III-A SOILS APPROVED FOR USE BY THE ENGINEER, THE MATERIAL TO BE USED WILL BE OBTAINED AS UNCLASS-IFIED EXCAVATION OR BORROW FROM LOCATIONS APPROVED BY THE ENGINEER.

FOR EXCAVATION FOR PIPE-ARCH CULVERTS SUBSTITUTE SPAN AND RISE FOR OUTSIDE DIAMETER OF PIPE IN HORIZONTAL AND VERTICAL DIMENSIONS SPECIFIED IN DETAIL.

NOTE: PIPE SHALL BE BEDDED IN A FOUNDATION SHAPED TO FIT THE LOWER PART OF PIPE EXTERIOR.

NOTE:
BELL HOLES SHALL BE PROVIDED IN BEDDING IF PIPE HAS BELL AND SPIGOT JOINTS.

minimum Depth of Trench 0.030(O.D.)

FOUNDATION BACKFILL MATERIAL TYPE I OR II

NOTE: Where an incompressible foundation exists, excavate an additional 6". Where an unstable foundation material is encountered, excavate an additional depth as shown on Plans or as directed by the Engineer.

TABLE NO. 2 (PIPE-ARCH)

TABLE SHOWING MINIMUM THICKNESS IN INCHES OF CORRUGATED STEEL AND CORRUGATED ALUMINUM PIPE-ARCH AND MAXIMUM HEIGHTS OF FILL ABOVE THE TOP OF THE PIPE-ARCH.

Diameter of Pipe of Equal Periphery Inch	SPAN INCH	RISE INCH	MIN. THICKNESS (inches) COR. STEEL ①	COR. STEEL ②	COR. ALUMINUM	MINIMUM COVER INCHES	MAX. HT. FILL FEET
15	17	13	.064			18	13
					.060	18	15
18	21	15	.064			18	12
					.060	18	14
21	24	18	.064			18	10
					.060	18	13
24	28	20	.064			18	9
					.060	18	11
30	35	24	.064			18	9
					.060	18	9
36	42	29	.064			18	7
					.075	18	7
	40	31		.079		18	12
42	49	33	.079			18	7
					.105	18	7
	46	36	.079	.079		18	12
48	57	38	.109			18	7
					.135	18	7
	53	41		.079		18	12
54	64	43	.109			18	7
					.135	18	7
	60	46		.079		18	12
60	71	47	.138			18	7
					.164	18	7
	66	51		.079		18	12
66	77	52	.168			18	7
	73	55		.079		18	15
72	83	57	.168			18	8
	81	59		.079		18	15
78	87	63		.079		18	14
84	95	67		.109		18	12
90	103	71		.109		24	11

① DENOTES 2-2/3"X1/2" CORRUGATION.
② DENOTES 3"X1" CORRUGATION.

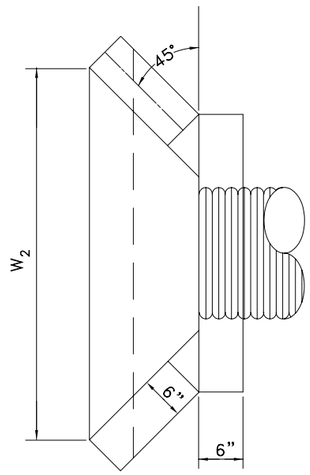
TABLE NO. 3 - (INFORMATION ONLY)

	Cor. Metal Thickness	Equivalent Gage
STEEL	0.064	16
	0.079	14
	0.109	12
	0.138	10
	0.168	8
ALUMINUM	0.060	16
	0.075	14
	0.105	12
	0.135	10
	0.164	8

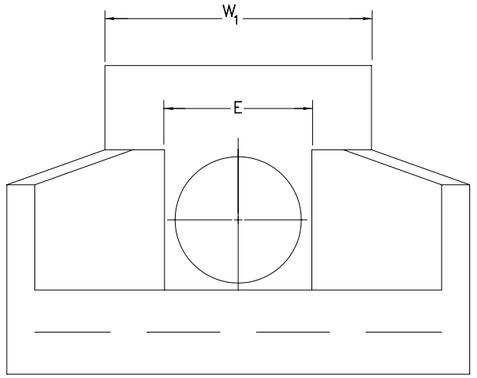
GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Pipe Culverts - Concrete Pipe

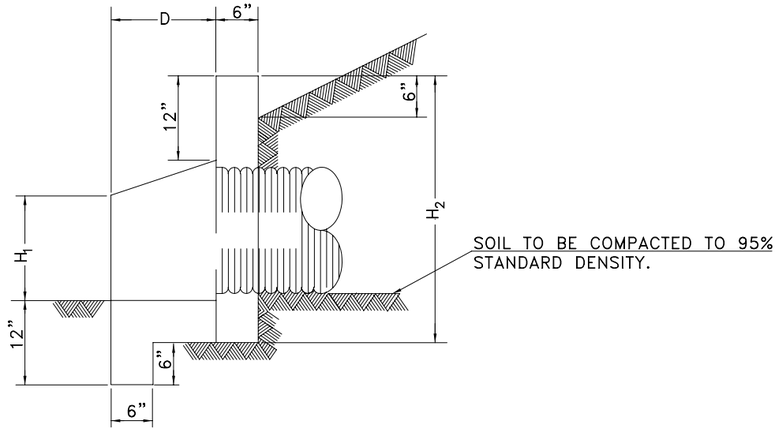
DATE: JANUARY 1988 SHEET: 703



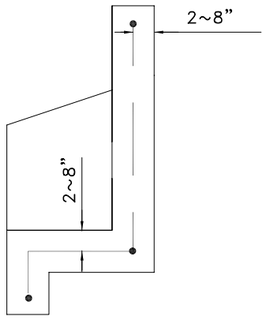
PLAN



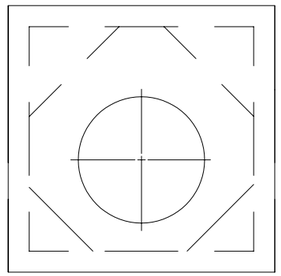
FRONT ELEVATION



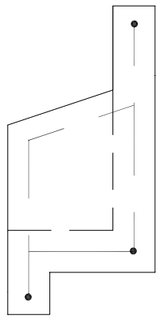
SIDE



BASE AND WALL SECTION



WALL SECTION



WING SECTION

BASE SECTION

TABLE 1

HEADWALL DIMENSIONS FOR METAL PIPE*

INSIDE DIA. OF PIPE	W_1	W_2	H_1	H_2	D	E	WT.	BASE AREA (SQ.FT.)
18"	3'-2"	4'-10"	1'-3"	3'-2"	1'-3"	1'-9"	1,550	7.34
21",24"	3'-8"	6'-1"	1'-9"	3'-8"	1'-6"	2'-3"	2,100	9.90
30"	4'-2"	7'-2"	2'-0"	4'-2"	1'-10"	2'-9"	2,850	13.50
36"	4'-8"	8'-4"	2'-4"	4'-8"	2'-2"	3'-3"	3,700	17.65
42",48",54"	5'-8"	10'-10"	3'-3"	5'-8"	2'-11"	4'-3"	5,600	28.60

*USE NEXT LARGER SIZE FOR CONCRETE PIPE

NOTES:

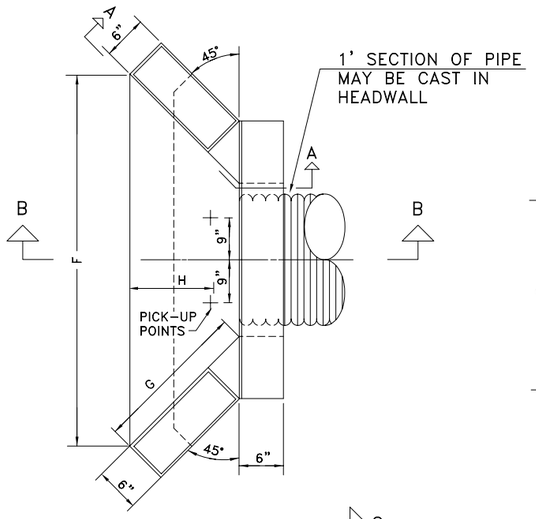
1. ALL CONCRETE SHALL BE CLASS AA1 4500 PSI.
2. REINFORCEMENT STEEL SHALL BE 1/2"ø OF INTERMEDIATE GRADE.
3. CHAMFER ALL EXPOSED EDGE 3/4".

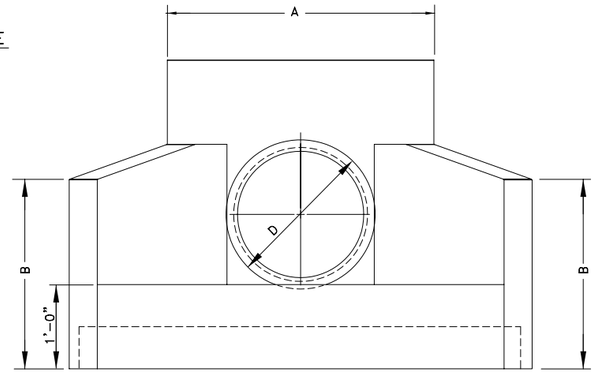
BOARD OF COMMISSIONERS OF GWINNETT COUNTY GEORGIA DECEMBER 18, 1818

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

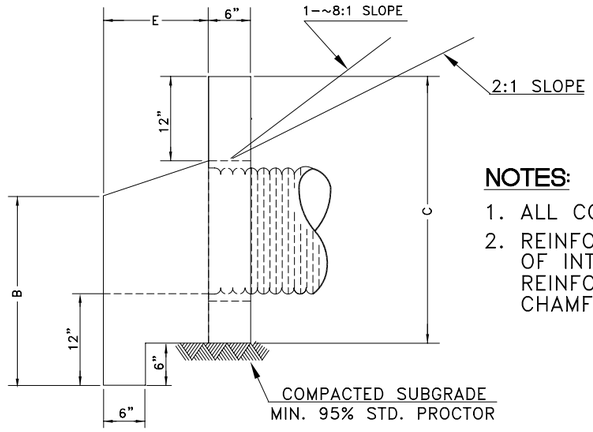
Precast Concrete Headwall System

DATE: JANUARY 1988 SHEET: 704





FRONT ELEVATION

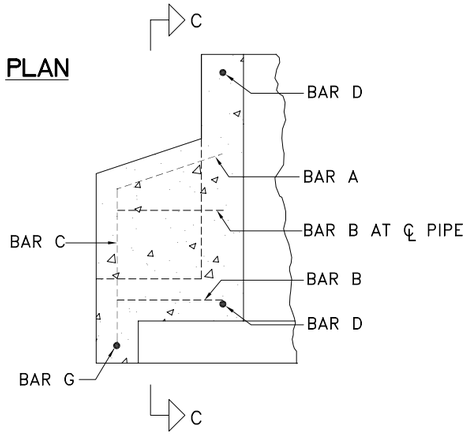


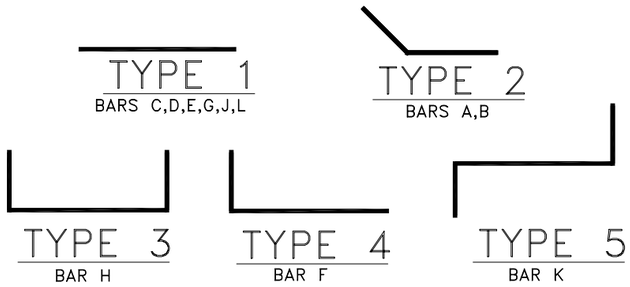
SIDE ELEVATION

NOTES:

1. ALL CONCRETE SHALL BE 3000 PSI.
2. REINFORCEMENT STEEL SHALL BE 1/2"ø OF INTERMEDATE GRADE. PLACE REINFORCEMENT 2" MINIMUM CLEARANCE. CHAMFER ALL EXPOSED EDGES 3/4".

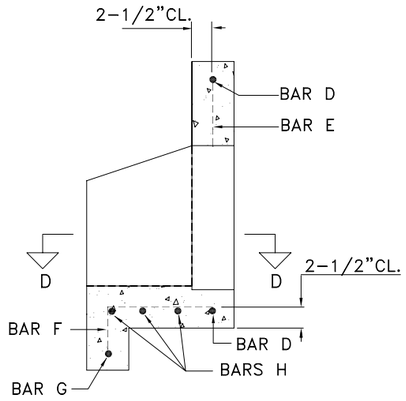
PLAN





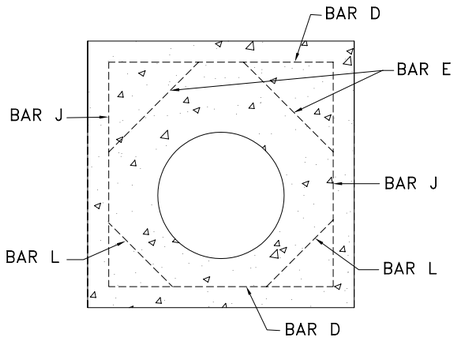
VARIABLE DIMENSIONS(CONCRETE PIPE)												
CU YDS CONC	INSIDE DIA PIPE	AREA DIA PIPE	A	B	C	D	E	F	G	H	WT	BASE AREA
0.43	18"	1.76	3'-3"	2'-4"	3'-4~8"	2'-0"	1'-6"	4'-10"	2'-0"	1'-0~4"	1,763	8.30
0.50	21"	2.40	3'-8~8"	2'-6"	3'-6"	2'-3~8"	1'-6"	5'-3~8"	2'-1~8"	1'-0~r"	2,020	9.40
0.51	24"	3.14	4'-0"	2'-9"	3'-11"	3'-1"	1'-8"	5'-11"	2-4~8"	1'-1~w"	2,088	11.80
0.79	30"	4.91	4'-6~8"	3'-1"	4'-5~8"	3'-1~8"	2'-0"	7'-1~8"	2'-10"	1'-3~r"	3,162	16.10
1.00	36"	7.07	5'-1"	3'-8"	6'-0"	3'-8"	2'-4"	8'-0"	3'-3~8"	1'-6"	4,069	19.60

VARIABLE DIMENSIONS (METAL PIPE)												
CU YDS CONC	INSIDE DIA PIPE	AREA DIA PIPE	A	B	C	D	E	F	G	H	WT	BASE AREA
0.38	18"	1.76	3'-2"	2'-3"	3'-2"	1'-9"	1'-4"	4'-8"	1'-10~8"	0'-11~w"	1,649	7.34
0.44	21"	2.40	3'-5"	2'-5"	3'-5"	2'-0"	1'-6"	4'-10"	2'-0"	1'-0~4"	1,770	8.32
0.52	24"	3.14	3'-6"	2'-7"	3'-8"	2'-3"	1'-7"	6'-6"	2'-3"	1'-1~4"	2,108	9.90
0.70	30"	4.91	4'-2"	2'-11"	4'-2"	2'-8"	1'-11"	6'-7"	2'-8~8"	1'-3~4"	2,834	13.50
0.91	36"	7.07	4'-8"	3'-3"	4'-8"	3'-3"	2'-3"	7'-0"	3'-2~4"	1'-3~6"	3,676	17.65



SECTION B-B

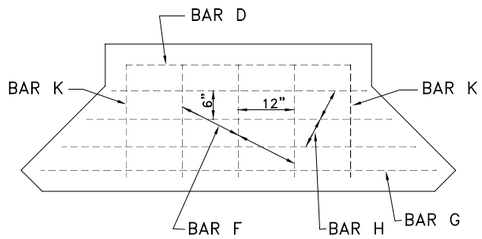
SECTION A-A



SECTION C-C

BAR REINF. DETAILS

REINF. STEEL TO BE 1/2"ø BARS.



SECTION D-D

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

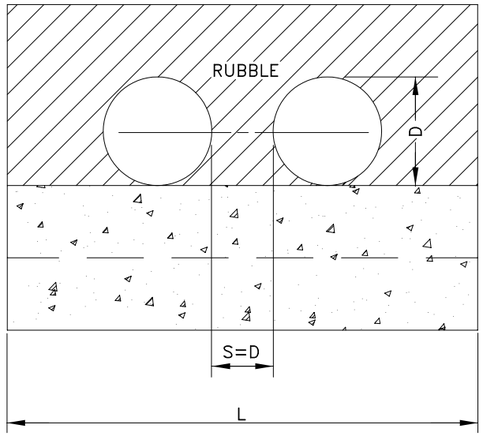
Cast Concrete Headwall

DATE: JANUARY 1988 SHEET: 705

NOTE:

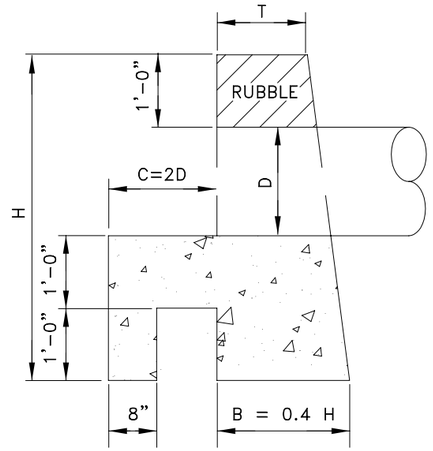
TO BE USED WHERE SPILLING OF MATERIAL AROUND THE END OF WALL WILL NOT IMPEDE FLOW. USE ONLY AS DIRECTED BY THE DEPARTMENT.

CONCRETE FOOTING MAY BE USED BELOW PIPE

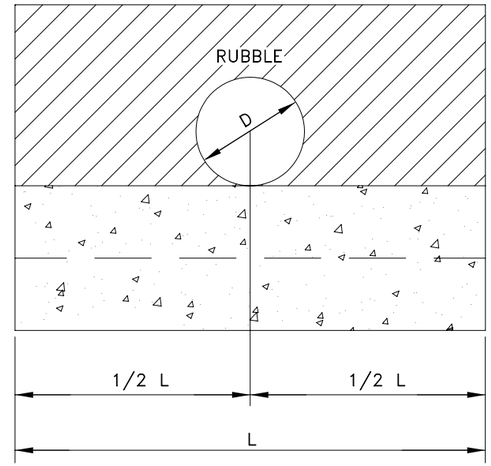


CONCRETE FOOTING MAY BE USED BELOW PIPE

DOUBLE LINE OF PIPE



SECTION



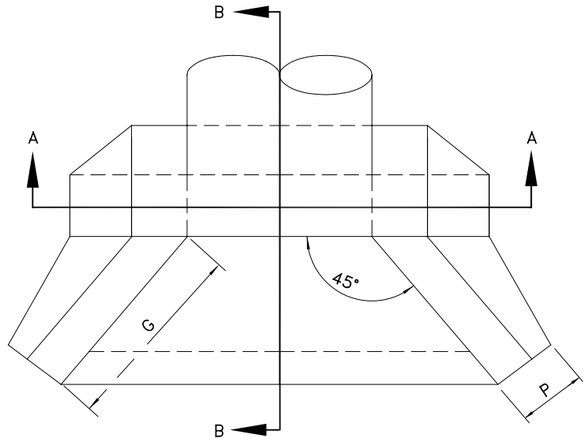
SINGLE LINE OF PIPE

DIMENSIONS AND QUANTITIES FOR ONE END WALL – SINGLE LINE OF PIPE						
D	H	L	T	B	BATTER	CY
12"	4'–0"	4'–6"	15"	1'–7"	1:1	0.91
15"	4'–3"	5'–6"	15"	1'–8"	1–1/4:1	1.22
18"	4'–6"	6'–6"	15"	1'–10"	1–5/8:1	1.58
21"	4'–9"	7'–6"	15"	1'–11"	1–3/4:1	2.03
24"	5'–0"	8'–6"	15"	2'–0"	1–3/4:1	2.37
30"	5'–6"	10'–6"	15"	2'–2"	2–1/8:1	3.40
36"	6'–0"	12'–6"	15"	2'–5"	2–3/8:1	4.68
42"	6'–6"	14'–6"	15"	2'–7"	2–1/2:1	5.30
48"	7'–0"	16'–6"	15"	2'–10"	2–3/4:1	6.12
54"	7'–6"	18'–6"	15"	3'–0"	2–7/8:1	6.99
60"	8'–0"	20'–6"	15"	3'–3"	3:1	7.92
66"	8'–6"	22'–6"	15"	3'–5"	3:1	8.93
72"	9'–0"	24'–6"	15"	3'–7"	3–1/8:1	9.99

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

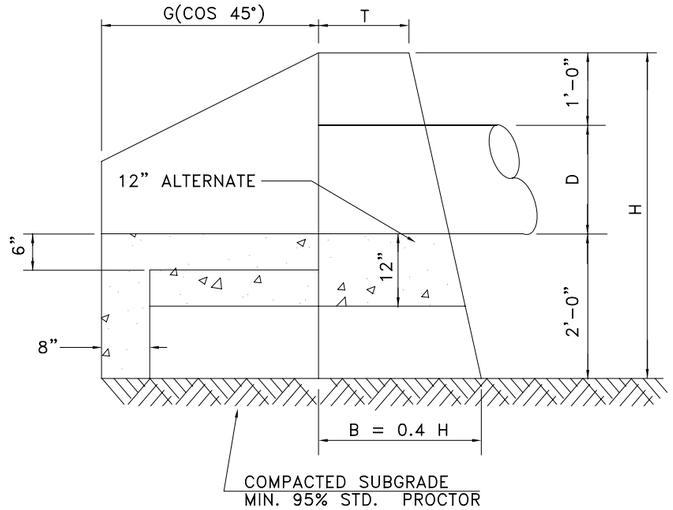
Standard Rubble Headwall

DATE: JANUARY 1988 SHEET: 706

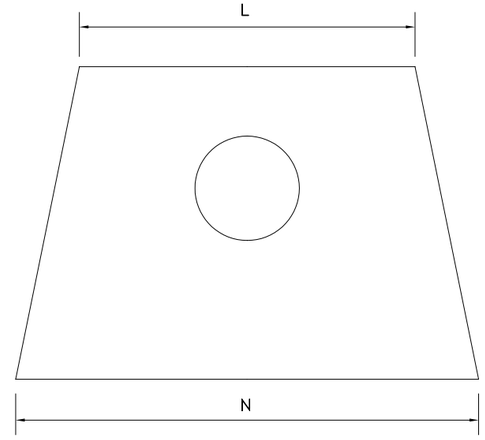


CONCRETE APRON SHALL BE CLASS "A" (3000 PSI)

PLAN



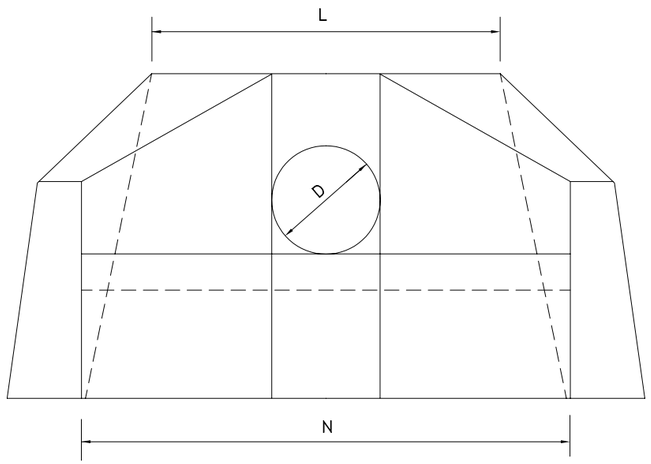
SECTION B-B



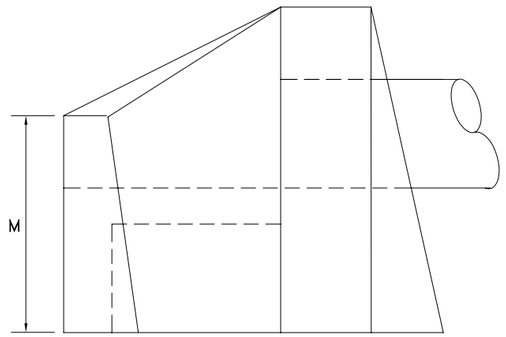
SECTION A-A

NOTE:

HEADWALLS SHALL BE BUILT ACCORDING TO STANDARD SPECIFICATIONS FOR CEMENT RUBBLE MASONRY. STONE SHALL BE BEDDED IN 1/3 PORTLAND CEMENT MORTAR. HEADERS SHALL BE DISTRIBUTED THROUGH WALLS SO AS TO FORM ABOUT ONE SIXTH OF FACE OF WALL, AND SHALL EXTEND ENTIRELY THROUGH THE WALL.
WALLS SHALL BE NEATLY TOPPED WITH A LAYER OF 1–1 MORTAR, AT LEAST 1" THICK, TROWELED SMOOTH, AND BEVELED AT EDGES. DEPTH OF WALL BELOW PIPE TO BE VARIED TO SUIT LOCAL CONDITIONS.
WHERE DEPTH OF WALL IS INCREASED BY MORE THAN 2'–0" USE 0.4 OF HEIGHT FOR WIDTH OF BASE INSTEAD OF CONTINUING BATTER.
12" ALTERNATE FOOTING MAY BE USED.



FRONT ELEVATION



SIDE ELEVATION

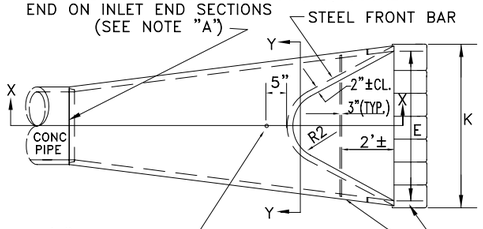
VARIABLE DIMENSIONS								
D	B	G	H	L	M	N	P	T
18	1'–10"	3'–4"	4'–6"	5'–0"	3'–4"	6'–4"	1'–4"	15"
21	1'–11"	3'–6"	4'–9"	5'–3"	3'–6"	6'–11"	1'–5"	15"
24	2'–0"	3'–9"	5'–0"	5'–6"	3'–9"	7'–4"	1'–6"	15"
30	2'–2"	4'–0"	5'–6"	6'–0"	4'–1"	8'–4"	1'–8"	15"
36	2'–5"	4'–6"	6'–0"	6'–6"	4'–5"	9'–4"	1'–10"	15"
42	2'–7"	4'–11"	6'–6"	7'–0"	4'–9"	10'–2"	1'–11"	15"
48	2'–10"	5'–5"	7'–0"	7'–6"	5'–1"	11'–4"	2'–1"	15"
54	3'–0"	5'–11"	7'–6"	8'–0"	5'–5"	12'–2"	2'–2"	15"
60	3'–3"	6'–4"	8'–0"	8'–6"	5'–9"	13'–4"	2'–5"	15"
66	3'–5"	6'–10"	8'–6"	9'–0"	6'–1"	14'–6"	2'–6"	15"
72	3'–7"	7'–4"	9'–0"	9'–6"	6'–5"	15'–2"	2'–7"	15"

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Standard Rubble Headwall With Wings

DATE: JANUARY 1988 SHEET: 707

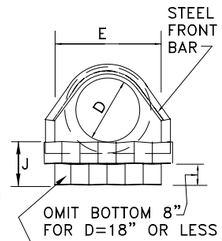
END SECTION TO PIPE JOINT SHOWN AS TYPICAL: HUB END ON OUTLET END SECTIONS; SOCKET END ON INLET END SECTIONS (SEE NOTE "A")



PLAN

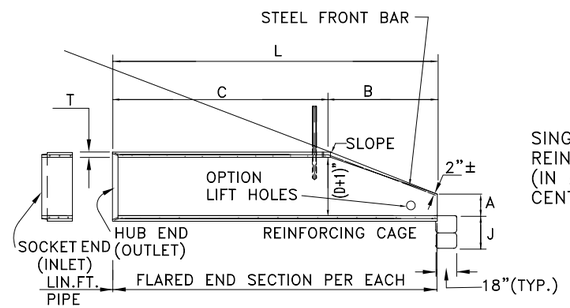
CONCRETE FLARED END SECTION

INSTALLATION: (D OVER 30") CABLE, CHAIN, OR LIFTING PIN WILL EXTEND THRU 1-1/4" HOLE WITH A PLATE OR REBAR CONNECTED INSIDE THE CONC. SECTION TO PROVIDE ADEQUATE BEARING AREA OR A LIFTING ASSEMBLY DEVICE MAY BE USED TO GIVE 3 LIFT POINTS. HOOKS CONNECTED DIRECTLY TO CONCRETE IS NOT PERMITTED DAMAGE FROM IMPROPER HANDLING SHALL BE CAUSE FOR REJECTION.

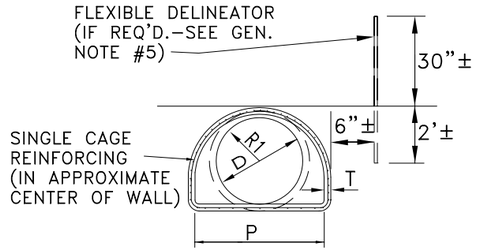


FRONT

NOTE:
DO NOT CUT CONCRETE PIPE. USE FULL LENGTH SECTIONS ONLY. WARP SLOPE TO CONFORM WITH PIPE LENGTH AND END SECTION.



SECTION X-X



SECTION Y-Y

REINFORCING CAGE:
(1) WIRE FABRIC HAVING SAME STEEL AREA AS INNER CAGE FOR CL. III PIPE, AASHTO M-170, BUT PLACED IN CENTER OF WALL.
(2) ALTERNATE; #3 BARS SPACED 12"± LONGITUDINALLY WITH #2 BARS TRANSVERSELY AT 6"O.C. MAX. SPACING, SPOT WELDED OR TIED TO FORM CAGE. (BACK RODS MAY BE OMITTED.)

NOTE "A":

CONTRACTOR WILL INFORM PRODUCER IF CONCRETE FLARED END SECTION IS FOR INLET OR FOR OUTLET END. SOCKET (TONGUE OR SPIGOT) END IS REQUIRED FOR INLETS. HUB (GROOVE OR BELL) END IS REQUIRED FOR OUTLETS. SOCKET TO SOCKET OR HUB TO HUB JOINT WILL NOT BE ACCEPTED UNLESS A REINFORCED CONCRETE COLLAR IS BUILT AROUND THE JOINT WITH NO PAYMENT BEING MADE FOR THE COLLAR.
FLARED END SECTIONS SHALL BE JOINTED TO PIPE WITH ALL SPACE IN THE JOINT FILLED WITH EITHER BITUMINOUS PLASTIC CEMENT OR PRE-FORMED PLASTIC GASKET (SEC. 848).

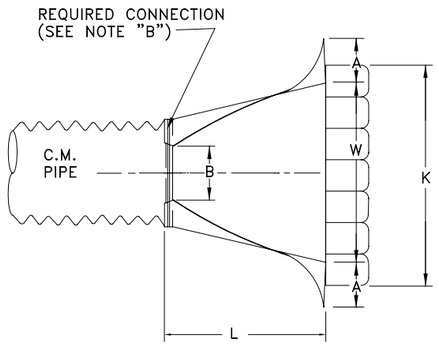
WALL THICKNESS (T) IS SHOWN AS NOMINAL AND MAY BE INCREASED AT PRODUCER'S OPTION FOR DESIRED JOINT DESIGN OR TO ALLOW A FLAT OUTSIDE BOTTOM ON THE FLARE, WITH INSIDE DIMENSIONS OF FLARE RETAINED AS SHOWN. T=PIPE WALL THICKNESS (0.0833D+1" TYPICAL)

DIMENSIONS AND REINFORCING FOR CONCRETE FLARED END SECTIONS (± 1" TOLERANCE)

PIPE DIA.	FRONT BAR	BACK RODS	SLOPE	A	B	C	L	E	P	R1	R2
12"	1-#3x5'4"	NOT REQ'D.	2.2:1	4"	2'0"	4'1"	6'1"	2'0"	1'8"	10"	9"
15"	1-#3x6'0"	NOT REQ'D.	2.2:1	6"	2'3"	3'10"	6'1"	2'6"	2'0"	1'0"	11"
18"	1-#3x7'2"	NOT REQ'D.	2.2:1	9"	2'3"	3'10"	6'1"	3'0"	2'5"	1'4"	1'0"
24"	1-#3x9'10"	NOT REQ'D.	2.4:1	10"	3'8"	2'6"	6'2"	4'0"	2'9"	1'5"	1'2"
30"	1-#4x11'8"	NOT REQ'D.	2.4:1	12"	4'6"	1'8"	6'2"	5'0"	3'1"	1'6"	1'3"
36"	1-#4x13'10	2-#4x6'3"	2.4:1	15"	5'3"	2'11"	8'2"	6'0"	4'0"	2'0"	1'8"
42"	1-#4x13'10	2-#4x7'4"	2.4:1	21"	5'3"	2'11"	8'2"	6'6"	4'6"	2'4"	1'10"

NOTE:
SPECIFIED REINFORCING IS MINIMAL AND MAY BE INCREASED AT PRODUCER'S OPTION TO AID CASTING & HANDLING. ALTERNATE REINFORCEMENT PERMITTED IF APPROVED.

METAL FLARED END SECTION
(USE ONLY WITH COR. METAL PIPE)



PLAN

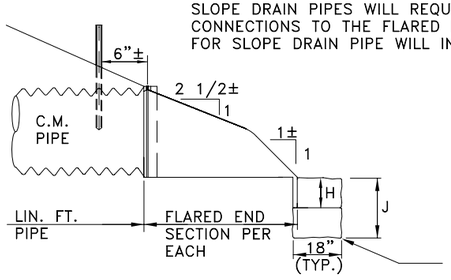
NOTE:
GALVANIZED STEEL FLARED END SECTIONS ARE TO BE USED ONLY WITH CORRUGATED STEEL PIPE AND ALUMINUM FLARED END SECTIONS ARE TO BE USED ONLY WITH CORRUGATED ALUMINUM PIPE UNLESS OTHERWISE APPROVED BY D.O.T. OFFICE OF MATERIALS AND TESTS.

FLARED END SECTION DIMENSIONS

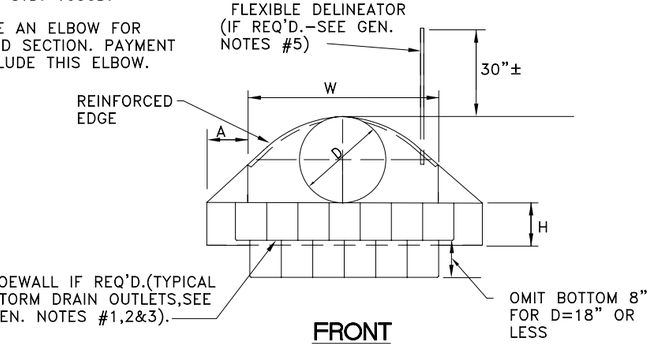
PIPE SIZE "D"	THICKNESS GALV. STEEL	THICKNESS ALUM.	A A=0.4D ± 1"	B B=0.5D ± 1"	H H=0.25D ±1"(MIN6")	L L=1.67D ± 11\2"	W W=2.0D ± 2"
12"	.064"	.060"	5"	6"	6"	1'8"	2'0"
15"	.064"	.060"	6"	7"	6"	2'3"	2'6"
18"	.064"	.060"	7"	9"	6"	2'6"	3'0"
24"	.064"	.060"	9"	1'0"	6"	3'4"	4'0"
30"	.079"	.105"	1'0"	1'3"	7"	4'2"	5'0"
36"	.079"	.105"	1'2"	1'6"	9"	5'0"	6'0"
42"	.109"	.164"	1'5"	1'9"	10"	5'10"	7'0"

NOTE:
WHERE METAL FLARED END SECTIONS ARE USED WITH MULTIPLE PIPE LINES, THE STANDARD SPACING BETWEEN PIPES. (S=D OR 3 FT.) MAY HAVE TO BE INCREASED (S=1.75D TYPICAL). TO PREVENT OVERLAP OF END SECTION WINGTIPS, SEE ALSO STD. 1030D.

NOTE:
SLOPE DRAIN PIPES WILL REQUIRE AN ELBOW FOR CONNECTIONS TO THE FLARED END SECTION. PAYMENT FOR SLOPE DRAIN PIPE WILL INCLUDE THIS ELBOW.



SIDE



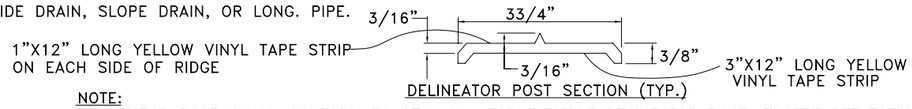
FRONT

TOEWALL DIMENSIONS AND QUANTITIES

D	J	K	ALTERNATE MATERIAL QUANTITIES: SAND CEMENT BAG RIP RAP 8" THICK NO. BAGS	SQ.YDS.	CONCRETE (CL. A OR B) OR MORTAR RUBBLE MASONRY CU.FT.⊗	CU.YDS.⊗	STONE GROUT RIP RAP OR STONE DUMP RIP RAP THICKNESS⊗	SQ.YDS.⊗
12"	8"	3'	3	0.500	3	0.111	8"	0.500
15"	8"	3'	3	0.500	3	0.111	8"	0.500
18"	8'	4'	4	0.667	4	0.148	8"	0.667
24"	16"	5'	9	1.500	10	0.370	16"	0.833
30"	16"	6'	11	1.833	12	0.444	16"	1.000
36"	16"	7'	13	2.167	14	0.518	16"	1.166
42"	16"	8'	15	2.500	16	0.592	16"	1.333

NOTE "B":
THE CONNECTION BETWEEN METAL FLARED END SECTION AND C.M. PIPE WILL BE ONE OF THE FOLLOWING:
(a) A STRAP BAND OR THREADED ROD PROVIDED BY THE MANUFACTURER WILL LOCK END SECTION ONTO PIPE. A CORRUGATION AT THE PIPE END WILL BE NON-SPIRALED (PERPENDICULAR TO CENTERLINE OF PIPE).
(b) A DIMPLE BAND COLLAR WILL BE SHOP BOLTED TO END SECTION. PIPE WILL BE INSERTED INTO THE BAND COLLAR TO MEET THE END SECTION.
(c) A STUB PIPE WILL BE RIVITED TO THE END SECTION AND THE MAIN PIPE CONNECTED TO THE STUB WITH A NORMAL CONNECTING BAND.
(d) OTHER TYPE CONNECTION IF RECOMMENTED BY MANUFACTURER AND APPROVED BY THE D.O.T.

GENERAL NOTES:
1. TOEWALLS ARE FOR OUTLETS OF STORM DRAINS, EXCEPT WHERE CONCRETE DITCH PAVING OR OTHER EROSION PROTECTION IS PROVIDED OR WHERE THE OUTLET VELOCITY IS LESS THAN 8 FT./SEC. TOEWALLS ARE NOT REQUIRED FOR SIDE DRAINS, SLOPE DRAINS OR INLETS OF STORM DRAINS. THIS CRITERIA MAY BE VARIED WHERE SPECIFIED BY THE DESIGNER OR ENGINEER.
2. TOEWALLS WHICH ARE CONSTRUCTED WILL BE PAID FOR AS SQ. YDS. OF SAND CEMENT BAG RIPRAP 8" THICK, CONTRACTOR MAY ELECT TO USE ALTERNATE MATERIALS WITH NO ADJUSTMENTS TO BE MADE FOR PAYMENT.
3. TOEWALL DIMENSIONS ARE NOMINAL. TOEWALLS CONSTRUCTED WITH ALTERNATE MATERIALS TO HAVE APPROXIMATELY THE SAME DIMENSIONS AS INDICATED FOR RIP RAP. TOEWALLS CONSTRUCTED WITH CONCRETE MAY BE TRENCH FORMED, PLACEMENT OF RIP RAP MAY DIFFER FROM DETAILS SHOWN IF SO APPROVED BY THE ENGINEER.
4. CENTERLINE OF FLARED END SECTION WILL ALIGN WITH CENTERLINE OF PIPE. IF PIPE IS SKEWED, THE EMBANKMENT SLOPE WILL BE WARPED TO CONFORM WITH END SECTION.
5. FLEXIBLE DELINEATORS SHALL BE REQUIRED AT CROSS DRAIN FLARED END SECTIONS BOTH INLET AND OUTLET. PAYMENT FOR FLARED END SECTION WILL INCLUDE DELINEATORS. SEE DETAIL AND NOTES BELOW. DELINEATORS NOT REQ'D. FOR SIDE DRAIN, SLOPE DRAIN, OR LONG. PIPE.

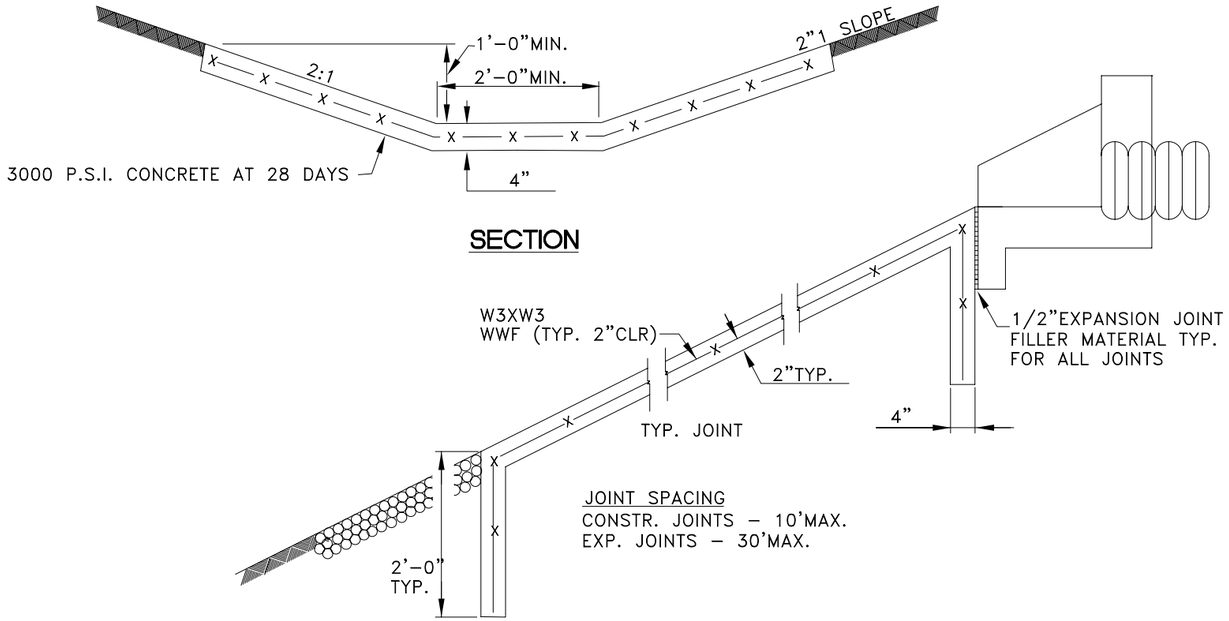


NOTE:
DELINEATOR POST SHALL CONFORM TO SEC. 911 FOR FLEXIBLE DELINEATOR POST, EXCEPT REFLECTIVE SHEETING IS NOT REQUIRED AND LENGTH IS 4'-6" FROM TOP TO BOTTOM POINT. ALTERNATES PERMITTED IF APPROVED BY D.O.T. LABORATORY.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

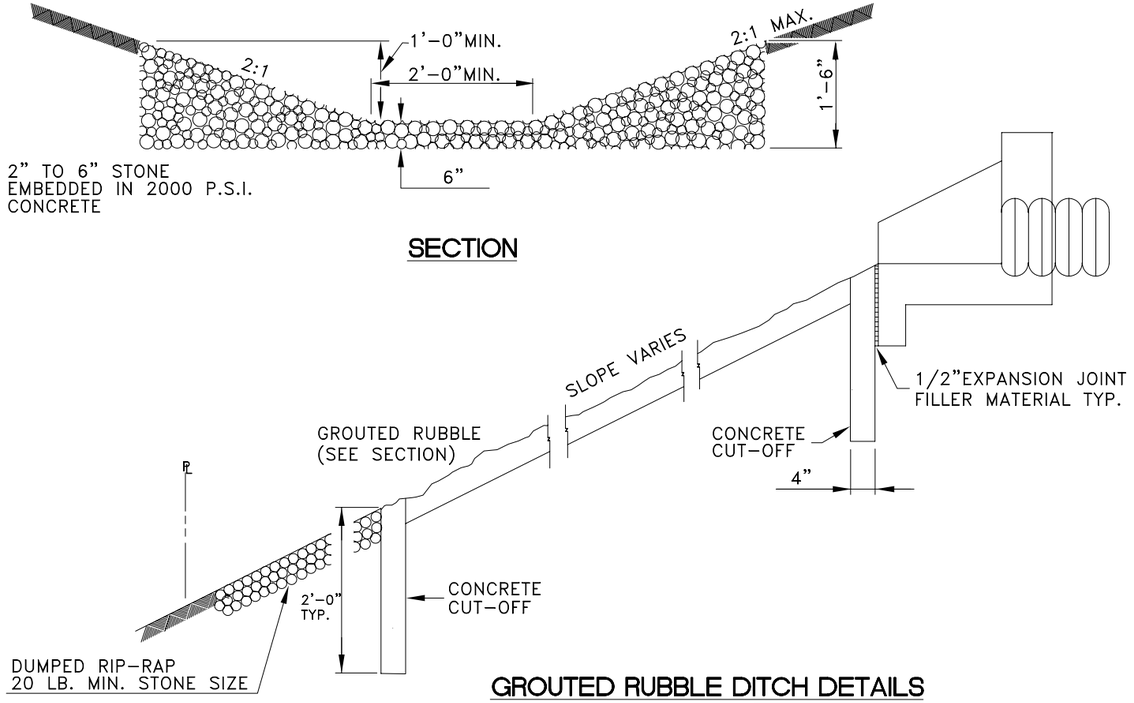
Standard Flared End Setions For Pipes

DATE: JANUARY 1988 SHEET: 708



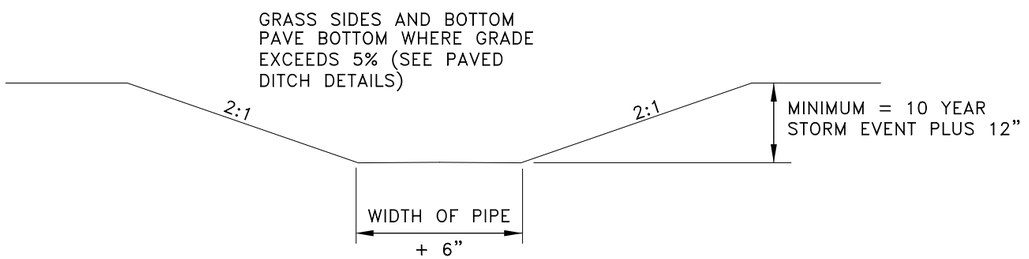
SECTION

PAVED DITCH DETAILS



SECTION

GROUTED RUBBLE DITCH DETAILS

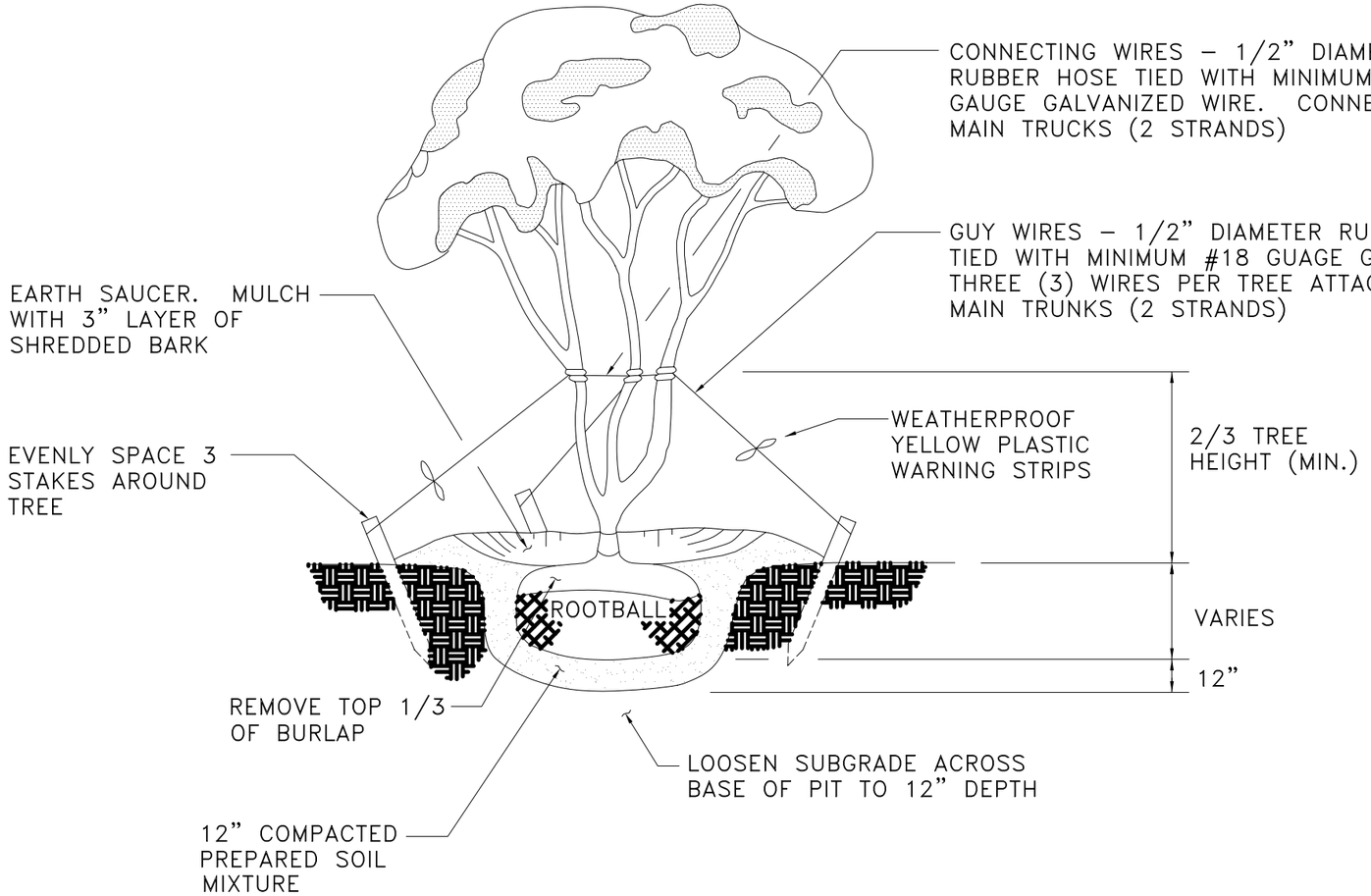


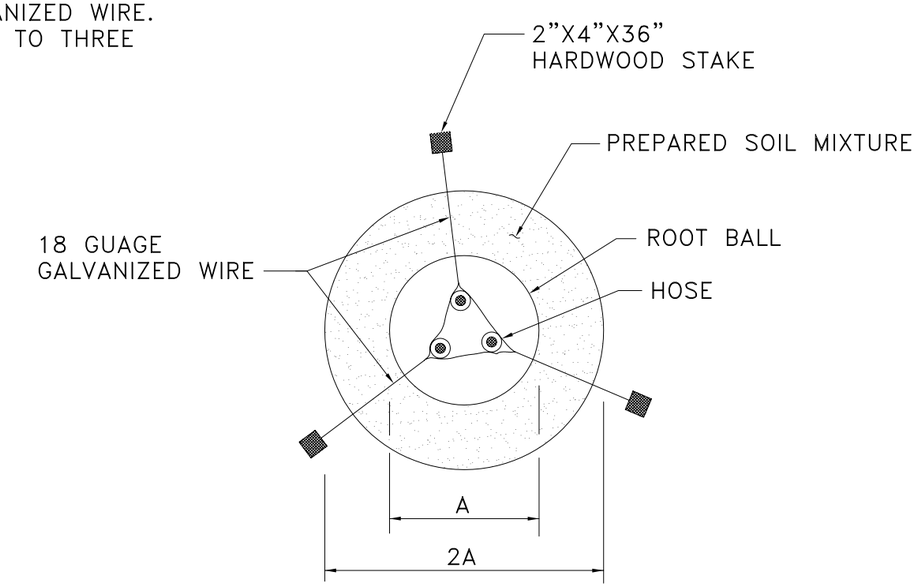
TYPICAL DRAINAGE DITCH CROSS SECTION

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Drainage Ditch Details

DATE: JANUARY 1988 SHEET: 709



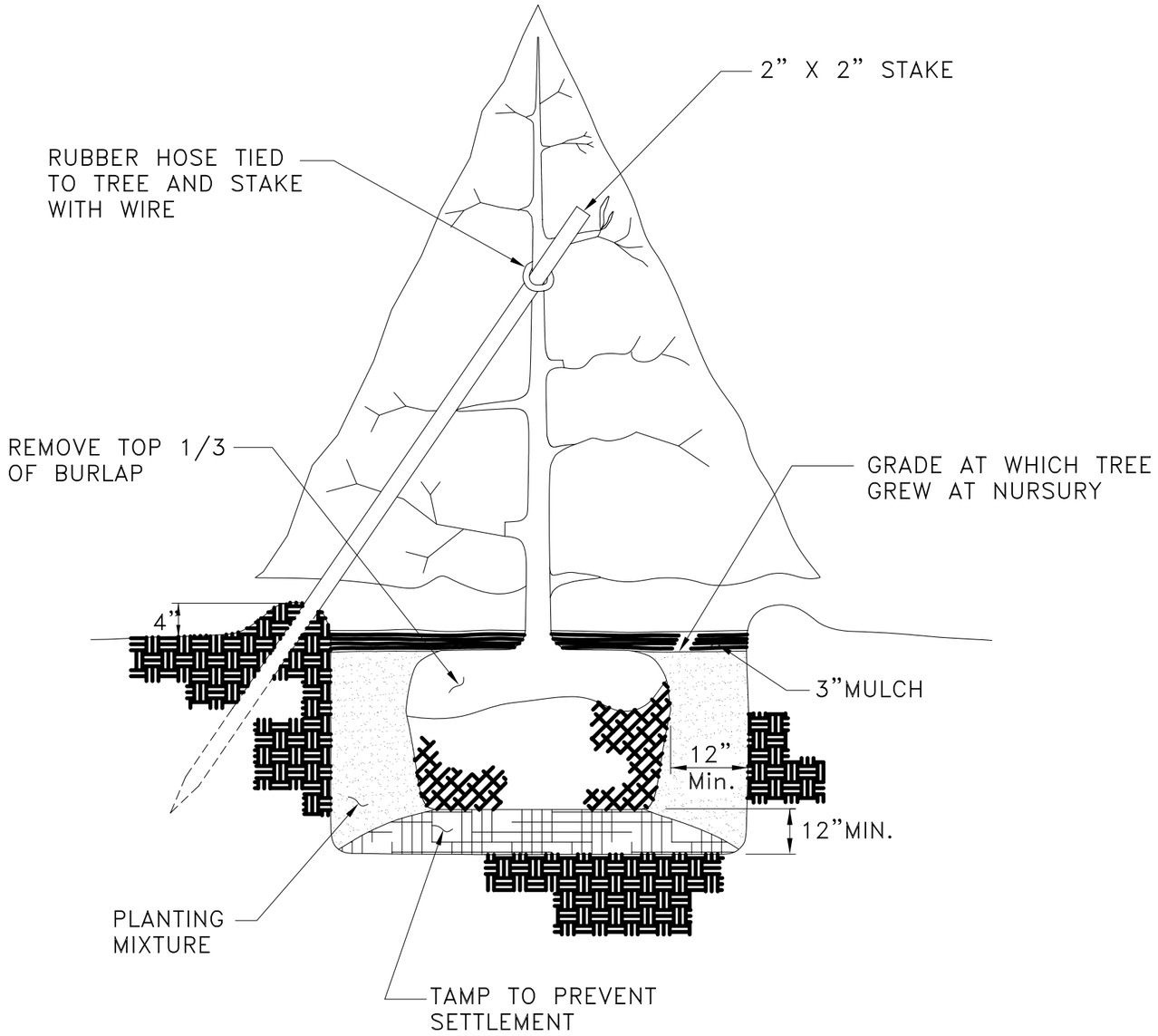


A = DIAMETER OF ROOT BALL
2A = DIAMETER OF PIT

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Multi–Trunk Tree Planting

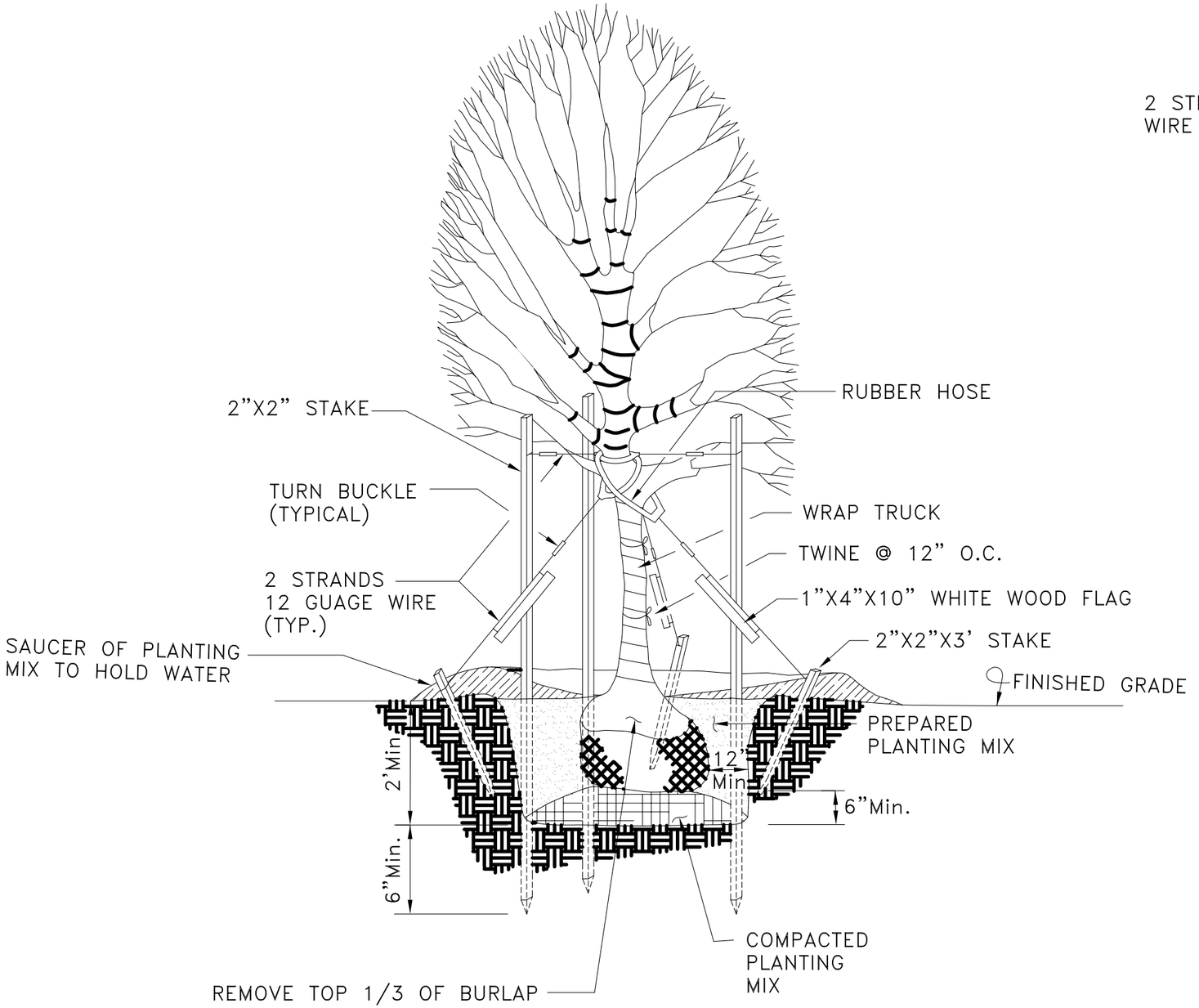
DATE: August 1996 SHEET: 801

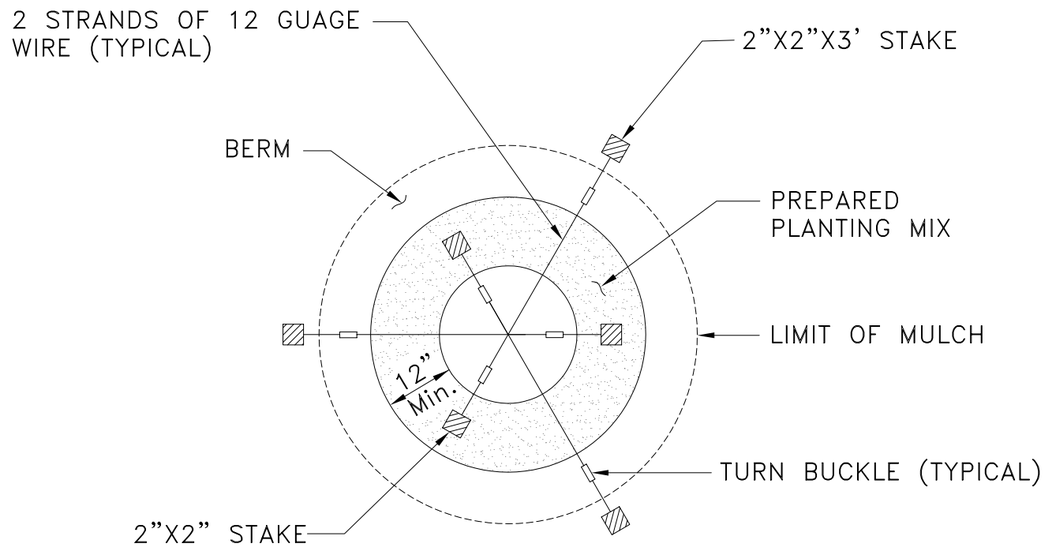


GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Evergreen Tree Planting

DATE: August 1996 SHEET: 802





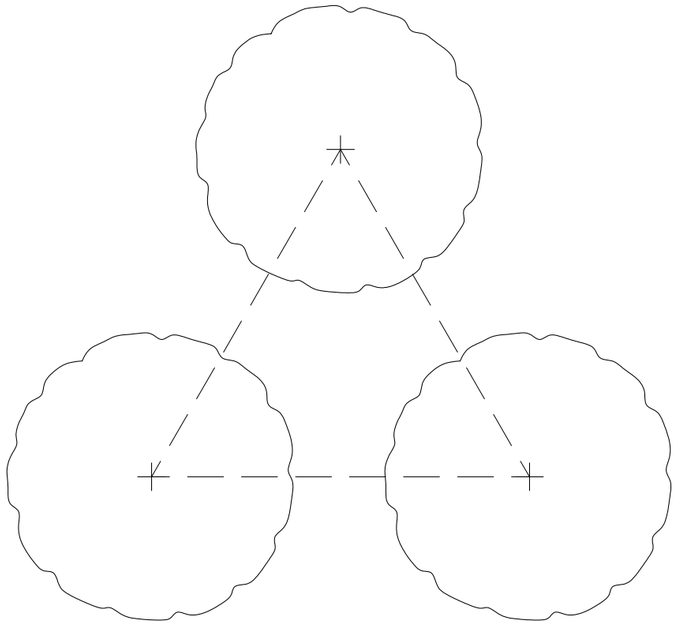
NOTES

1. MULCH WITH 3" OF CLEAN PINE STRAW.
2. TREES EIGHT FEET HIGH (8') OR LESS SHALL BE STAKED.
3. TREES TALLER THAN EIGHT FEET (8') SHALL BE GUYED.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Deciduous Tree Planting

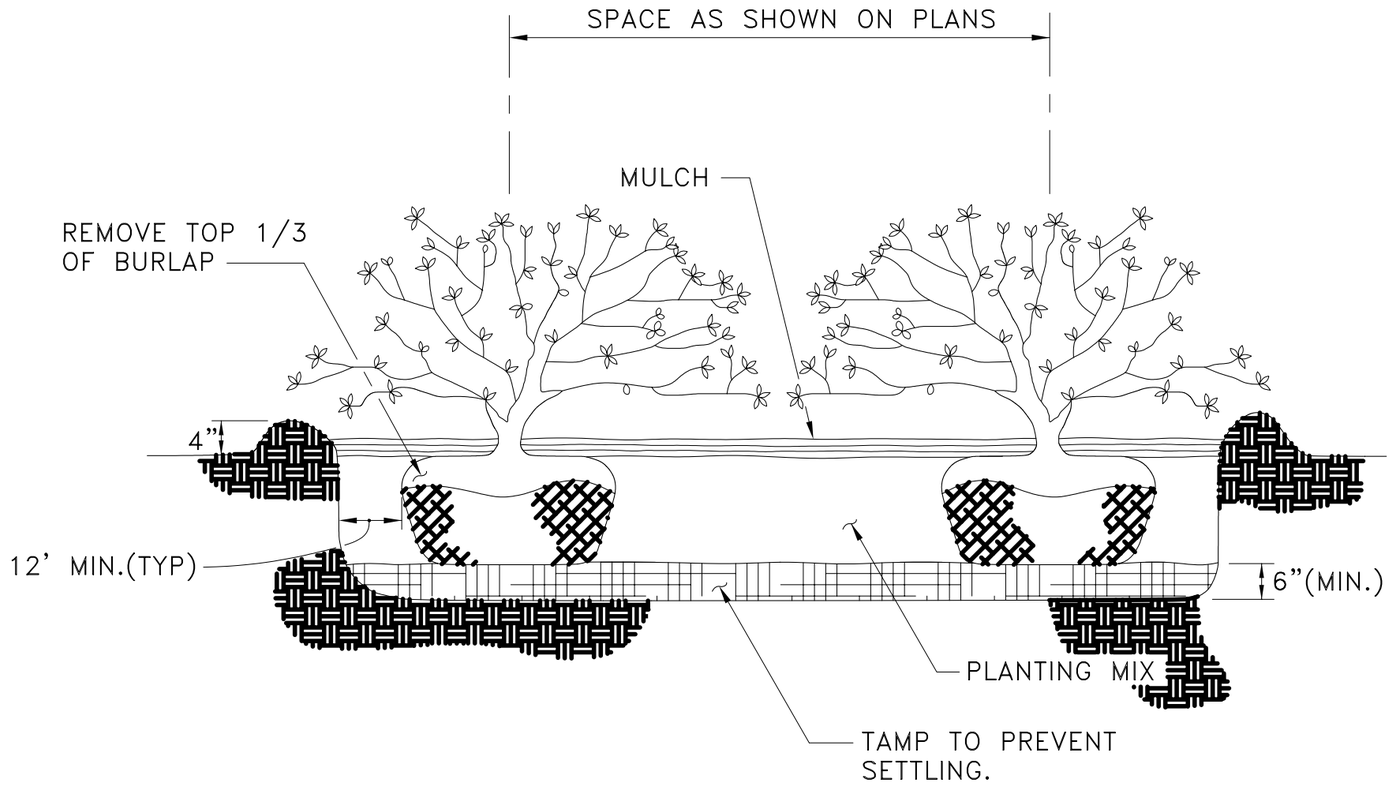
DATE: August, 1996 SHEET: 803



PLAN

1. LAYOUT PERIMETER PLANTING AS PER SPACING SHOWN ON PLANS.

2. FILL IN PLANTING BED WITH STAGGERED SPACED PLANTING.

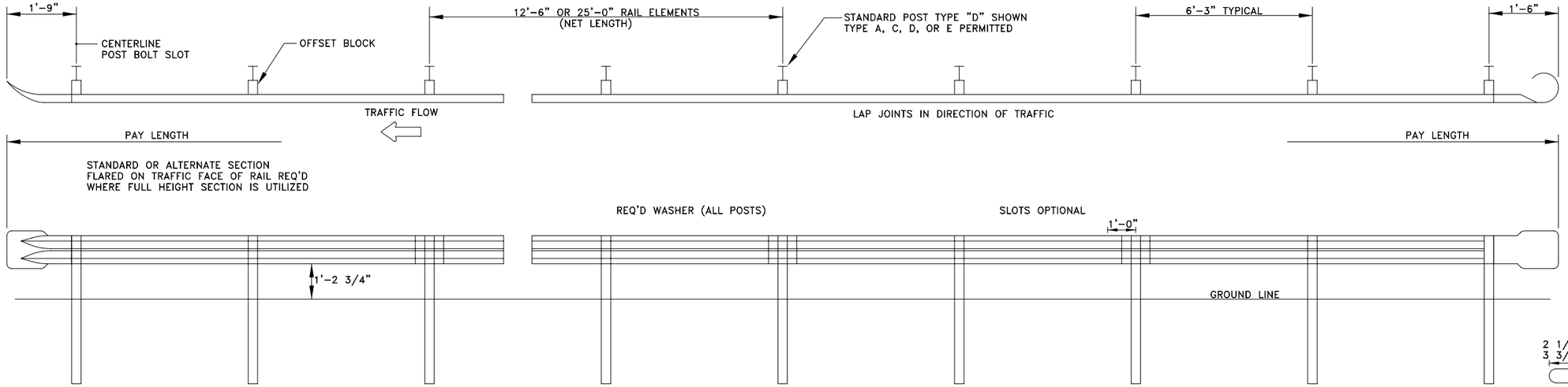


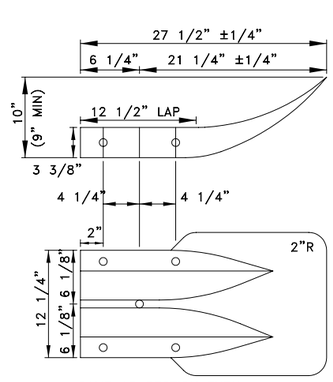
SECTION

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
STANDARD DRAWING

Shrub and Groundcover Planting

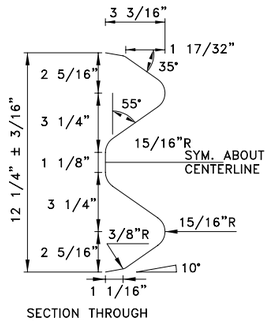
DATE: AUGUST 1996 SHEET: 804





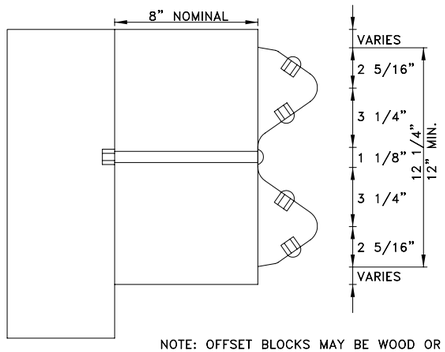
SAME AS SECTION THRU RAIL ELEMENT, EXCEPT WIDTH

STANDARD TERMINAL SECTION



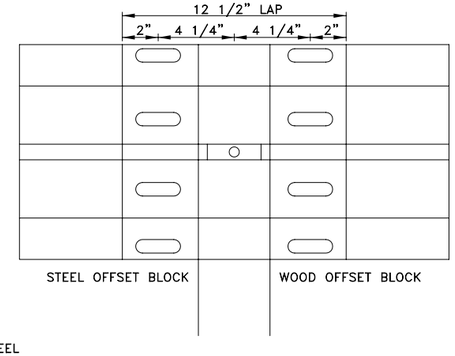
SECTION THROUGH RAIL ELEMENT

GUARD RAIL POST TYPE "D" SHOWN



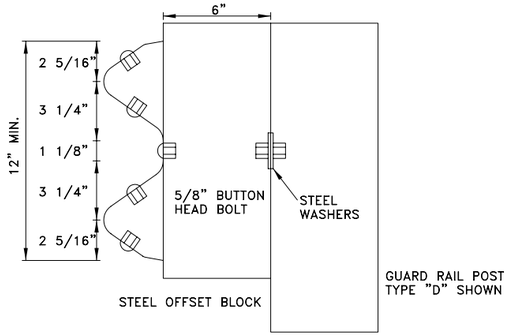
NOTE: OFFSET BLOCKS MAY BE WOOD OR STEEL

GUARD RAIL SPLICE AT POST



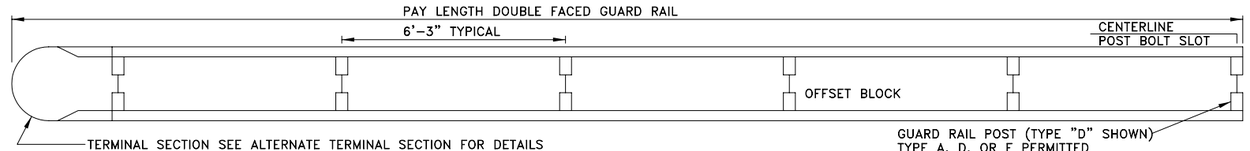
STEEL OFFSET BLOCK WOOD OFFSET BLOCK

TYPE 2 OR 4 GUARD RAIL ANCHORAGE IF REQUIRED

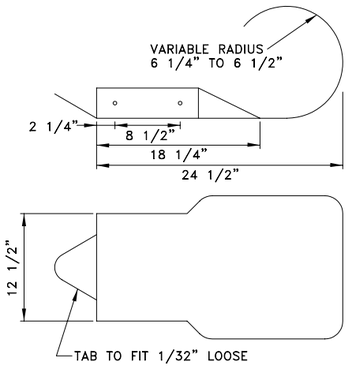


STEEL OFFSET BLOCK

GUARD RAIL POST TYPE "D" SHOWN

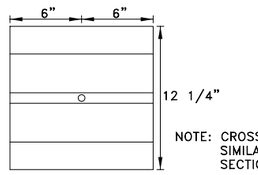


DOUBLE FACED GUARD RAIL



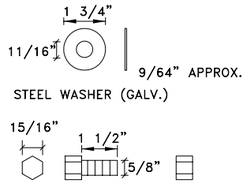
* ALTERNATE TERMINAL SECTION

* TERMINAL SECTION FOR DOUBLE FACED GUARD RAIL SIMILAR RADIUS VARABLE 18" TO 24" AND LENGTH VARIABLE



NOTE: CROSS SECTION OF PLATE SIMILAR TO GUARD RAIL SECTION

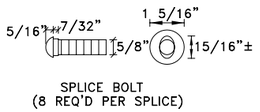
BACK-UP PLATE (REQ'D WITH STEEL OFFSET BLOCKS WHERE RAIL SPLICE DOES NOT OCCUR. LOCATED BACK OF RAIL)



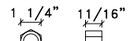
STEEL WASHER (GALV.)

5/8" ø HEX BOLT* AND HEX NUT*

* TO BE USED ONLY FOR ATTACHING STEEL OFFSET BLOCKS TO STEEL POSTS

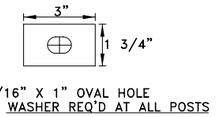


SPLICE BOLT (8 REQ'D PER SPLICE)



15/16" DIA. X 1/16" RECESS

RECESS NUTS



11/16" X 1" OVAL HOLE
NOTE: WASHER REQ'D AT ALL POSTS

RECTANGULAR WASHER (GALV.) (8 GAUGE)

GENERAL NOTES

1. GUARD RAIL, ITS FITTINGS, PARTS, ETC. ARE TO BE IN ACCORDANCE WITH STATE HIGHWAY DEPARTMENT OF GEORGIA STANDARD SPECIFICATIONS AND/OR SPECIAL PROVISIONS.

2. FOR DETAILS OF POSTS AND OFFSET BLOCKS SEE GA. DOT STANDARD DWGS.

3. FOR DETAILS OF GUARD RAIL ANCHORAGES SEE GA. DOT STANDARD DWGS.

4. FOR LOCATION OF GUARD RAIL SEE GA. DOT STANDARD DWGS.

5. ON PROJECTS WHERE GUARD RAIL CONNECTIONS AT BRIDGE ENDS HAVE BEEN PLACED ON PREVIOUS CONTRACTS THE END PANEL MAY BE SHORTENED BY CUTTING OR SHEARING TO FIT EXISTING STRUCTURE.

6. WHEN GUARD RAIL IS REQUIRED ON CURVES WITH RADII LESS THAN 150' PRECURVED RAIL WILL BE REQUIRED.

7. UNIT PRICE FOR GUARD RAIL TO INCLUDE OFFSET BLOCKS, POST, BACK-UP PLATES WHERE REQ'D, BOLTS, WASHERS, TERMINAL SECTIONS, ADDITIONAL POSTS WHERE REQUIRED, AND REMOVAL AND REPLACEMENT OF PORTIONS OF MEDIAN PAVING, SPILLWAYS OR CATCH BASINS WHERE NECESSARY.

8. ALL DIMENSIONS ARE SUBJECT TO MANUFACTURING TOLERANCES.

9. STANDARD NET LENGTH OF RAIL ELEMENTS MAY BE EITHER 12'-6" OR 25'-0" THESE LENGTHS SHALL BE ARRANGED TO PROVIDE AS NEARLY AS POSSIBLE THE OVERALL LENGTH ORDERED BY THE ENGINEER FOR ANY ONE LOCATION.

GWINNETT COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
S T A N D A R D D R A W I N G

Beam Type Guardrail

D A T E: JANUARY 1988 S H E E T: 901

Appendix Section 3.0

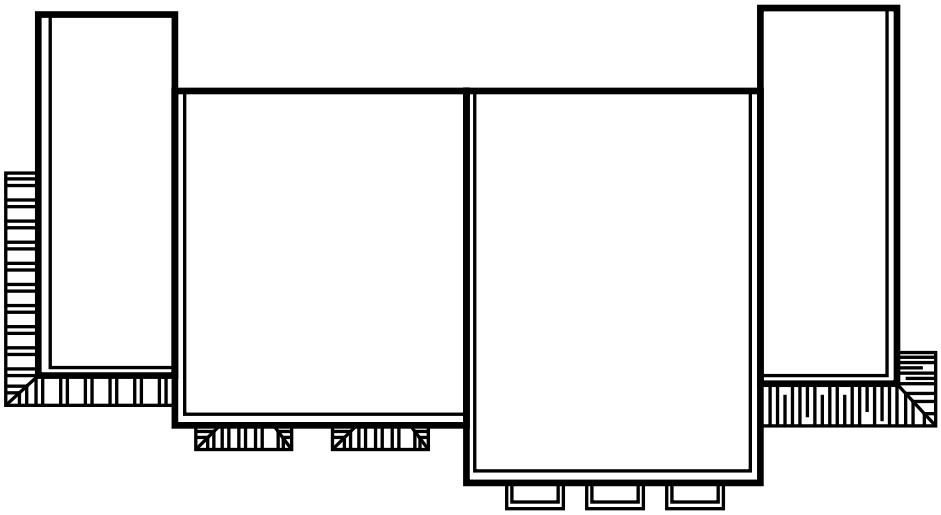
Design Guidelines

Appendix Section 3.0: Design Guidelines

General Design

Plan

- Modulate building façade set-backs with a variety of dimensions and feature elements such as colonnades.



Elevation

- Buildings 3 stories or less shall incorporate cornices that project horizontally a minimum of 1 foot and extending across the entire façade.
- Changes in building material and color shall be incorporated.
- **Street level:** Articulate façade with large windows and distinctive entrances.



Architectural Design For Multi-Story Buildings

The following design guidelines should be considered when designing multi-story buildings:

- Create unique iconic features at building corners such as towers and balconies.
- Building facades shall be varied via offsets and recesses to avoid creating a heavy monolithic appearance.
- Ground floors shall be distinguished through façade projections, recesses, and change of materials and color that will differentiate building elevations.
- Ground floors shall incorporate large frequent window articulations.
- Changes in building material, texture, and color shall be incorporated.



















Architectural Entry Features

The following architectural entry features should be considered when designing commercial buildings:

- Incorporate height variations to distinguish entry features
- Incorporate projections, roof overhangs, canopy structures, and awnings to distinguish entry features
- Changes in building material, texture, and color to distinguish entry features.
- Incorporate unique window and door features to provide entry identity.
- Incorporate offsets and recesses to distinguish entry features.











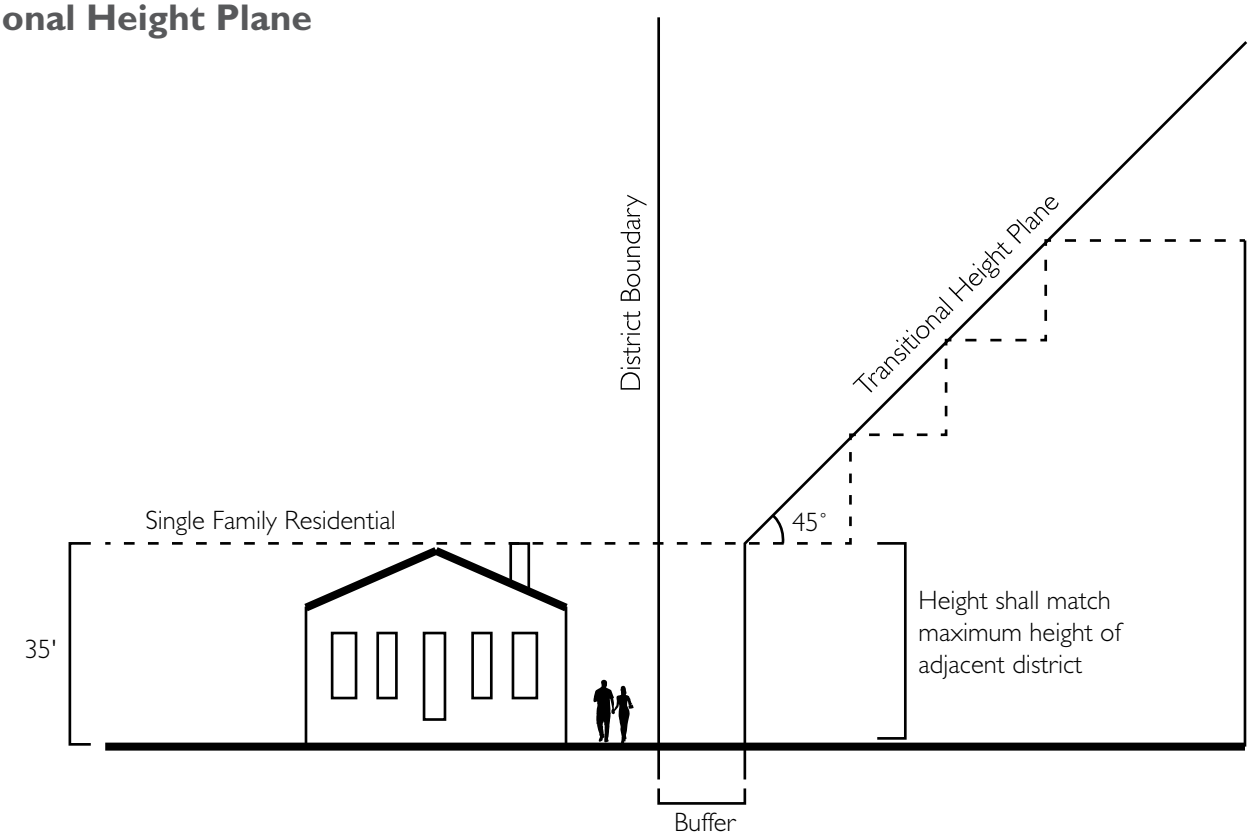








Transitional Height Plane



Internal Height Transitions



Multifamily Residential

The following architectural and site design guidelines are laid out to ensure well-designed and well-constructed multifamily development that enhances the quality of life in the surrounding community and provides a variety of quality housing options to current and future residents.

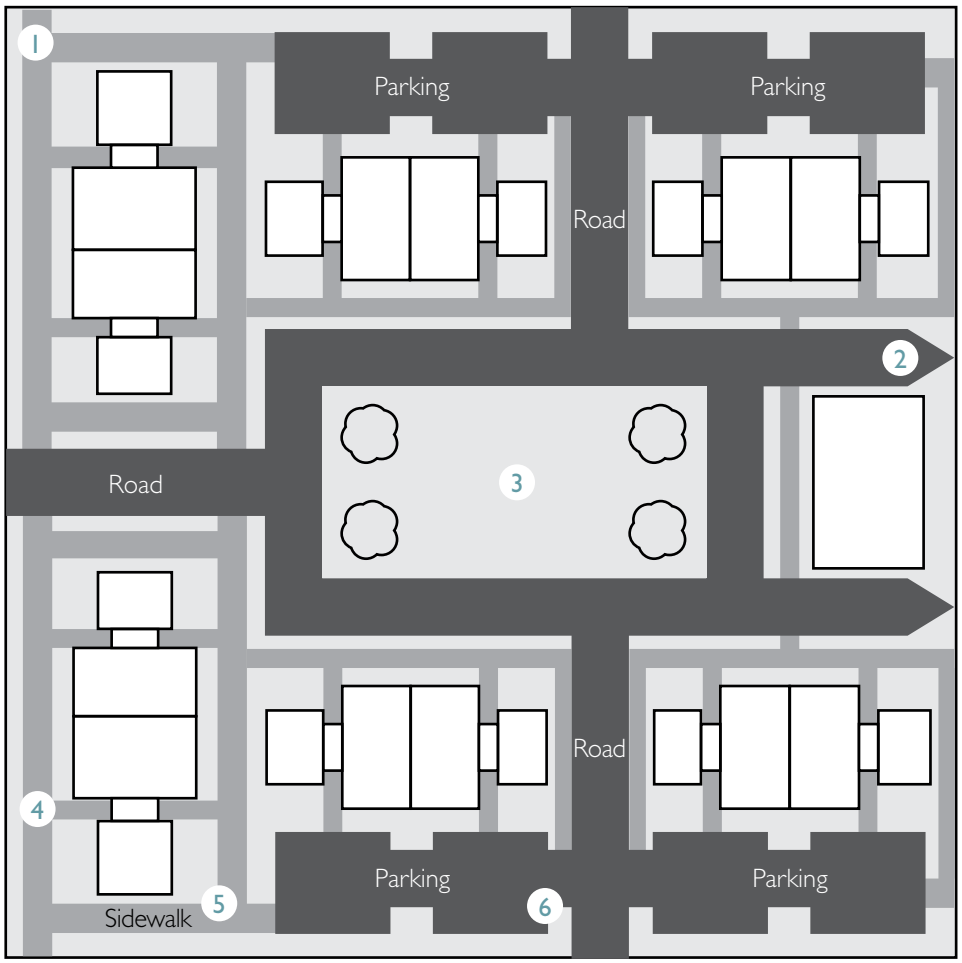
Typical Multifamily Building Elevation



- Multifamily buildings encouraged to be designed with a pitched roof *(see 3.8 for roof guidelines.)*
- Common entrances and breeze-way entrances shall incorporate a distinctive architectural entrance structure such as a tower element, arched portal or arbor/trellis.
- Front, sides, and rear facades shall be finished with a minimum of 50 percent brick or stone finish on each elevation.

Typical Site Layout For Multifamily Residential

1. Provide pedestrian connections within and beyond the development.
2. Provide potential future connections to adjacent sites or parallel roads.
3. Organize buildings around park to create more park views and provide more natural security.
4. Buildings should be oriented parallel to both external and internal streets, providing a frontage that helps frame the public realm.
5. Buildings should be used to screen the parking areas from view.
6. Break up parking lots to avoid large areas of asphalt.



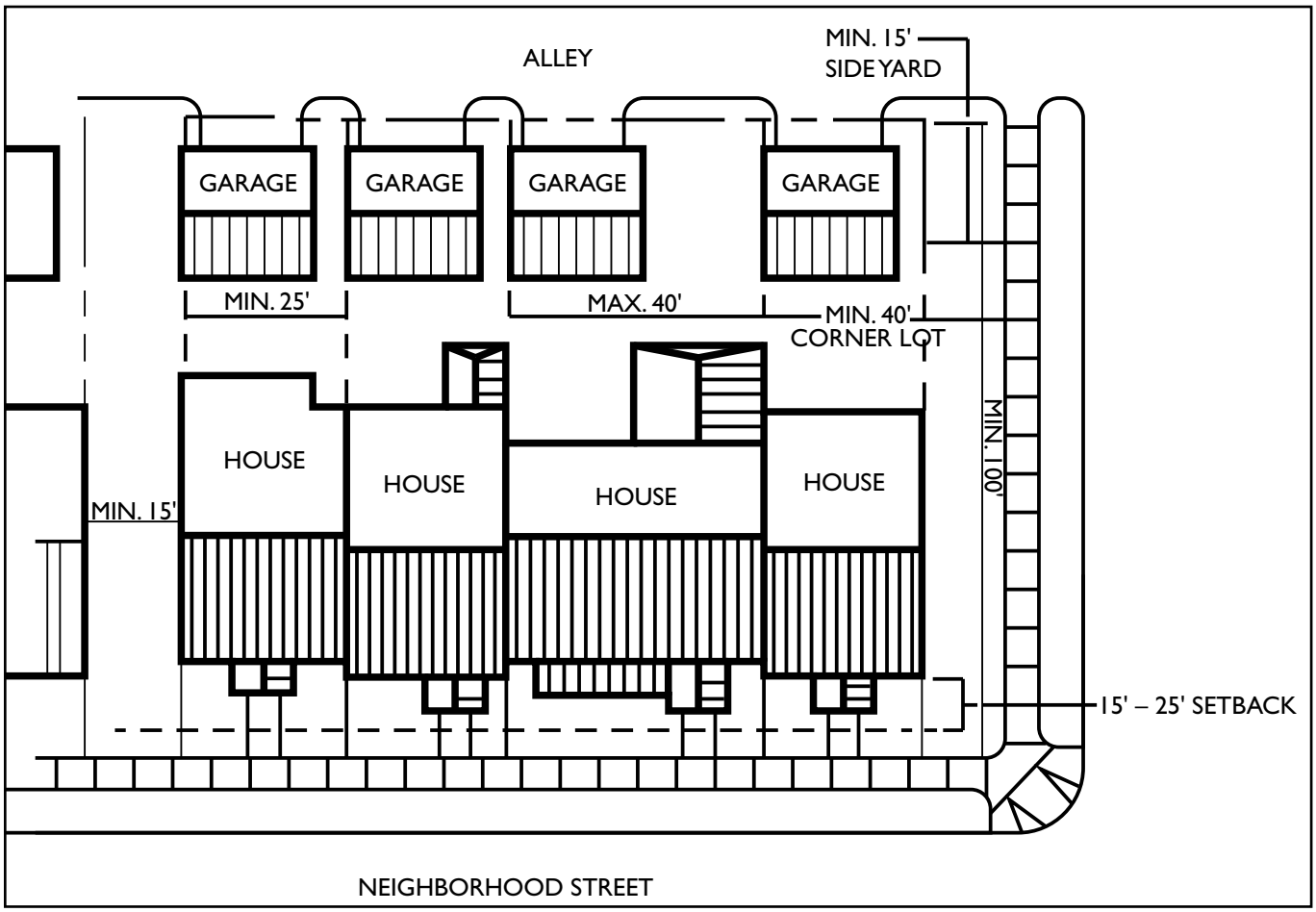
Typical Attached Single-Family Building Elevation



- Buildings shall be designed with a pitched roof *(see 3.8 for roof guidelines)*
- Front, sides, and rear facades shall be finished with a minimum of 50 percent* brick or stone finish on each elevation

**Required percentage of brick or stone finish varies by zoning district.*

Typical Site Layout For Attached Single-Family Residential



- Building front façade changes in setback are encouraged.

Industrial Building Facades

The following design guidelines should be considered when designing industrial buildings:

- Articulate facades to provide a consistent visual effect that is consistent with the character and scale of the area.
- Elevations visible to public view shall reflect the overall design, colors and textures used on the front façade.
- Design multi-building projects to include consistent design elements throughout the project.
- Incorporate clearly defined public and employee entrances.
- Incorporate canopies, porticoes, and peaked roof features.
- Varied parapet elevation height changes.
- Entrance framed by outdoor pedestrian features or enhanced landscaping.
- Incorporate architectural details such as façade articulation that includes changes in color and materials.
- Incorporate integral planters in the outdoor pedestrian areas.







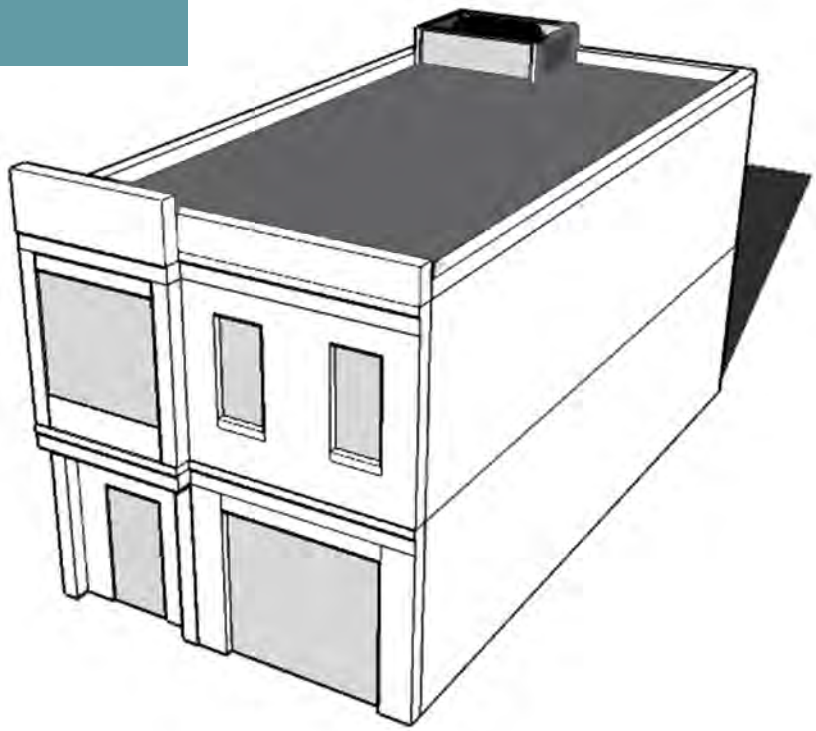






Flat Roof

- Flat roof buildings shall incorporate articulated parapets or facade projections every 100 feet. Parapets should be a minimum of 1' in height. Vary building and cornice heights along long facades, but avoid drastic changes – generally no more than 20 feet or two stories.



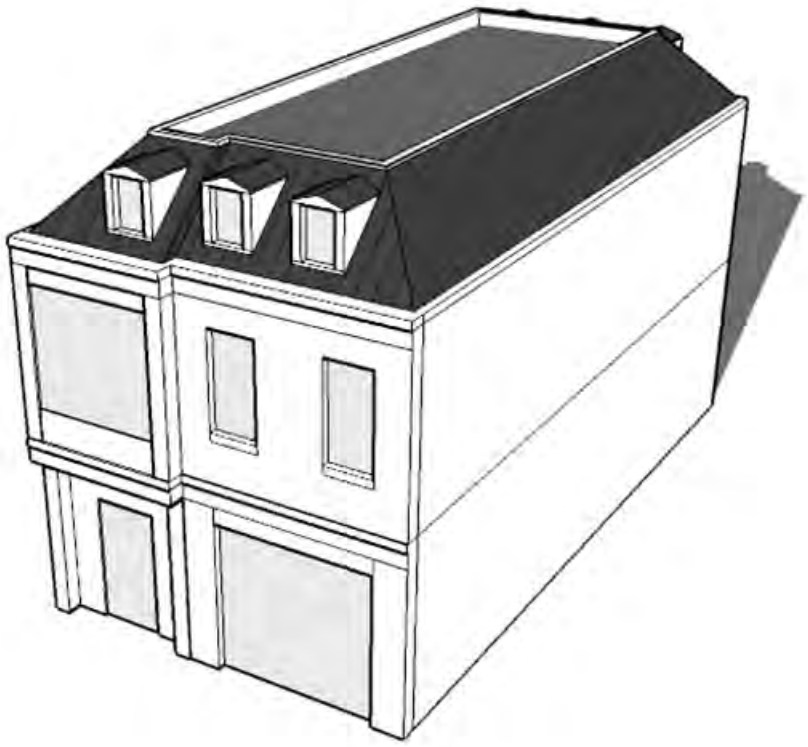
Green Roof

- Flat roofs with live vegetative planting visible from ground views may be substituted for articulated parapets or pitched roofs.



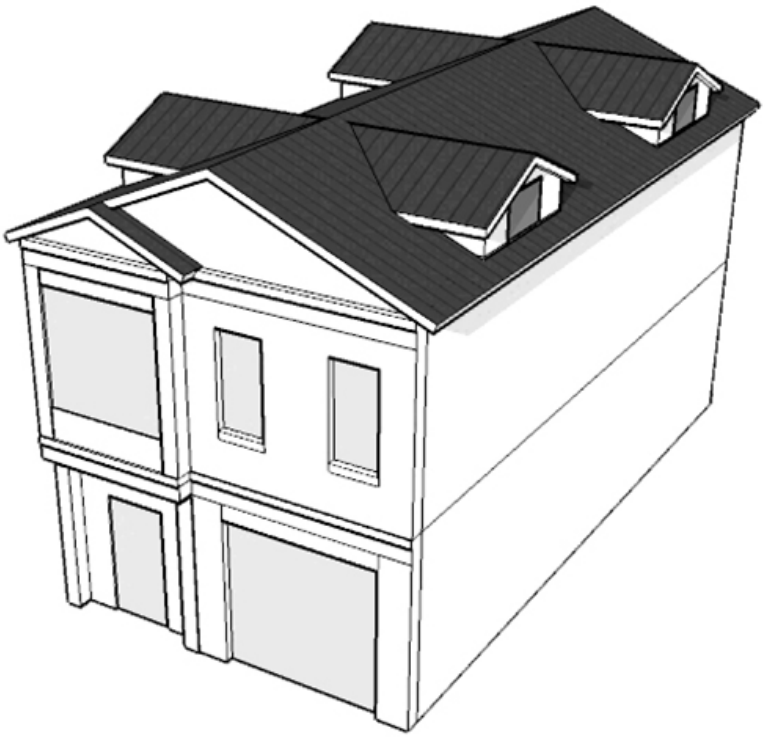
Mansard Roof

- Pitched roofs may have a flat roof well located in the central area of the roof, not to exceed 50 percent of the total roof area. The height of the partial (mansard) roof profile should be equal in ridge height to the design height of a fully pitched roof.



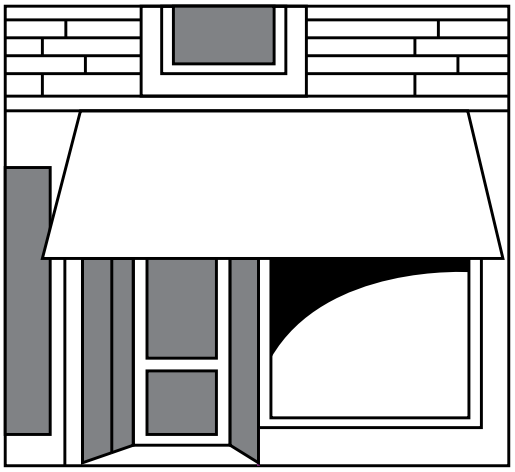
Pitched Roof

- Fully pitched roofs require a minimum slope of 4 feet in every 12 feet. Roof eaves must overhang 1 foot at minimum. Roofing material is limited to seam metal, slate, tile, or architectural shingles. Roof must be articulated every 100 feet. Incorporate features such as roof eave height changes, towers, spires, cupolas, dormers, and/or gables.



Awnings

- The scale of the awning, i.e., height, length, depth, and overall bulk shall be compatible with the building storefront or entry.
- Awnings shall not be made of shiny, high gloss, or translucent materials.
- Awnings shall not cover distinctive architectural features of the building façade.



Discouraged: higher awnings that cover signage or architectural features



Encouraged: awnings that highlight signage and enhance building

Canopies

- Canopies shall be compatible in material, color, and construction to the style of the building.
- Canopy roof and column material and design shall compliment the main building design.







Parking Decks: Architectural Features and Screening

The following design guidelines should be considered when designing parking deck facades:

- Front, sides and rear facades shall opacified glass, brick, stone, stucco/EIFS, and/or architectural pre-cast concrete that relates to the finishes of the adjacent primary building.
- The parking deck entrance shall incorporate a brick and/or stone entrance feature.
- The first level of parking that is adjacent to public or private streets shall incorporate a full-height screen utilizing opacified glass, brick, stone, false windows, decorative grills, and/or dense vegetative screening.
- Facades facing public streets or driveways shall incorporate land-scape areas immediately in the front of the parking structure.







Multifamily Residential

- Vary heights, sizes and types of plant materials around the building foundation area.
- Create focal cluster groups of plants adjacent to the building entry points.
- Incorporate perennials and annuals to add color.



Commercial/Office

- Screen service areas with large evergreens.
- Vary heights, sizes and types of plant materials around the building foundation area.
- Create focal cluster groups of plants adjacent to the building entry points.
- Incorporate perennials and annuals to add color.



Ground-Level Utility Equipment and Dumpster Screening

Utility equipment screening

- Utility equipment such as HVAC and other mechanical equipment should be designed and located in a manner to be hidden from public view.
- Screens for exterior equipment should exceed the height of the equipment.
- Screen structures shall utilize building materials that match the exterior materials of the adjacent building.



Utility meter and other building mounted equipment screening

- Utility meters shall screened to best extent possible with evergreen and other plantings.
- Utility meters and associated fixtures shall be painted to match the color of the building.
- Heating and air cooling units, exhaust hoods, fans, vent piping, satellite dishes, antennae, solar panels, and other appurtenances that are ground or roof mounted shall be screened from public view.



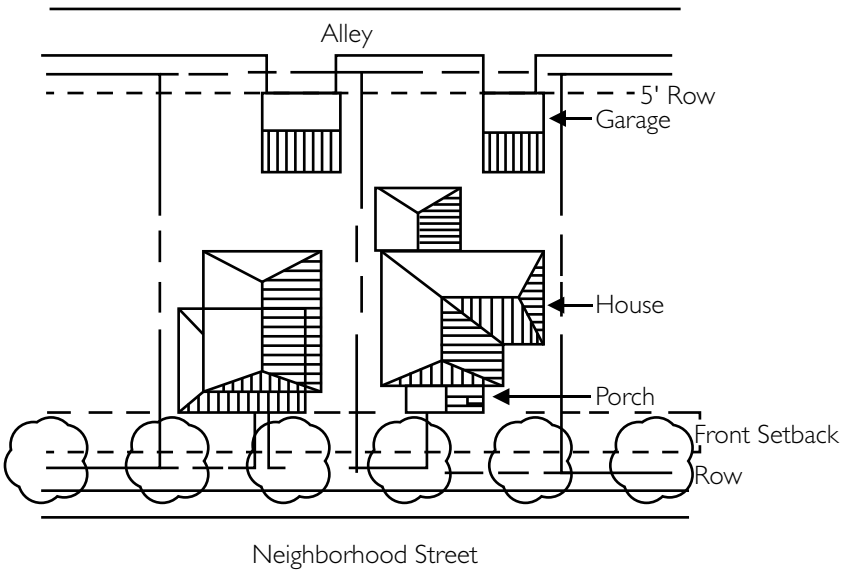
Dumpster enclosures

- Dumpster enclosures shall be constructed of materials that match the material and color finishes of the adjacent primary building.



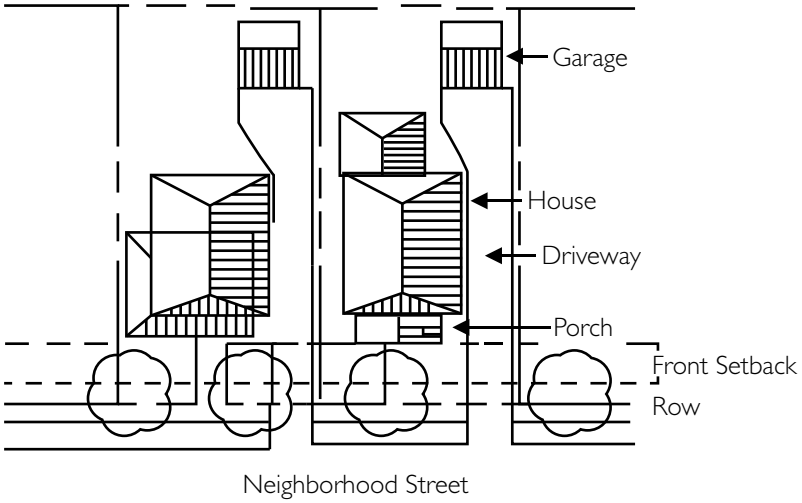
Appendix Section 3.0:
Design Guidelines

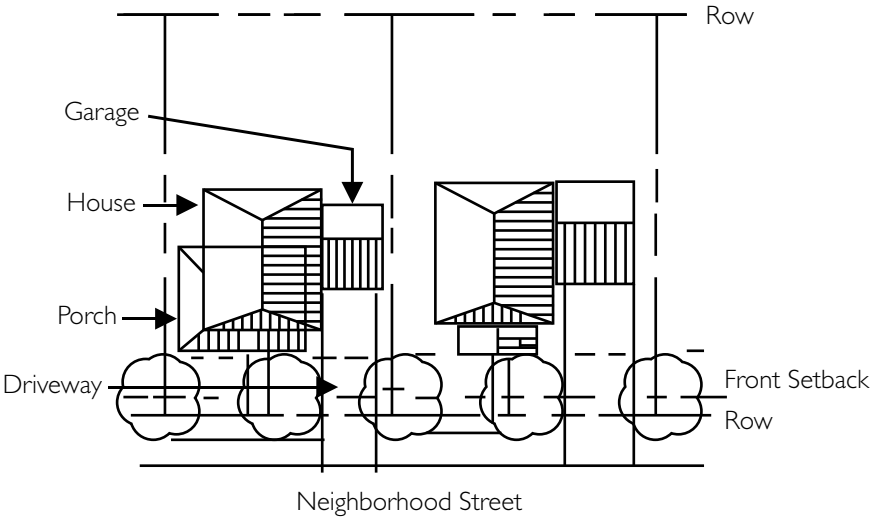
Traditional Neighborhood Design



Detached Garage With Rear Access

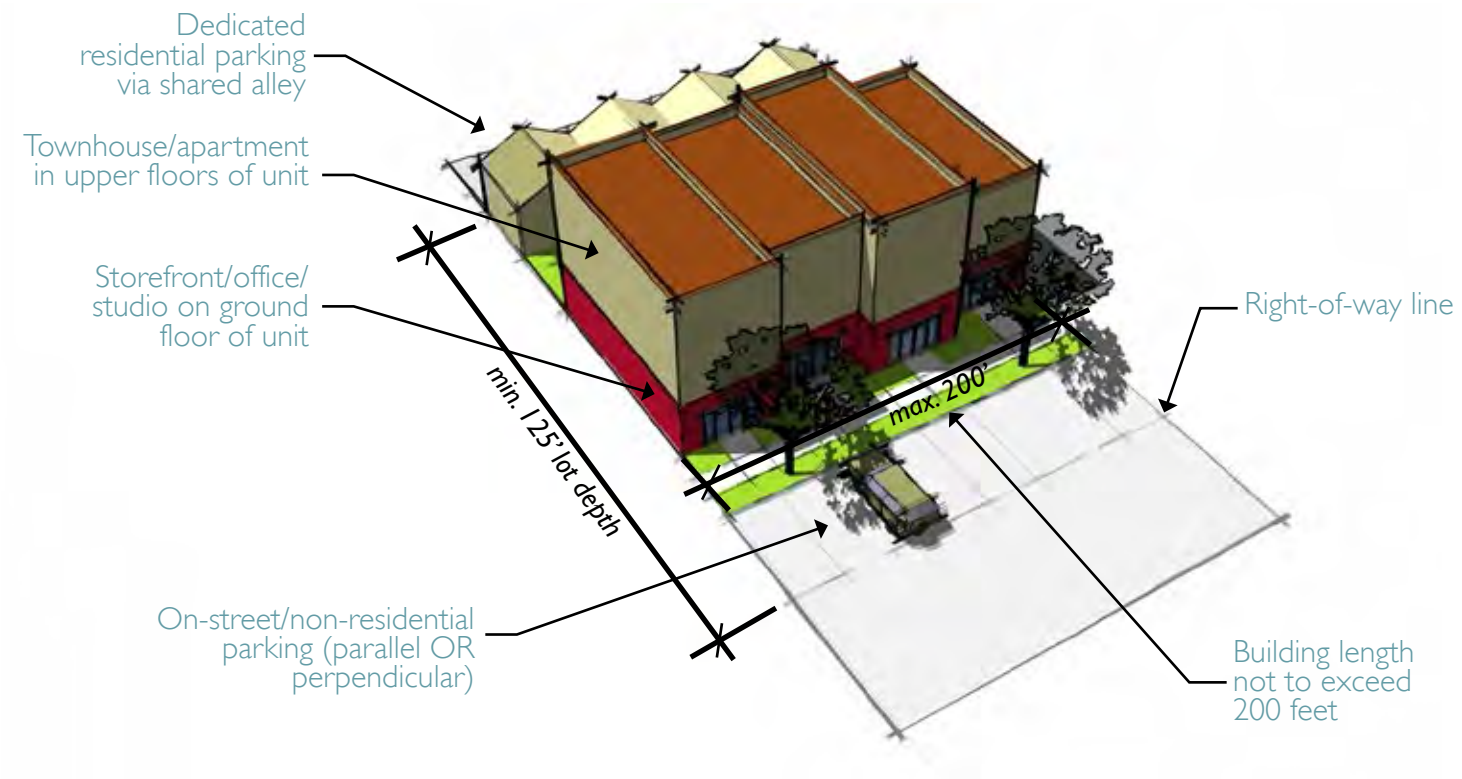
Detached Garage With Front Access

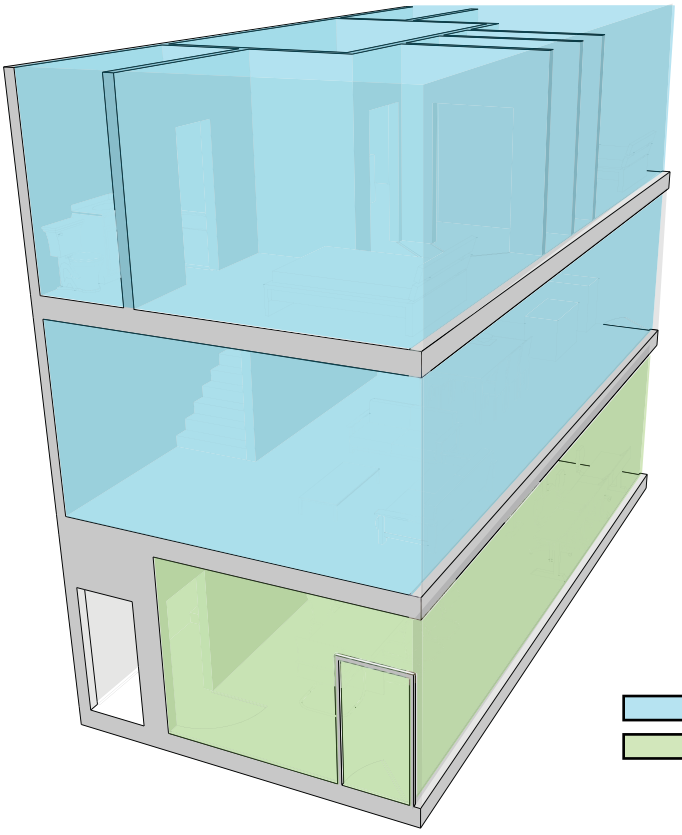




Attached Garage With Front Access

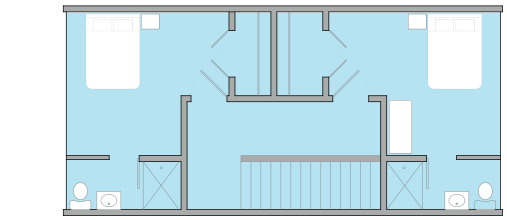
Live-Work Units



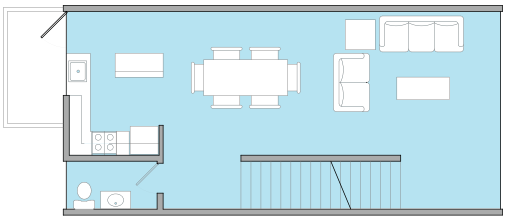


Master's Research Studio: Live/Work 2009
Northeastern University School of Architecture

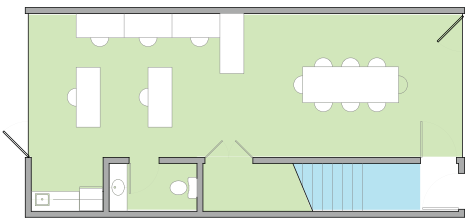




Third Floor



Second Floor

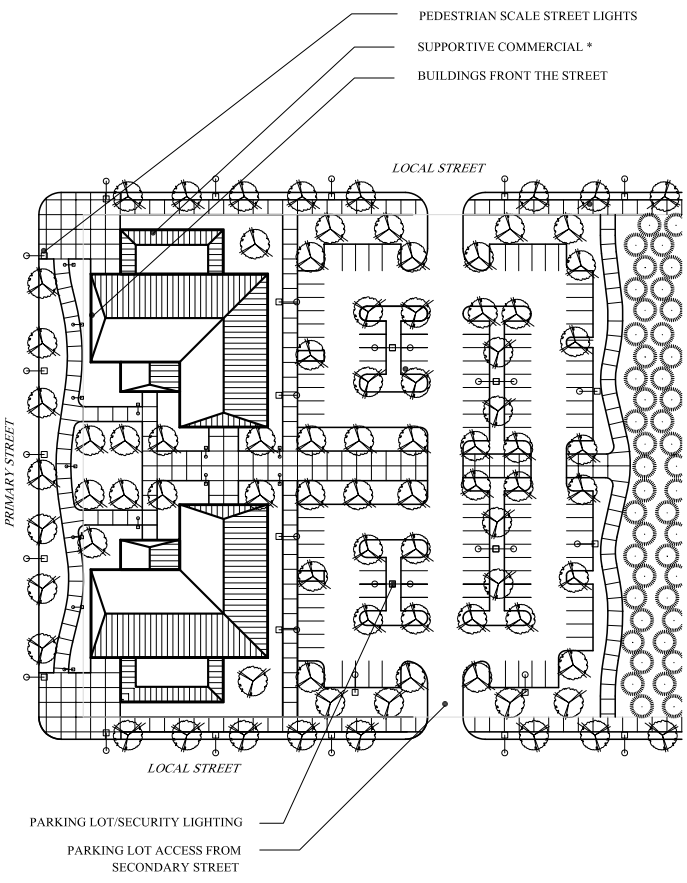


Ground Floor

The following design guidelines should be considered when designing civic buildings:

- Complement the architectural style of the Traditional Neighborhood.
- Façade design should incorporate covered porches, towers, pilasters, colonnade, cornice, and/or roof eave brackets.
- Incorporate changes in building material, texture, and color.
- Provide roof design elements such as dormers and cupolas, eave brackets.
- Incorporate civic site features such as water features, plazas, arbors, and gazebos.



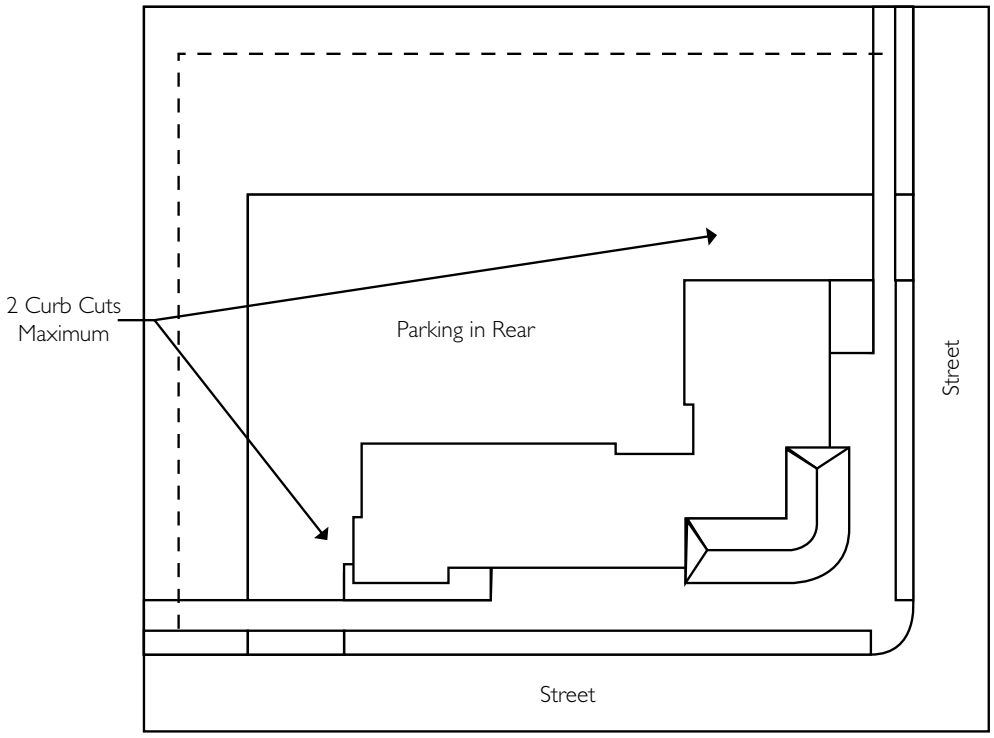




The following design guidelines should be considered when designing commerical neighborhood buldings:

- Commercial Uses are small commercial retail and services within residentially-scaled buildings that are located on designated corners within walking distance of adjacent neighborhoods for the convenience of local neighborhood residents.

Commercial Corner – Typical Site Plan







The following design guidelines should be considered when designing detached residential buildings:

- Articulate facades with porch elements and bay windows.
- Provide unique architectural entrance door surround.
- Incorporate changes in building material, texture, and color.
- Provide design elements such as shutters and roof eave brackets.
- Incorporate roof elements such as dormers and gables.



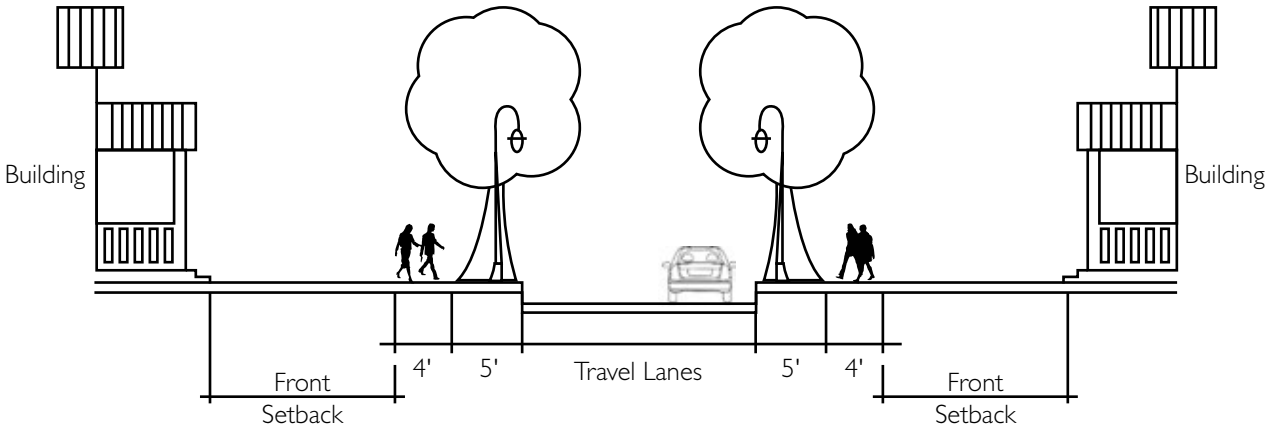




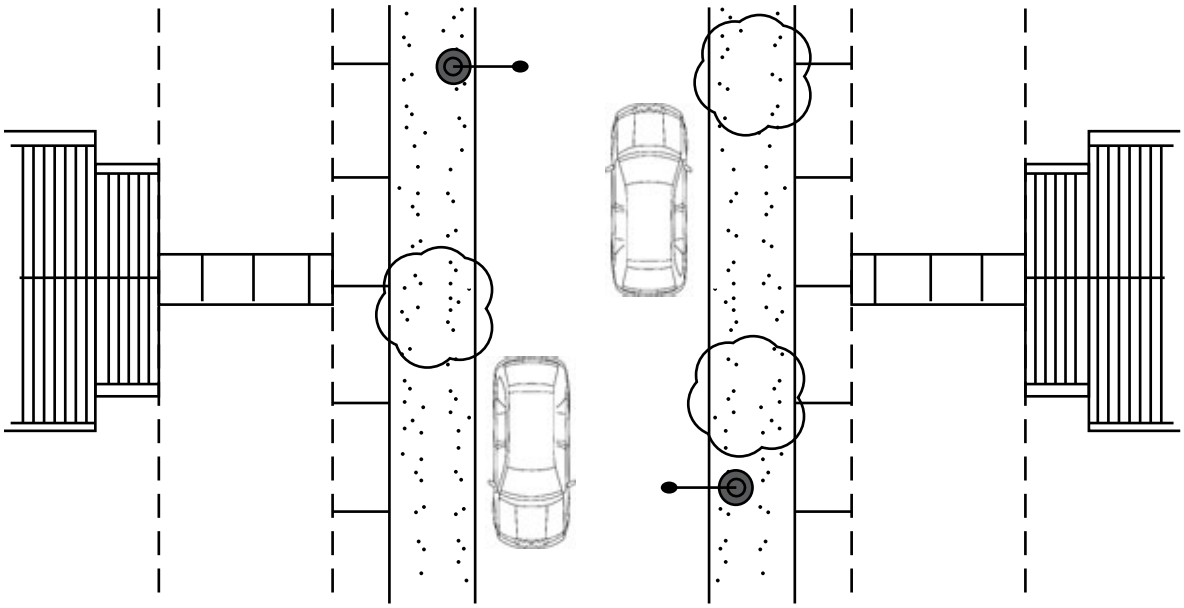


Local Street

Section



Plan View



Street Section:

Permitted Uses	Single Family (Detached) Single Family (Attached) Live/Work Units Neighborhood Commercial Civic Uses
Block length	600 feet

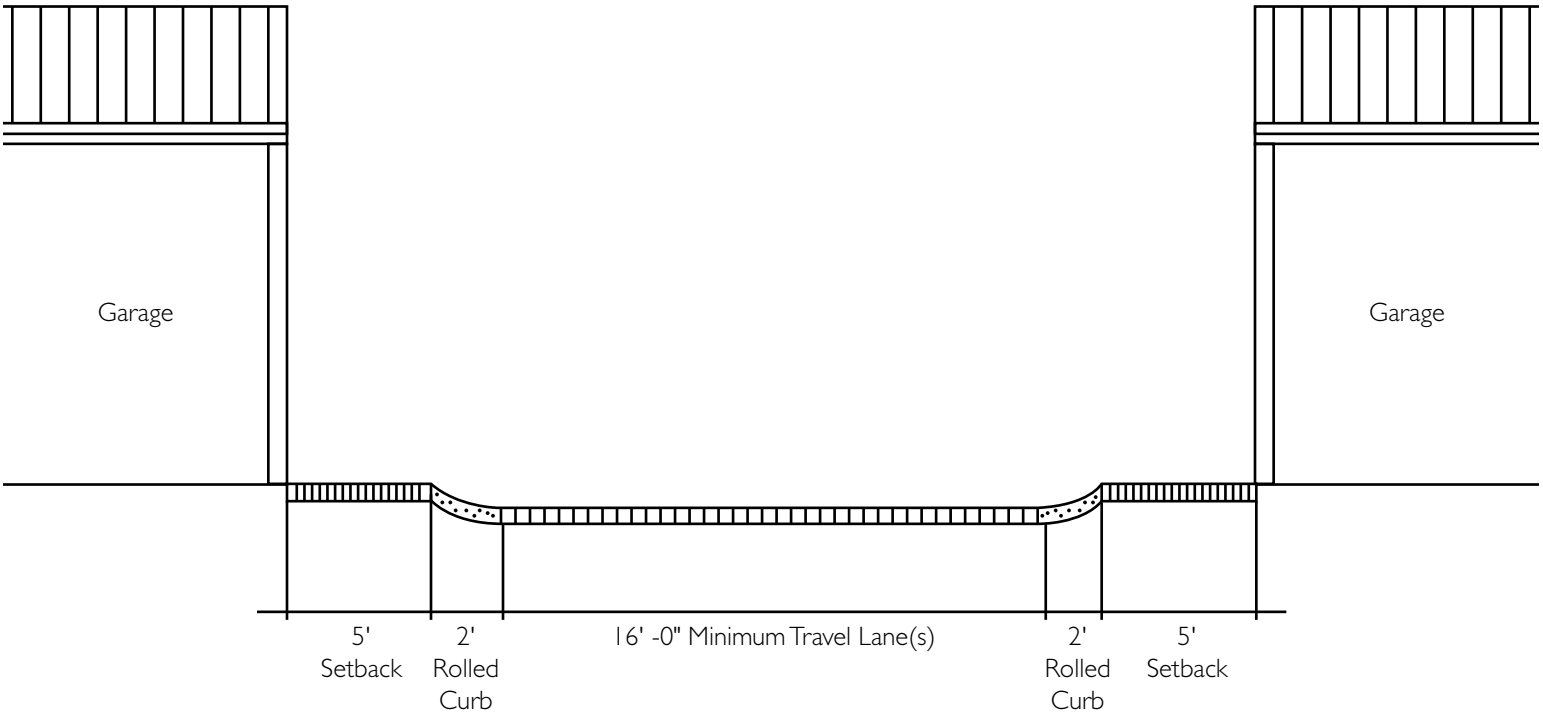
Streetscape:

Landscape strip	5 feet
Sidewalk	4 feet

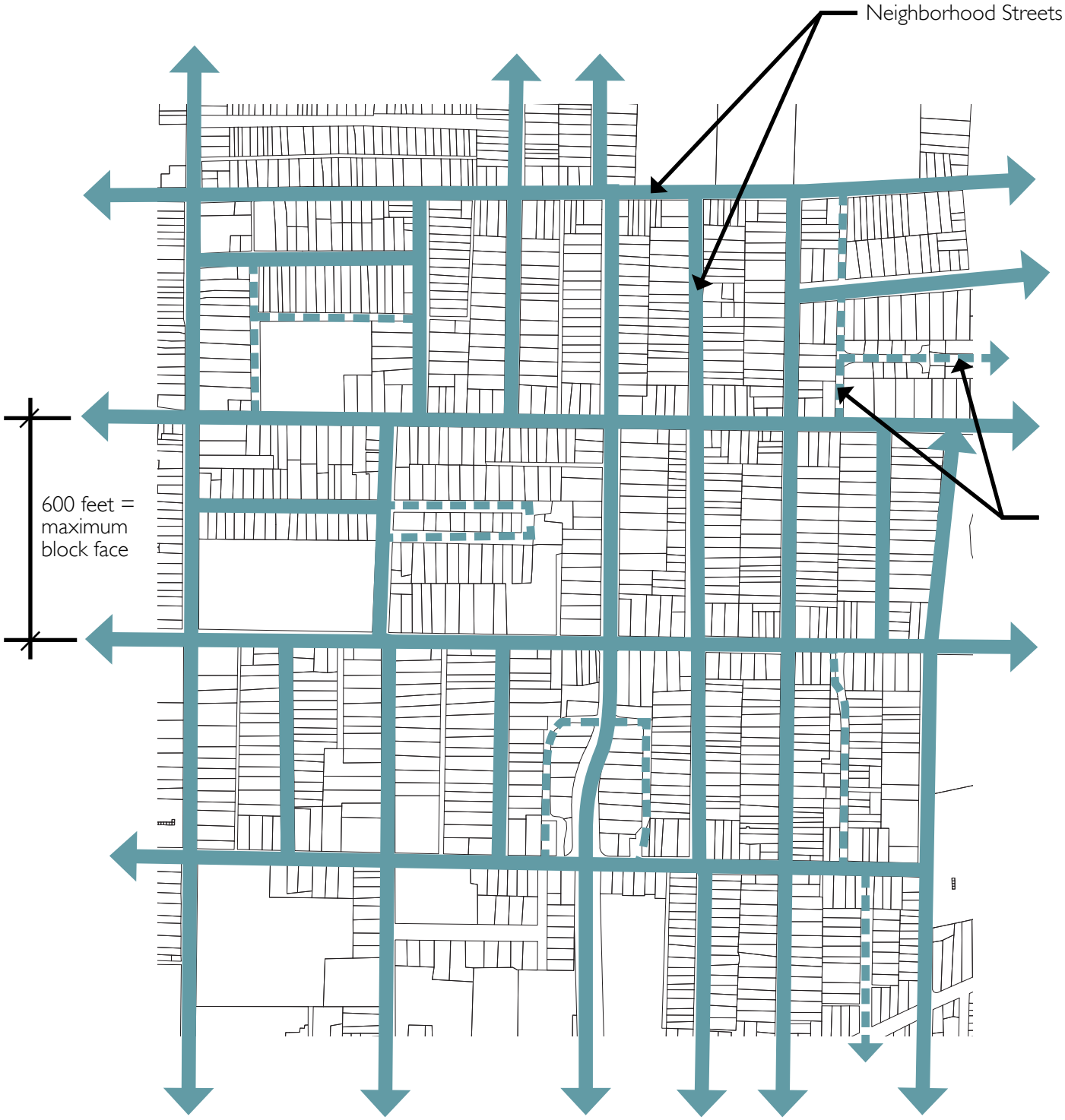
A. Spacing of street trees and street lights may be adjusted to account for driveways, utility poles, fire hydrants and other obstructions and to provide adequate visual clearance for intersections, driveways and traffic control devices.

B. Underground utility lines are required. Sewer lots only. Septic lots are not permitted

Alley

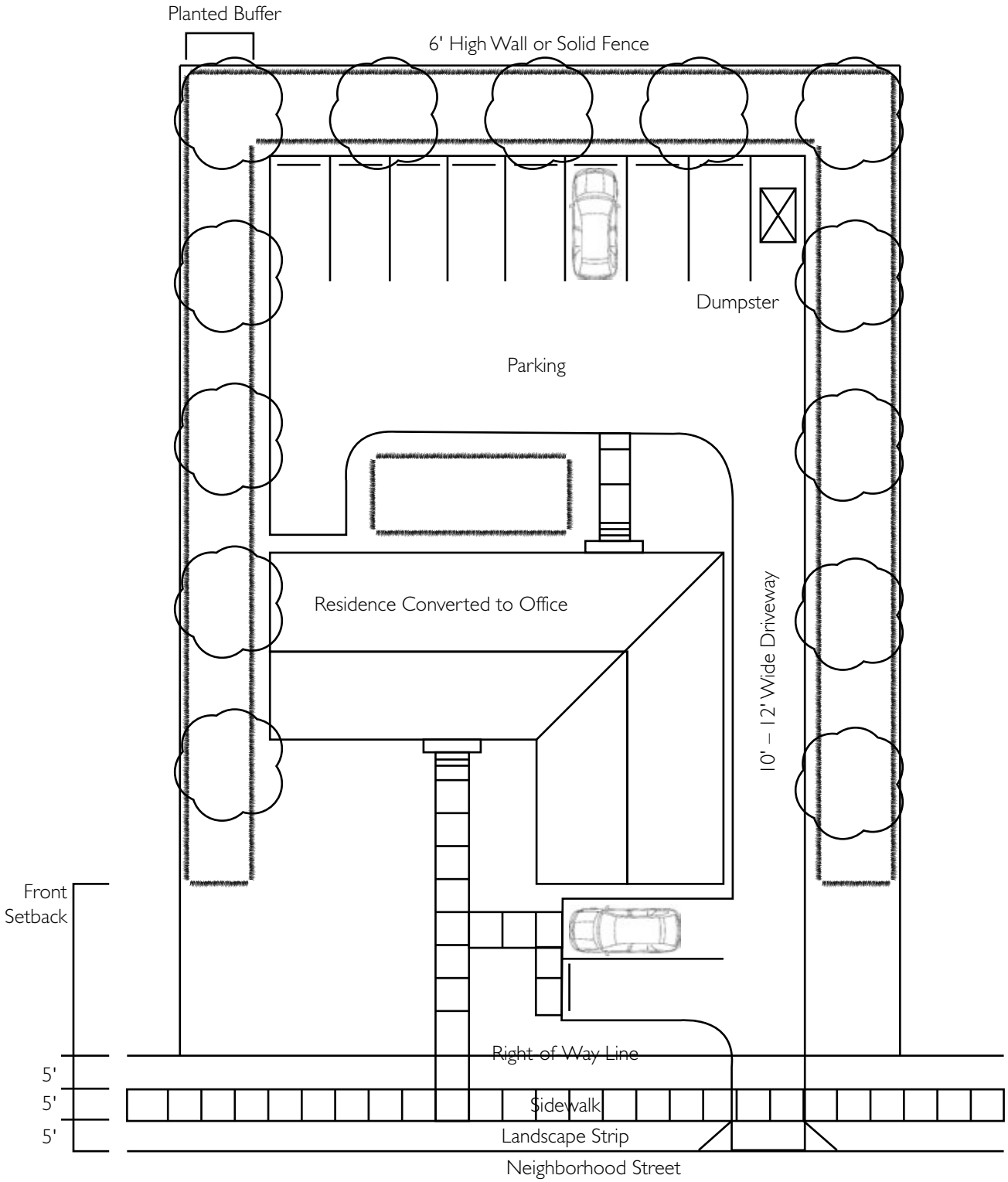

Garage
Garage
5'
Setback
2'
Rolled
Curb
16' -0" Minimum Travel Lane(s)
2'
Rolled
Curb
5'
Setback

Interconnected Street Grid



Appendix Section 3.0:
Design Guidelines

Office Residential District


Planted Buffer
6' High Wall or Solid Fence
Dumpster
Parking
Residence Converted to Office
10' – 12' Wide Driveway
Front Setback
Right-of-Way Line
5'
5'
5'
Sidewalk
Landscape Strip
Neighborhood Street

Appendix Section 3.0:
Design Guidelines

Public Spaces

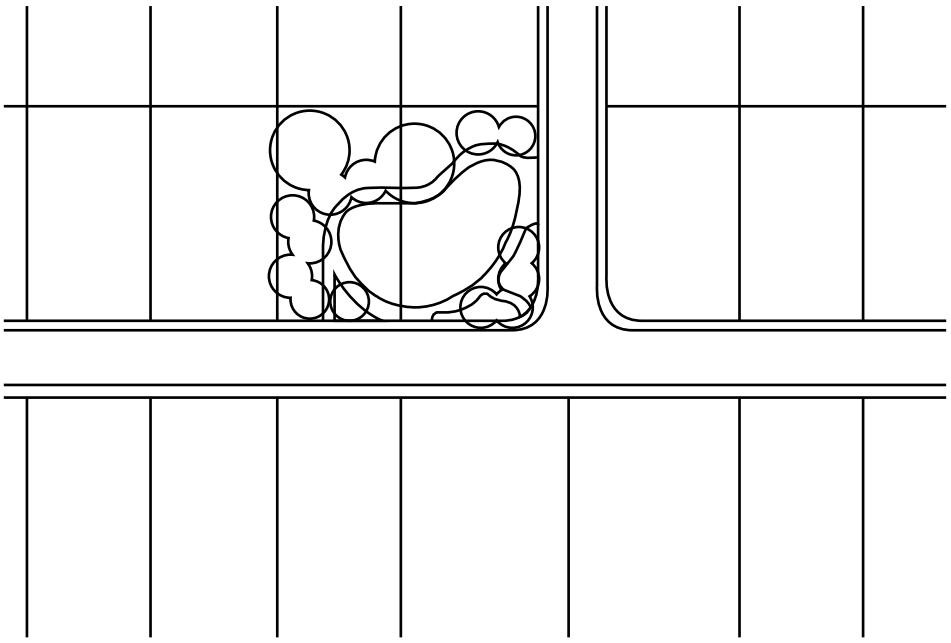
A. Pocket Park

Minimum size: 3,000 square feet

Landscaping: mix of undisturbed natural plantings and/or formal plantings

Outdoor furnishings: benches, tables, seat walls, planters, play structure, picnic areas/shelter

Maximum impervious cover: 25 percent.



B. Green

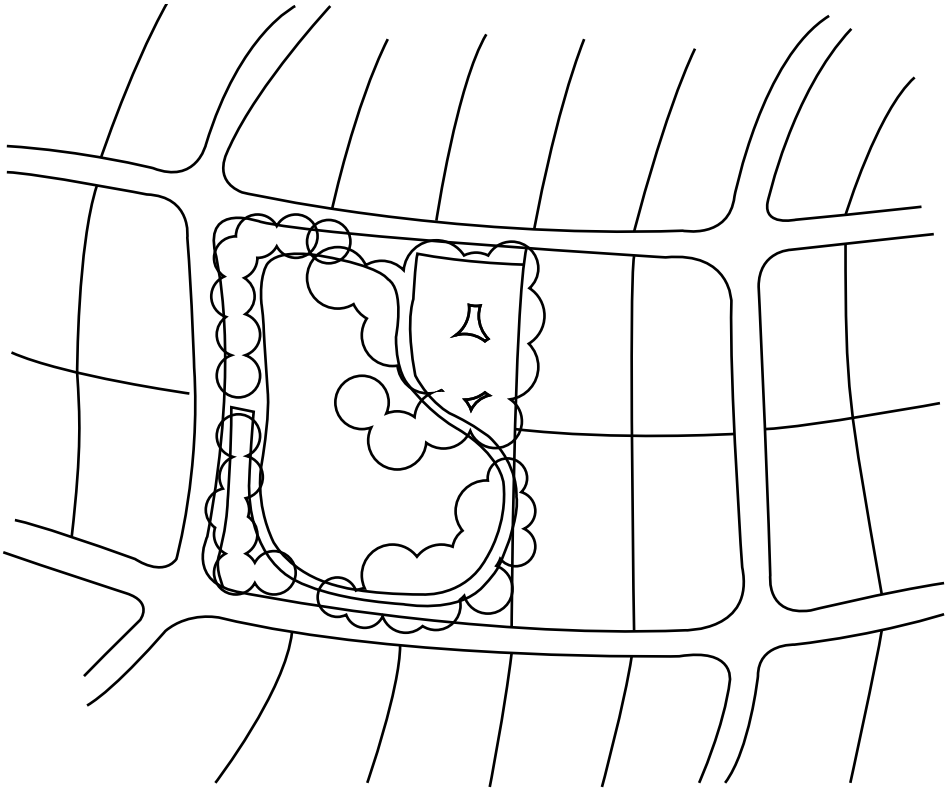
Minimum size: 25,000 square feet

Maximum Length to width ratio: 3 to 1

Maximum impervious surface: 20 percent

Landscaping: mix of undisturbed natural plantings and/or formal plantings

Outdoor furnishings: benches, picnic shelter, gazebo, water feature, play structure, trellis, way-finding or interpretive signage



C. Square

Minimum size: 1 acre

Maximum Length to width ratio: 2 to 1

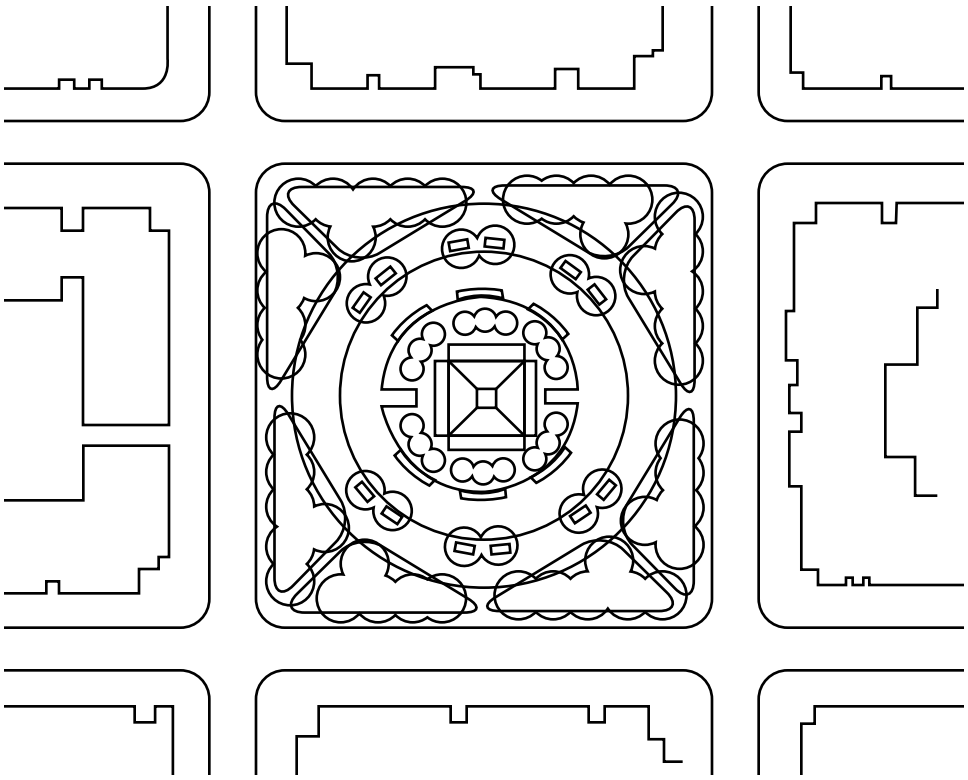
Maximum impervious surface: 60 percent

Bounded by streets on two or more sides

Formal areas of landscaping

Outdoor furnishings: benches, gazebo, water feature, play structure

Outdoor lighting



D. Plaza

Minimum size: 10,000 square feet

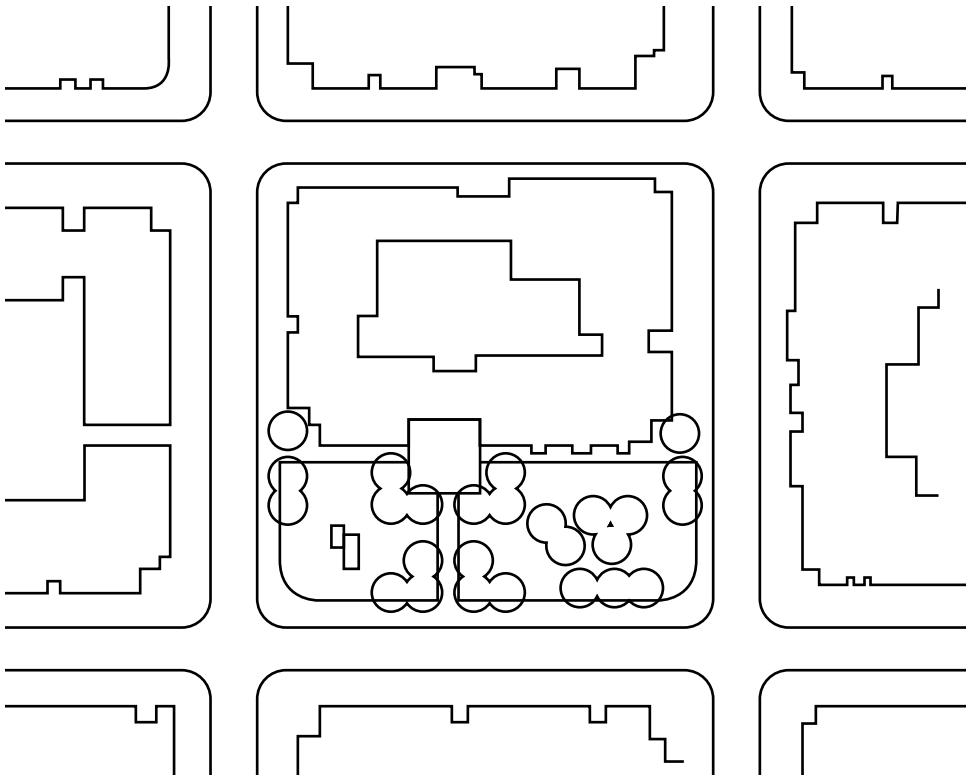
Facing a public street or connected to public street ROW by pedestrian corridor

Maximum impervious surface: 75 percent

Formal areas of landscaping

Outdoor furnishings: benches, gazebo, water feature, play structure

Outdoor lighting



E. Courtyard

Landscaped outdoor public space partially enclosed on two or three sides by buildings or other structures

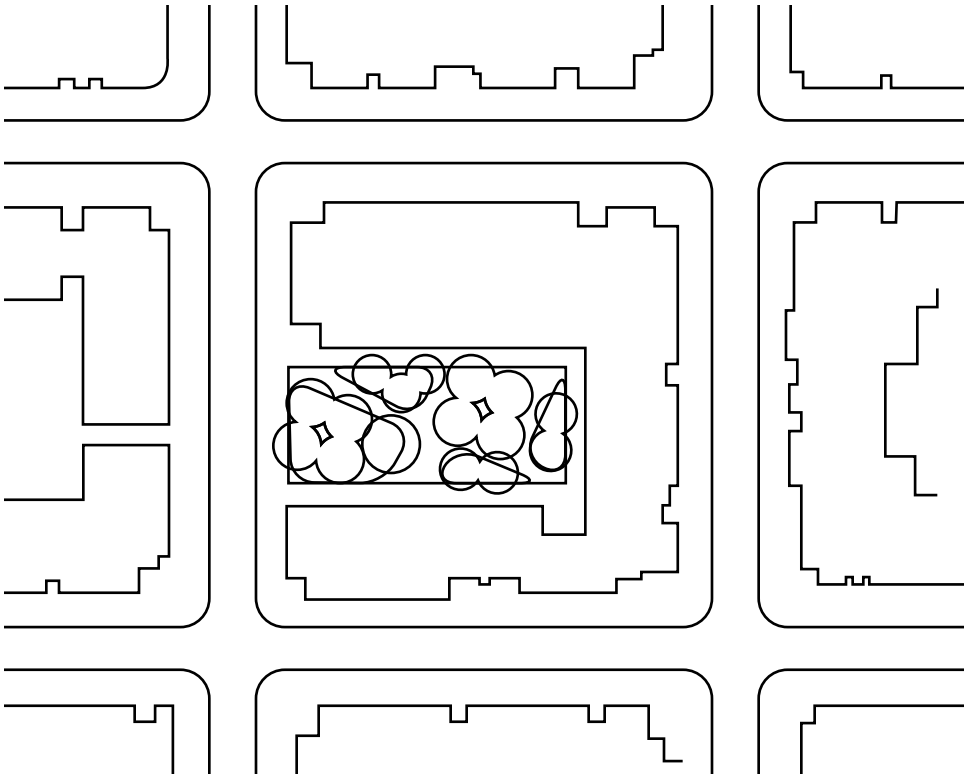
Minimum area: 1,000

Maximum impervious surface: 75 percent

Formal planted areas

Outdoor furnishings: benches, gazebo, water feature, seating

Outdoor lighting

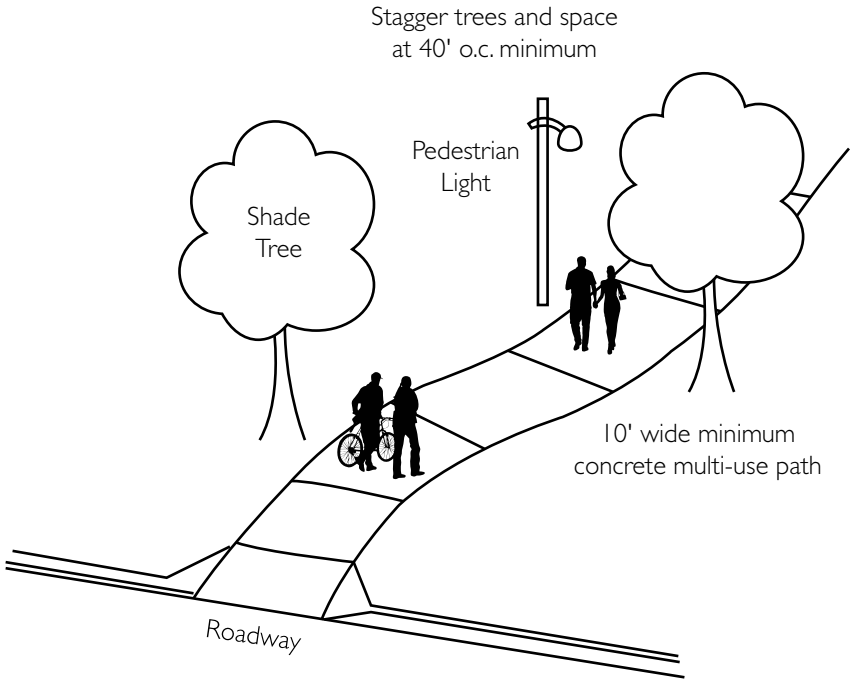


F. Multi-Use Path

Connects two common areas or connects a common area to a sidewalk or trail along a public right of way

Trees planted so that trunk is 3 feet maximum from edge of trail/sidewalk and a maximum of 60 feet on center

Outdoor lighting optional

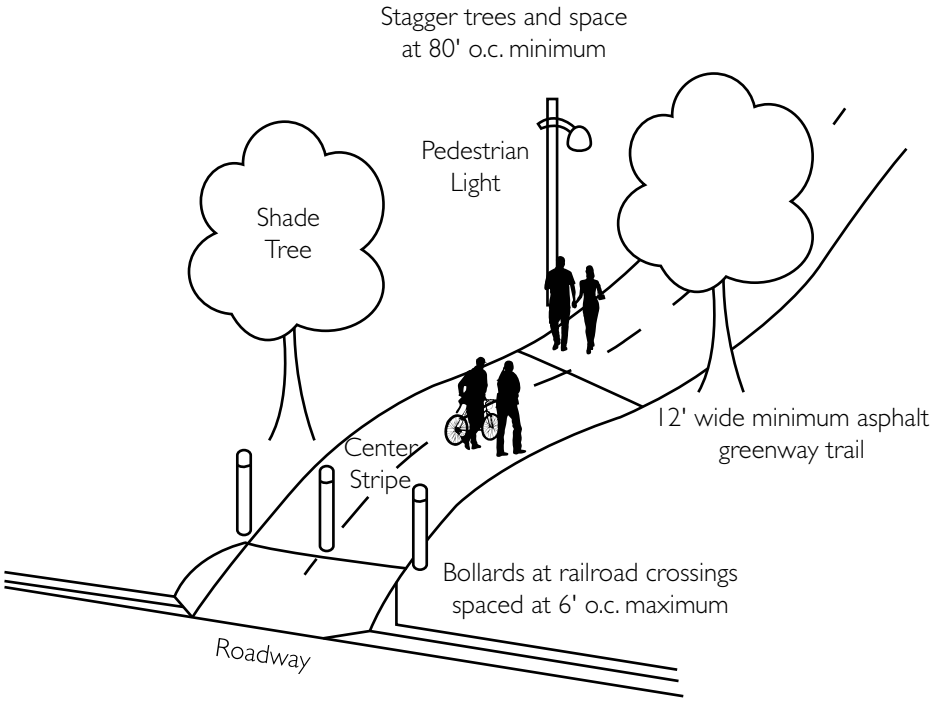


G. Greenway Trail

Linear public space following a stream, lake, utility easement, or street with paved or unpaved improvements designed for walking, jogging, or cycling in a natural environment

Trees planted so that trunk is 3 feet maximum from edge of trail/sidewalk and a maximum of 60 feet on center

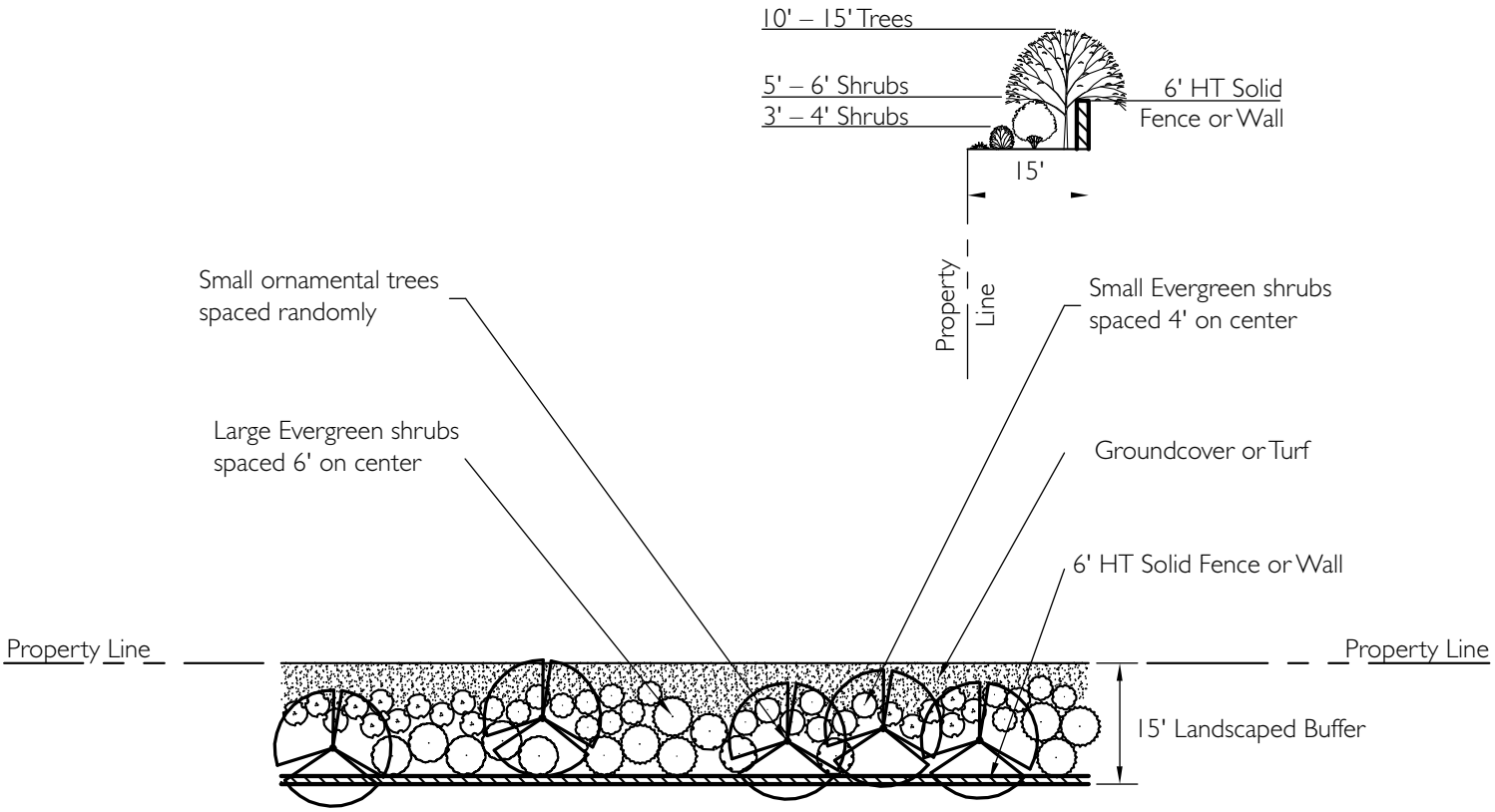
Outdoor lighting optional



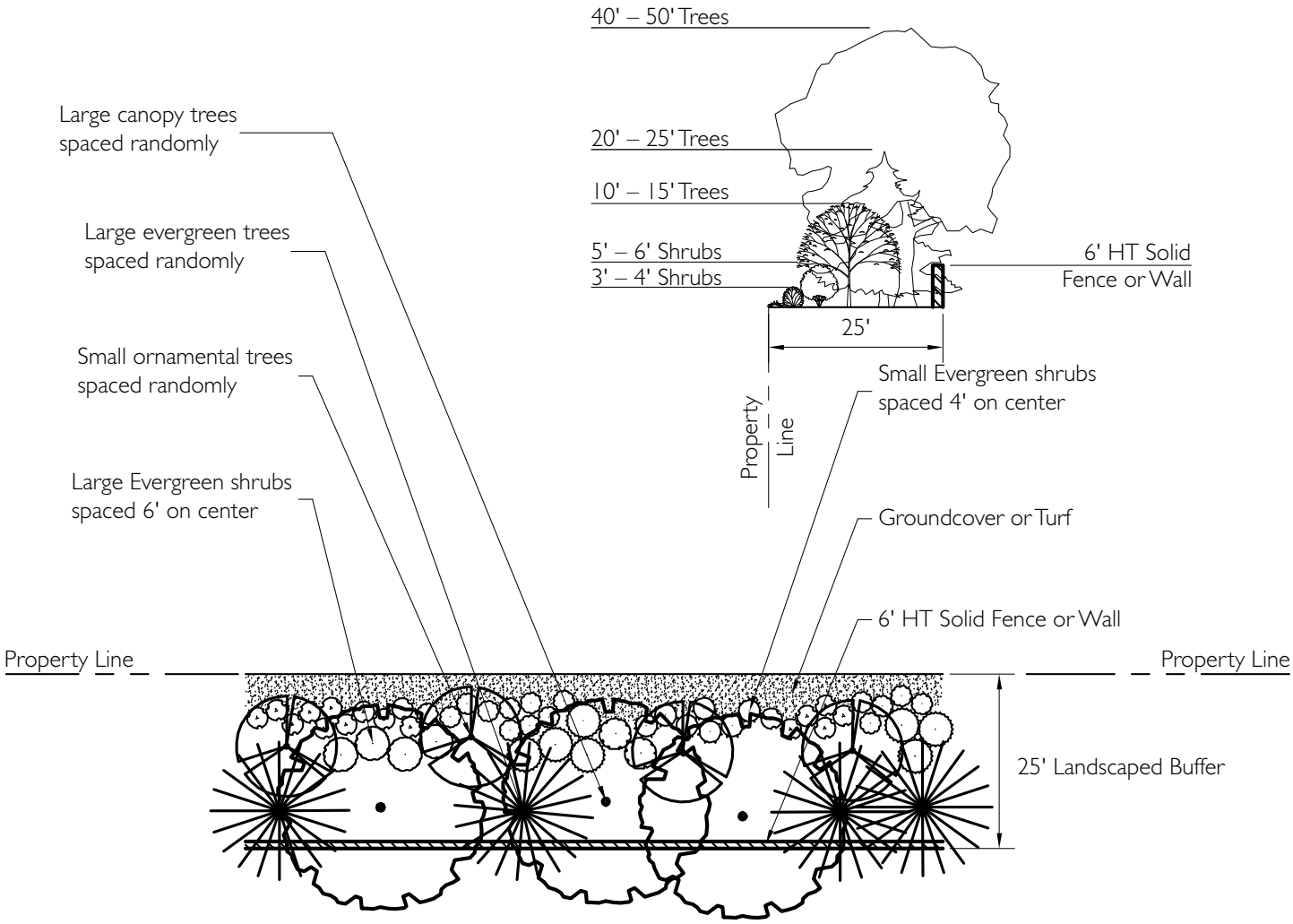
Appendix Section 4.0

Buffers, Landscaping, and Tree Protection

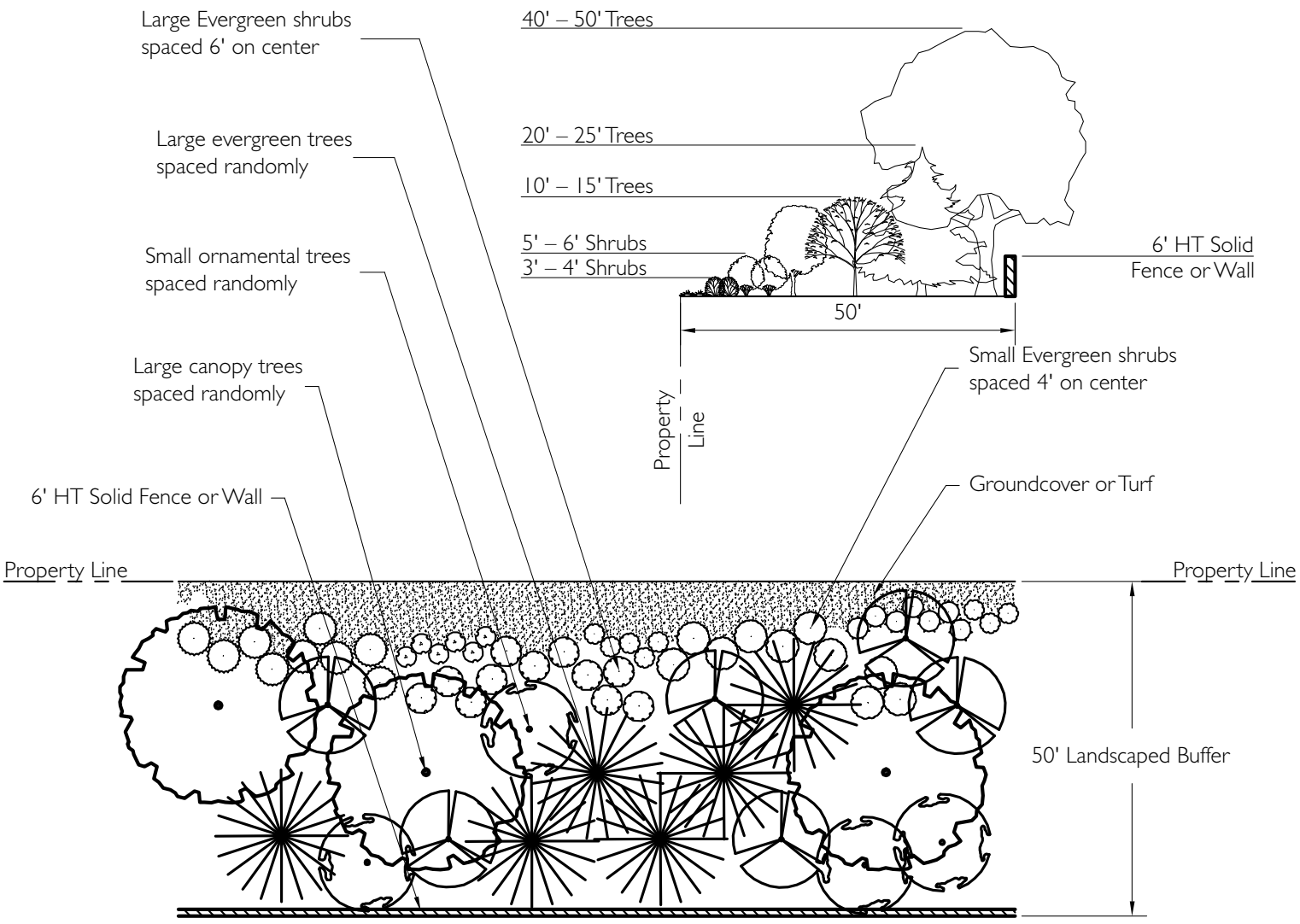
15' Landscaped Buffer with 6' High Fence or Wall



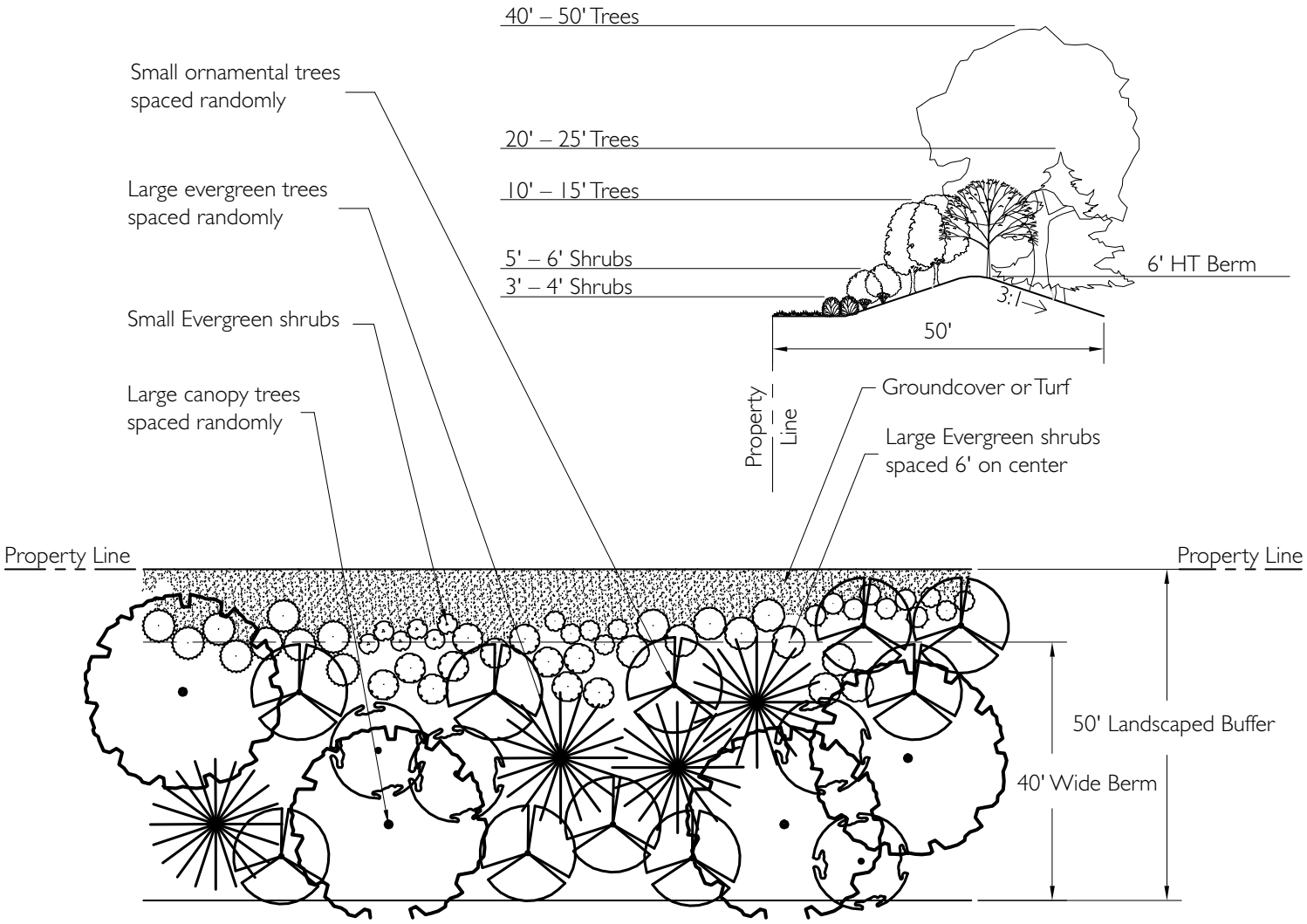
25' Landscaped Buffer with 6' High Fence or Wall



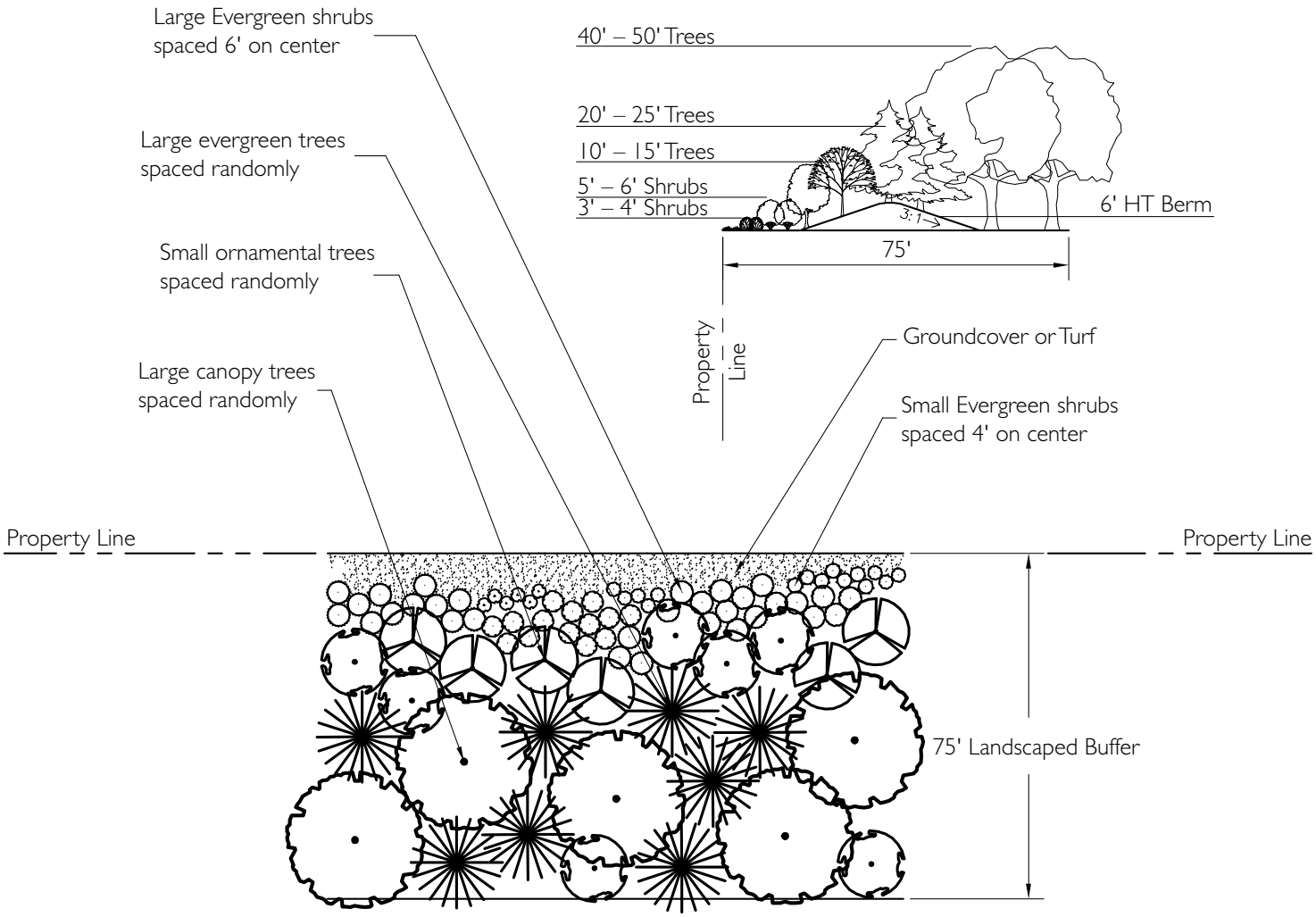
50' Landscaped Buffer with 6' High Fence or Wall



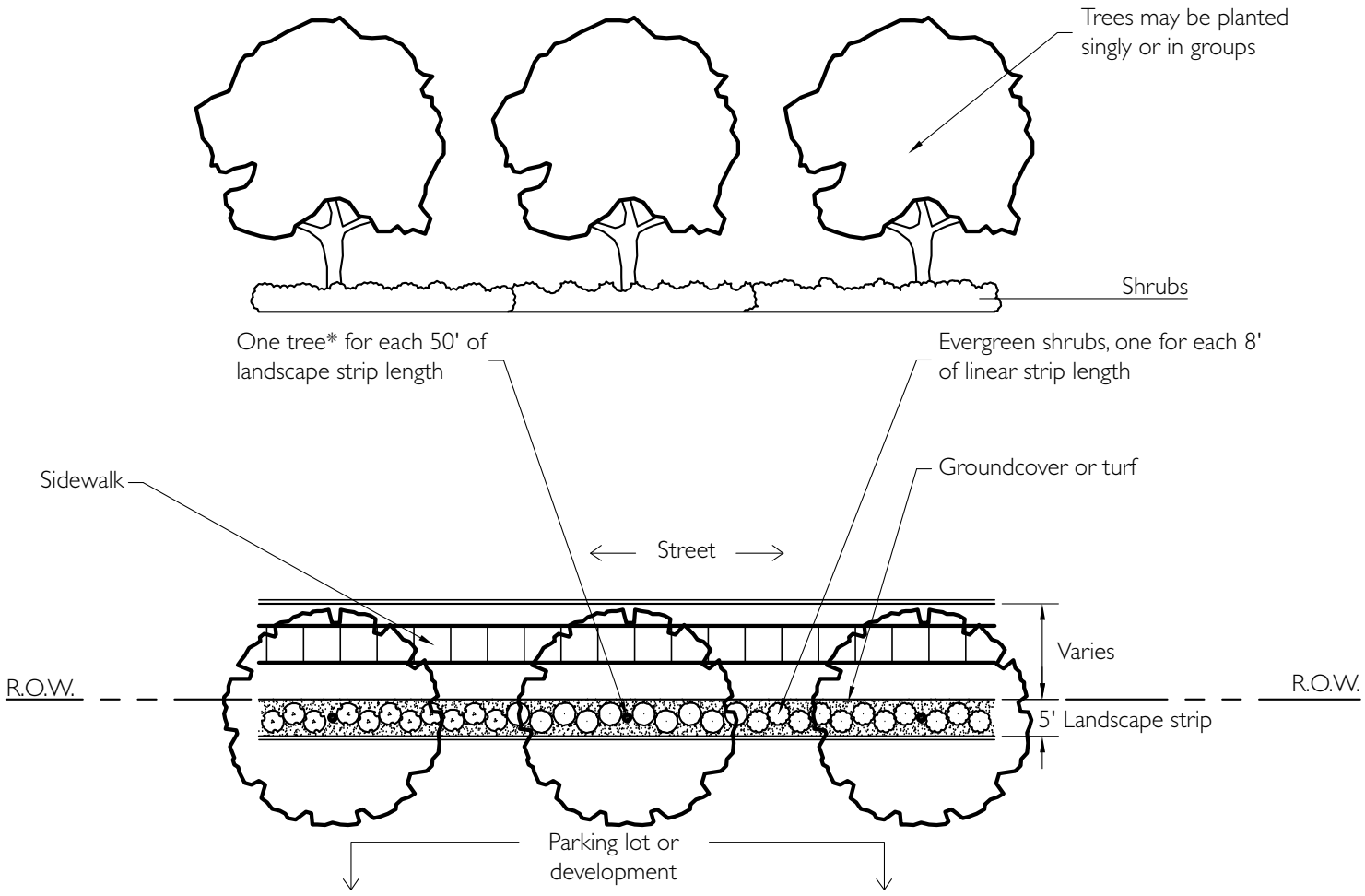
50' Landscaped Buffer with 6' High Berm



75' Landscaped Buffer with 6' High Berm

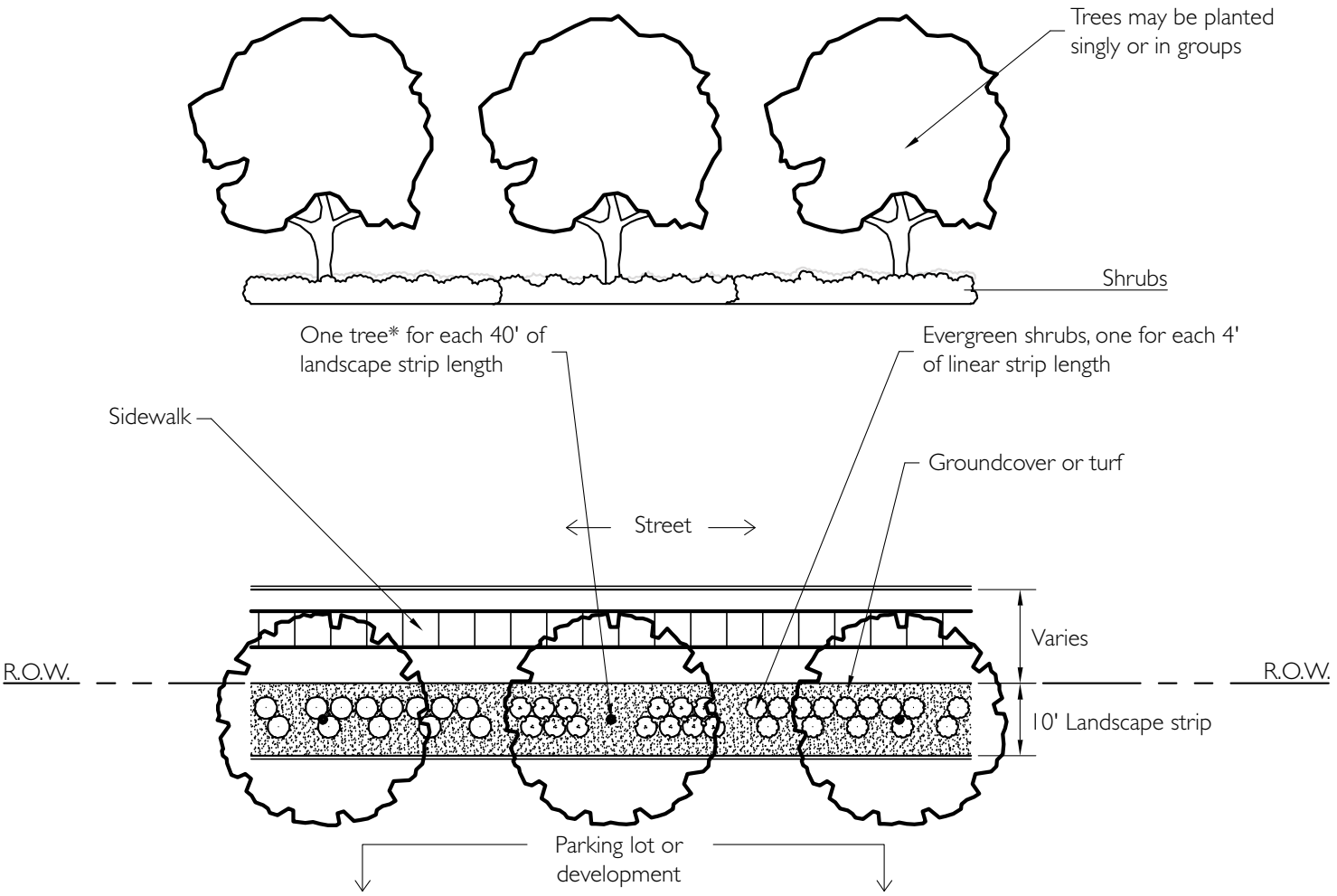


Type 1: 5' Landscape Strip



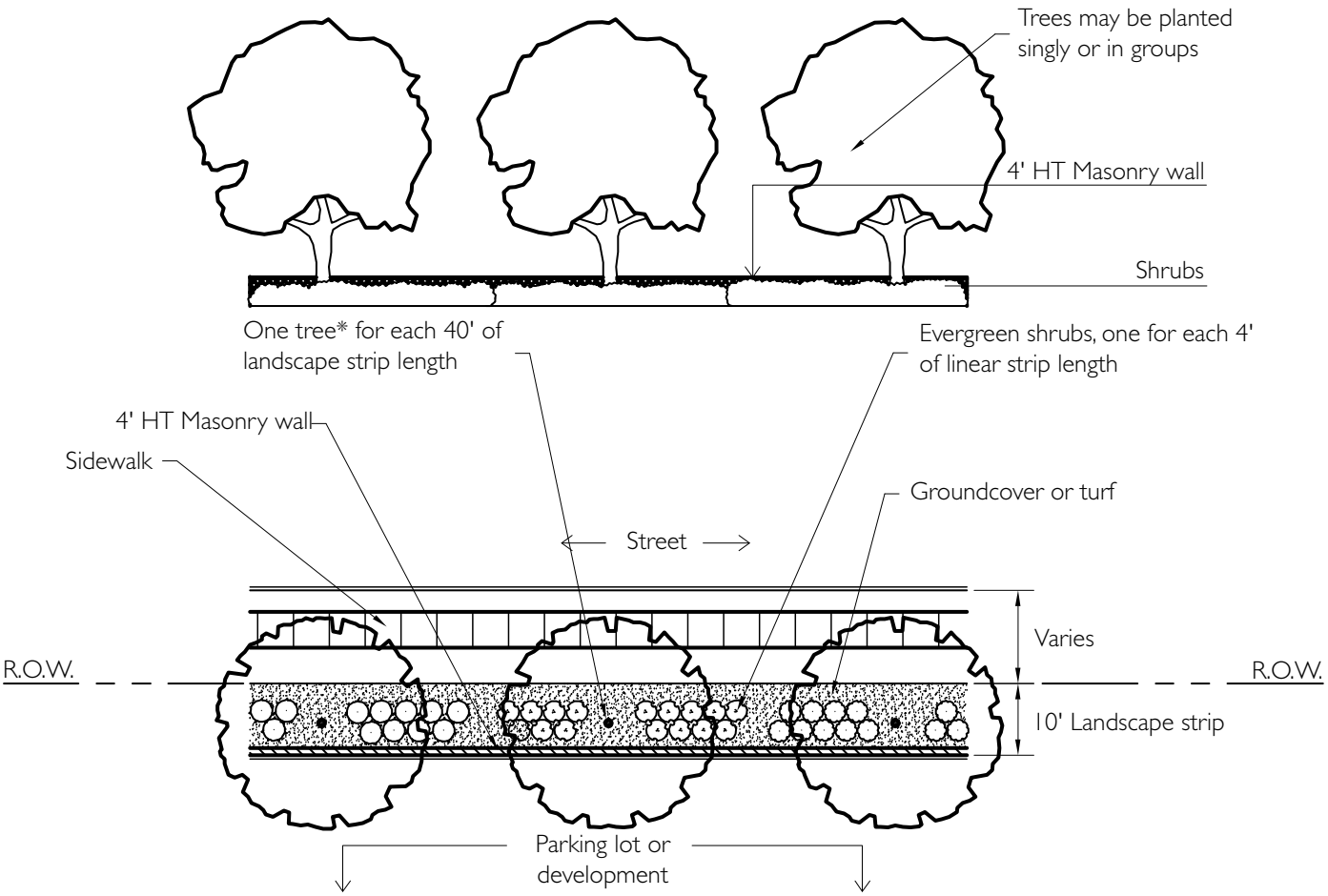
*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

Type 2: 10' Landscape Strip



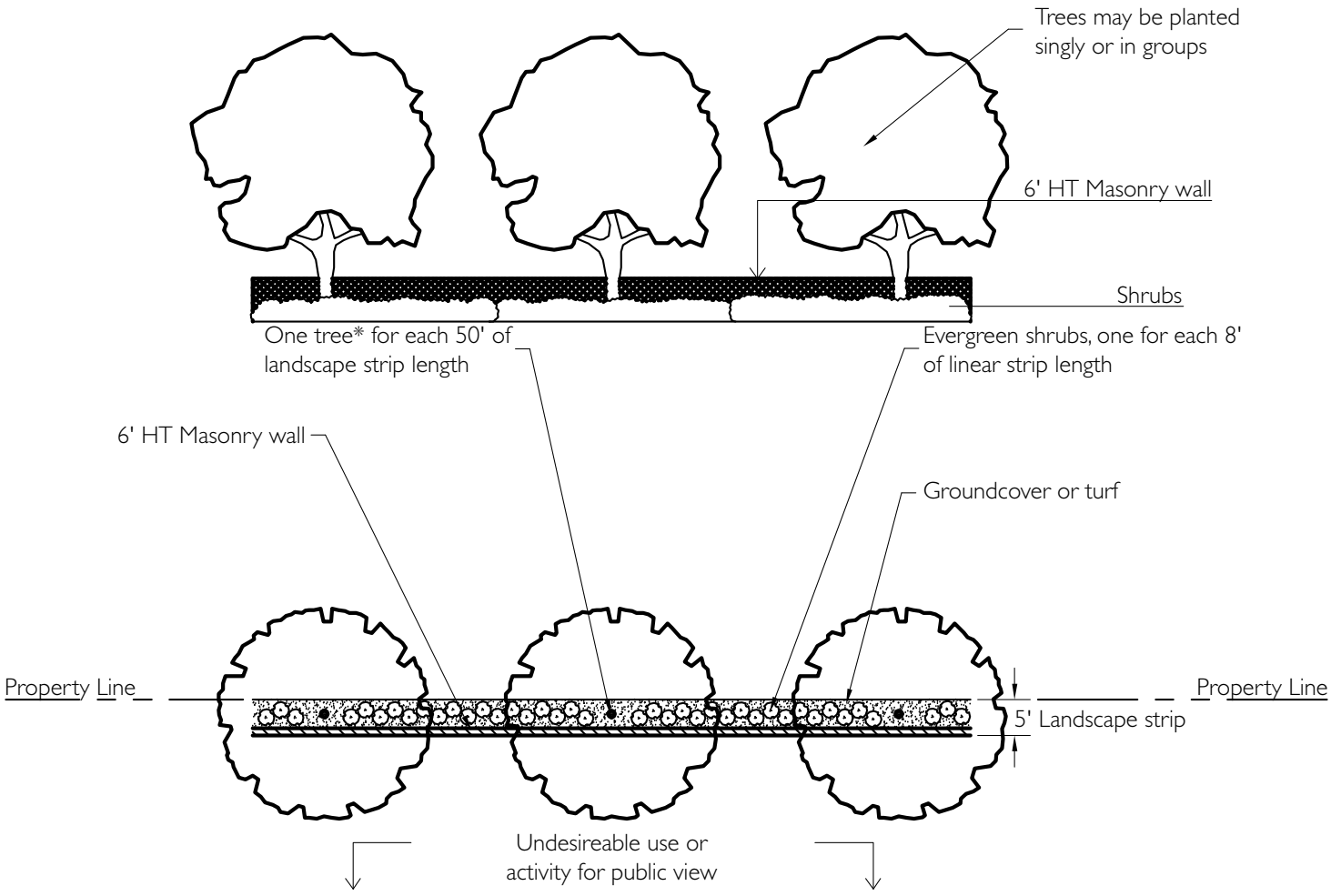
*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

Type 3: 10' Landscape Strip with 4' High Masonry Screening Wall



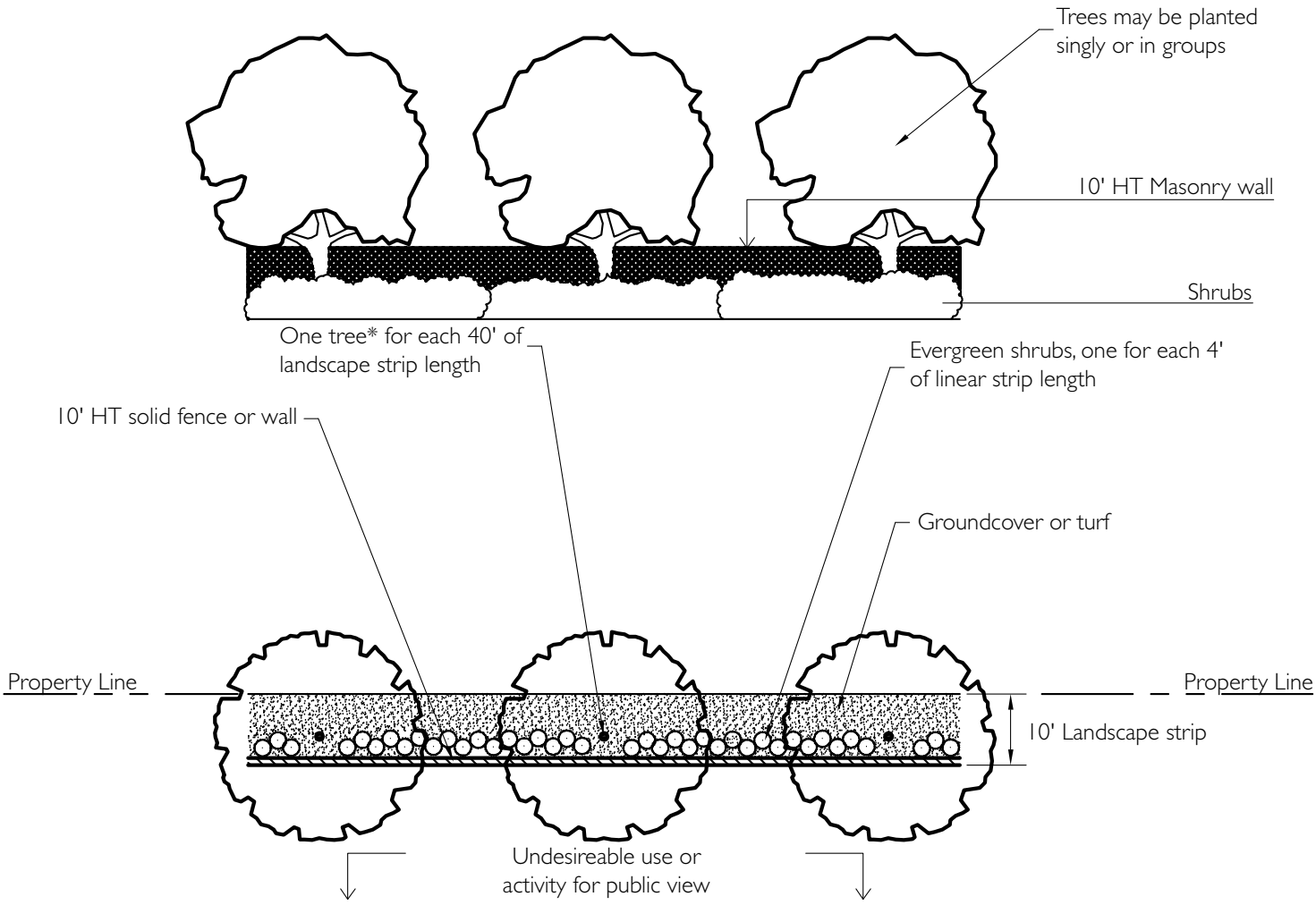
*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

Type 4: 5' Landscape Strip with 6' High Masonry Screening Wall



*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

Type 5: 10' Masonry Screening Wall



*Refer to the tree species lists in 4.11 – 4.13 for recommended tree species

Small Tree Species List

Scientific name	Common Name	Native	Evergreen	Street Tree	Parking Lot Tree	Max Ht (ft)	Spread (ft)	Canopy (SF)
Acer buergerianum	Trident Maple			S		25	20	314
Acer griseum	Paperbak Maple					25	20	314
Acer palmatum var. atropurpureum 'Bloodgood'	Japanese Maple 'Bloodgood'			S		20	20	314
Amelanchier arborea	Downy Serviceberry	N		S		25	20	314
Carpinus caroliniana	Ironwood/American Hornbeam	N				25	25	491
Cercis canadensis 'Pauline Lily'	Pauline Lily Redbud	N		S		25	25	491
Cercis canadensis 'Texensis'	Texas Redbud	N		S		25	25	491
Cercis canadensis 'The Rising Sun'	The Rising Sun Redbud	N		S		25	25	491
Cercis chinensis	Chinese Redbud			S		25	25	491
Cercis mexicana	Mexicana Redbud					20	25	491
Cercis reniformis 'Oklahoma'	Oklahoma Redbud			S		25	25	491
Cercis reniformis 'Texas White'	Texas White Redbud					25	25	491
Chionanthus retusus	Chinese Fringetree			S		25	10	79
Chionanthus virginicus	Fringe Tree	N		S		25	25	491
Cornus alternifolia	Alternate Leaf Dogwood	N		S		20	20	314
Cornus florida	Flowering Dogwood	N		S		20	20	314
Cornus kousa	Chinese/ Kousa Dogwood			S		20	20	314
Cotinus obovatus	American Smoketree	N				20	15	177
Crataegus crus-galli var inermis	Thornless Cockspur Hawthorn					20	20	314
Crataegus spathulata	Littlehip Hawthorn					20	20	314
Crataegus viridis 'Winter King'	Green Hawthorne			S		25	25	491
Hamamelis virginiana	Witch-hazel	N				20	15	177
Ilex x attenuata 'Fosteri'	Foster Holly		E			25	10	79
Ilex x attenuata 'Savannah'	Savannah Holly		E			25	10	79

Scientific name	Common Name	Native	Evergreen	Street Tree	Parking Lot Tree	Max Ht (ft)	Spread (ft)	Canopy (SF)
Ilex decidua	Deciduous Holly/Possum Haw	N				15	10	79
Ilex latifolia	Lusterleaf Holly		E			25	20	314
Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly		E			30	10	79
Ilex verticillata	Winterberry	N				15	10	79
Ilex vomitoria	Yaupon Holly	N	E			20	10	79
Magnolia stellata	Star Magnolia					20	15	177
Malus angustifolia	Narrow-Leaf Crabapple	N				25	20	314
Malus ssp.	Flowering Crabapple			S		25	20	314
Myrica cerifera	Wax Myrtle	N	E			25	20	314
Parrotia persica	Persian Parrotia					30	20	314
Prunus 'Accolade'	Accolade Flowering Cherry					20	15	177
Ptelea trifoliata	Hoptree					20	10	79
Quercus georgiana	Georgia Oak	N		S		20	15	177
Rhamnus alaternus	Italian Buckthorn		E			20	10	79
Rhamnus caroliniana	Carolina Buckthorn					25	20	314
Rhus glabra or typhina	Smooth or Staghorn Sumac	N				15	10	79
Tilia cordata 'Halka'	Summer Sprite Littleleaf Linden				P	20	10	79
Zelkova serrata 'JFS-KW1'	City Sprite Japanese Zelkova			S	P	25	20	314
Zelkova serrata 'Schmidtlow'	Wireless Japanese Zelkova			S	P	25	35	962

Medium Tree Species List

Scientific name	Common Name	Native	Evergreen	Street Tree	Parking Lot Tree	Max Ht (ft)	Spread (ft)	Canopy (SF)
Acer barbatum	Southern Sugar Maple	N			P	40	30	707
Acer campestre	Hedge Maple					35	30	707
Acer ginnala	Amur Maple					25	20	314
Acer leucoderme	Chalk Maple	N				40	20	314
Acer rubrum, small cultivars	Red Maple, dwarf varieties	N			P	50	35	962
Acer truncatum	Shantung or Painted Maple					35	25	491
Betula nigra 'Dura Heat'	Dura Heat' River Birch	N				40	25	491
Carpinus betulus	European Hornbeam				P	60	35	962
Carpinus caroliniana	American Hornbeam	N				40	20	314
Carpinus japonica	Japanese Hornbeam					30	20	314
Celtis tenuifolia	Georgia Hackberry					35	20	314
Chamaecyparis thyodies	Atlantic Whitecedar	N	E			30	20	314
Cladrastis lutea	American Yellowwood	N		S		50	40	1,256
Crataegus phaenopyrum	Washington Hawthorn					30	25	491
Cupressus arizonica	Arizona Cypress		E			40	15	177
Fagus sylvatica	Purple Beech					50	40	1,256
Frangula caroliniana	Carolina Buckthorn	N				40	20	314
Gordonia lasianthus	Loblolly Bay	N	E			35	25	875
Halesia carolina/tetraptera	Carolina Silverbell	N				40	30	707
Ilex latifolia	Lusterleaf Holly		E			40	20	314
Ilex opaca	American Holly	N	E			30	15	177
Juniperus virginiana	Eastern Red Cedar	N	E		P	50	10	79
Magnolia grandiflora 'Little Gem'	Little Gem Magnolia		E			35	12	113
Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer Magnolia		E		P	40	20	314

Scientific name	Common Name	Native	Evergreen	Street Tree	Parking Lot Tree	Max Ht (ft)	Spread (ft)	Canopy (SF)
Magnolia x soulangiana (Tree Form)	Saucer Magnolia			S		30	25	491
Nyssa sylvatica 'Red Rage'	Red Rage Black Gum	N			P	50	25	491
Ostrya virginiana	Eastern Hophornbeam	N		S		40	25	491
Oxydendron arboreum	Sourwood	N		S		30	20	314
Pinus nigra	Austrian Pine		E			30	20	314
Platanus x acerifolia	London Planetree			S	P	40	40	1256
Prunus serrulata	Japanese Flowering Cherry			S		30	20	314
Prunus subhirtella 'Atumnalis'	Autumn Cherry			S		30	30	707
Prunus x yedoensis	Yoshino Flowering Cherry			S		50	30	707
Quercus lyrata	Overcup Oak	N			P	45	30	707
Quercus stellata	Post Oak					50	40	1256
Sassafras albidum	Sassafras	N				30	15	177
Styrax japonica	Japanese Snowbell					30	15	177
Thuja occidentalis	Eastern Arborvitae		E			50	10	79
Ulmus parvifolia 'Athena'	Athena Chinese Elm			S	P	30	35	962

Large Tree Species List

Scientific name	Common Name	Native	Evergreen	Street Tree	Parking Lot Tree	Max Ht (ft)	Spread (ft)	Canopy (SF)
Acer barbatum cultivars	Florida Maple	N			P	60	35	962
Acer saccharum cultivars	Sugar Maple 'Legacy'	N			P	50	35	962
Betula nigra cultivars	River Birch 'Dura Heat' or 'Heritage'	N				50	40	1,256
Carya cordiformis	Bitternut Hickory	N			P	100	60	2,826
Carya glabra	Pignut Hickory	N		S	P	100	60	2,826
Carya ovata	Shagbark Hickory	N			P	80	40	1,256
Carya pallida	Sand Hickory	N			P	90	30	707
Carya tormentosa	Mockernut Hickory	N		S	P	100	60	2,826
Cedrus deodara	Deodar Cedar		E			70	30	707
Celtis laevigata	Sugarberry				P	70	50	1,963
Celtis occidentalis	Hackberry			S		50	40	1,256
Celtis sinensis	Chinese Hackberry			S		60	40	1,256
Cercidiphyllum japonicum	Katsura Tree				P	70	45	1,590
Cryptomeria japonica	Japanese Cryptomeria		E			60	20	314
Fagus grandifolia	American Beech	N				70	40	1,256
Fraxinus americana	White Ash			S		80	60	2,826
Fraxinus pennsylvanica	Green Ash	N		S		60	25	491
Ginkgo biloba (male)	Gingko, Maidenhair Tree			S	P	50	30	707
Gleditsia triacanthos inermis	Thornless Honeylocust	N		S	P	70	50	1963
Liquidambar styraciflua 'Rotundiloba'	Seedless Sweetgum	N			P	70	45	1,590
Liriodendron tulipifera	Tulip Poplar	N		S	P	90	40	1,256
Magnolia acuminata	Cucumber Magnolia	N				80	40	1,256
Magnolia grandiflora	Southern Magnolia	N	E			80	40	1,256

Scientific name	Common Name	Native	Evergreen	Street Tree	Parking Lot Tree	Max Ht (ft)	Spread (ft)	Canopy (SF)
Magnolia virginiana	Sweetbay Magnolia	N			P	60	30	707
Metasequoia glyptostroboides	Dawn Redwood					80	25	491
Nyssa aquatica	Swamp Tupelo	N				70	40	1,256
Nyssa sylvatica	Black Gum	N			P	80	45	1,590
Pinus echinata	Shortleaf Pine	N	E		P	100	25	491
Pinus taeda	Loblolly Pine	N	E		P	100	25	491
Pinus virginiana	Virginia Pine		E		P	70	20	314
Platanus occidentalis	American Sycamore	N		S		100	45	1,590
Platanus x acerifolia	London Planetree			S	P	100	80	5,024
Populus deltoides x Populus nigra	Hybrid Poplar				P	50	30	707
Quercus acutissima	Sawtooth Oak				P	60	50	1,963
Quercus alba	White Oak	N				80	60	2,826
Quercus bicolor	Swamp White Oak			S		60	50	1,963
Quercus coccinea	Scarlet Oak	N			P	70	45	1,590
Quercus falcata	Southern Red Oak	N		S	P	80	45	1,590
Quercus hemisphaerica 'Darlington'	Darlington Oak	N			P	90	50	1,963
Quercus laurifolia	Laurel Oak	N			P	80	50	1,963
Quercus macrocarpa	Bur Oak					80	80	5,024
Quercus muehlenbergii 'Engelm'	Chinkapin Oak			S	P	100	50	1,963
Quercus nigra	Water Oak			S	P	80	40	1,256
Quercus nutallii	Nuttal Oak	N		S	P	80	40	1,256
Quercus palustris	Pin Oak	N		S	P	70	40	1,256
Quercus phellos	Willow Oak	N		S	P	60	35	962
Quercus prinus	Chestnut Oak			S		70	50	1,963

Scientific name	Common Name	Native	Evergreen	Street Tree	Parking Lot Tree	Max Ht (ft)	Spread (ft)	Canopy (SF)
Quercus robur	English Oak			S	P	60	50	1,963
Quercus rubra	Northern Red Oak			S	P	75	45	1,590
Quercus shumardii	Shumard Oak	N		S	P	80	60	2,826
Quercus stellata	Post Oak				P	50	40	1,256
Quercus velutina	Black Oak				P	70	45	1,590
Taxodium distichum	Bald Cypress	N		S	P	70	25	491
Thuja plicata	Western Arborvitea		E		P	70	25	491
Tilia americana	Basswood			S	P	80	45	1,590
Tilia cordata	Littleleaf Linden				P	70	40	1,256
Tsuga canadensis	Eastern Hemlock	N	E			60	35	962
Ulmus alata	Winged Elm	N			P	80	40	1,256
Ulmus americana 'Princeton'	Princeton American Elm			S	P	60	30	707
Ulmus crassifolia	Cedar Elm				P	70	50	1,963
Ulmus parvifolia 'Emer II' *P.P. #7552*	Allée ® Chinese Elm			S	P	60	45	1590
Ulmus rubra	Slippery Elm	N			P	80	40	1,256
Ulmus x 'Morton' *(Accolade)*	Accolade Hybrid Elm			S	P	60	30	707
Ulmus x 'Pioneer'	"Pioneer' Elm			S	P	60	50	1,963
Zelkova serrata	Japanese Zelkova			S	P	70	50	1,963

Appendix Section 5.0

Inactive Zoning Districts

Section 5-10. Purpose

This appendix is provided as a reference for projects developed under requirements of the 1985 Zoning Resolution, and which are in zoning districts that have been retired with adoption of the Unified Development Ordinance. No new zoning applications will be accepted for the following zoning districts; however, properties or parcel assemblages governed by these pre-existing zoning classifications may continue to be developed:

5-10.1

A. MOD Modified Single-Family Development

B. CSO Conservation Subdivision Overlay District.

C. R-140 Single Family Residence District.

D. RL Lakeside Residence District.

E. R-ZT Single Family Residence Zero Lot Line/Townhouse District. (Prior to January 2005)

F. R-ZT Single Family Residence District. (After January 2005)

G. R-TH Single Family Residence Townhouse District. (Prior to January 2005)

H. MHS Manufactured Housing Subdivision District.

I. RM Multi-Family Residence District.

J. RMD Multi-Family Residence District (Duplexes).

K. RM-6 Multi-Family Residence District.

L. RM-8 Multi-Family Residence District.

M. RM-10 Multi-Family Residence District.

N. HS Hospital Service District.

O. NS Neighborhood Shopping District.

P. OBP Office-Business Park District.

Q. MUO Mixed-Use Overlay District.

R. MUD Mixed-Use Development District.

S. Big Haynes Creek Conservation Subdivision Option.

T. Chattahoochee River Tributary Protection: Stream Buffer Zones Required.

Section 5-20. Modified Single-Family Development

5-20.1 **Purpose.**

The purpose of Modified single-family development is to permit a procedure for development which will result in improved living and working environments; which will promote more economic subdivision layout; which will encourage ingenuity and originality in total subdivision and individual site design; and which can preserve open space to serve recreational, scenic, and public service purposes, and other purposes related thereto. To achieve these goals:

A. Permitting variations in lot areas.

B. Establishing procedures to assure adequate maintenance and restricted use of open space areas for the benefit of the inhabitants of the subdivisions.

C. Establishing procedures to assure adequate protection of existing and potential developments adjoining the proposed Modified development.

5-20.2 **Special Use Permit Required.**

A Modified single-family development may be permitted in an R-100 or R-75 district provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and the Planning Commission and after a public hearing. The Board of Commissioners may reduce the individual lot size that would otherwise be required, up to 30 percent in an R-100 district and up to 25 percent in an R 75 district. Maximum density shall not exceed 2.3 units per acre for the R-100 Modified zoning designation and 3.0 units per acre for the R-75 Modified zoning designation.

5-20.3 **Minimum Size of a Modified Development.**

Modified developments shall consist of at least 16 dwelling units, except that Modified developments that are found by the Board of Commissioners to be a logical extension of an existing or approved Modified development may contain fewer dwelling units.

5-20.4 **Subdivision Approval Required.**

No Modified development may be constructed except in accordance with the provisions of Section 5-20.

5-20.5 **Modification of Yard and Lot Requirements.**

Modification and variation of yard and lot requirements may be permitted subject to the following minimum standards listed below in Section 5-20.6.

5-20.6 The following table indicates the minimum setbacks, lot width and height requirements for Modified developments:

Minimum Yard and Height Requirements for Modified Development

Zoning District	Lot Width	Front Yard	Side Yard	Rear Yard	Height
R-100M	80 Feet	25 Feet From Right-of-Way	1 Yard – 5 Feet 2 Yards – 15 Feet	30 Feet	35 Feet
R-75M	65 Feet	25 Feet From Right-of-Way	1 Yard – 5 Feet 2 Yards – 15 Feet	25 Feet	35 Feet
In all districts, stormwater facility lots shall maintain a minimum lot width of 30 feet at the minimum building setback line.					

5-20.7 **Open Space Requirements; Ownership.**

A. In each district allowing Modified development, the lot size may be reduced from the general lot size for that district to a specified minimum lot size for Modified development, in accordance with the percentage reduction limits and Section 5-20.6 Minimum Yard and Height Requirements For Modified Development. All such lot reductions shall be compensated for by an equivalent amount of land in open space to be preserved and maintained for its scenic values, recreation or conservation purposes. Up to one-half of such open space may be located in a 100-year floodplain or an existing lake, and up to 100 percent may be located within a permanent proposed lake which does not function solely as a detention facility or within delineated wetlands.

B. Open space shall not include areas devoted to public or private vehicular streets or any land which has been, or is to be, conveyed to a public agency, via a purchase agreement for such uses as parks, schools, or other public facilities, or which lies within any required recreation area, overhead power easement, or stormwater detention facility.

C. If open space is not dedicated to public use, it shall be protected by legal arrangements, satisfactory to the Board of Commissioners, sufficient to assure its maintenance and preservation for whatever purpose it is intended. Covenants or other legal arrangements shall specify ownership of the open space; method of maintenance; responsibility for maintenance; maintenance taxes and insurance; compulsory membership and compulsory assessment provisions; guarantees that any association formed to own and maintain open space will not be dissolved without the consent of the Board of Commissioners; and any other specifications deemed necessary by the Board of Commissioners.

5-20.8 **Criteria for Modified Development Concept Plan Review.**

A proposal for a Modified development shall provide for a total environment better than that which could be achieved under standard regulations. If, in the opinion of the Board of Commissioners, the proposed plan could be improved with respect to the criteria listed below by the reasonable modification of the location of open space or buildings or configurations of lots, streets and parking areas, the proposed plan shall be so modified or denied. In acting on a proposed plan, the Board of Commissioners shall give particular consideration to the following criteria:

A. Required Exhibits.

The following exhibits shall be prepared by design professionals, such as planners, engineers, architects or landscape architects and submitted to the Department of Planning and Development. No application for a Modified single family development shall be accepted for processing without these required exhibits.

1. A location map indicating existing zoning on the site and the adjacent areas.
2. A concept plan drawn no smaller than one inch equals 100 feet, including the following information:
   a. Lot lines and setbacks;
   b. Location, shape, size and height of the existing and proposed decorative walls and elements and entrance features;
   c. Topography with contour intervals no greater than 2 feet;
   d. Lakes, ponds and floodplains and the source of floodplain data;
   e. Stormwater detention areas;
   f. Existing and proposed landscaping;
   g. Recreation facilities (if applicable);
   h. Stages of development, if any;
   i. Location of offstreet parking.
3. Floor plans and elevations of all typical units and any other structures such as recreation buildings.
4. Information indicating the following:
   a. Gross and net acreage (see definition of net density);
   b. Lot sizes (dimensions and square footage);
   c. Building heights and stories;
   d. Building coverage for each lot;
   e. Amount of common open space in square feet (if applicable);
   f. All tree areas to be retained or added;
   g. Parking facilities and
   h. Such other architectural and engineering data as may be required to evaluate the project.

5-20.9 **All Modified Amendments to be Conditional Zoning Amendments.**

All Modified Single Family zoning amendments to the Official Zoning Map shall be conditional amendments. In addition to any other conditions that may be imposed by the Board of Commissioners pursuant to the provisions for conditional zoning in this Unified Development Ordinance, a concept plan showing the approximate location of all buildings, walls, fences, property lines, front and rear building lines, landscaping, parking areas and uses and any other features deemed appropriate by the Board of Commissioners as a result of the concept plan review and public hearing shall be included as part of the amendment, and the use of the property for its zoned purposes shall be conditioned on said concept plan.

Section 5-30. CSO Conservation Subdivision Overlay District.

5-30.1 **Purposes.**

The purposes of this overlay district are as follows:

A. To encourage the development of residential communities, that are density neutral based upon the Comprehensive Plan, designed to preserve and protect environmental resources, scenic vistas, and natural and cultivated landscapes.

B. To enhance land, water, air and tree resources by minimizing the area of land disturbance, reducing impervious surface, optimizing stream buffers, preserving tree cover and encouraging retention and protection of Conservation Space.

C. To reduce infrastructure maintenance costs as a result of efficient community design.

D. To provide Conservation Space and pedestrian linkages and wildlife corridors among residential communities and to encourage recreation opportunities.

E. To preserve significant historical and archaeological features.

F. To preserve and protect contiguous undeveloped areas within the development.

5-30.2 **Applicability.**

This overlay district may be overlaid only upon the R-100 and R-75 districts utilizing the public sanitary sewer system. The overlay district shall require approval of a Special Use Permit at a public hearing as of the effective date of the adoption of this overlay district. Any conditions of zoning or special use approval of the underlying district shall also be observed (exception: lot area, width or quantity). For properties which are submitted for rezoning to R-100 or R-75, the applicant shall declare the intent to utilize this overlay district at the time of application and the application shall be accompanied by an Existing Features Site Analysis Plan, and Environmental Site Assessment (Phase One) report, and a Concept Plan meeting the requirements of this section. The overlay district shall not be used on property that has been timber harvested within 24 months prior to adoption of a zoning change or approval of a concept plan.

5-30.3 **Permitted Uses.**

Those uses permitted in the underlying district are permitted.

5-30.4 **Existing Features Site Analysis Plan.**

At time of development, or if a zoning action is proposed, and prior to preparing the Concept Plan, an Existing Features Site Analysis Plan, sealed by a registered engineer or landscape architect, and an Environmental Site Assessment (Phase One) report, shall be prepared and submitted by the applicant or developer.

5-30.5 The purposes of the Site Analysis Plan are to:

A. Delineate areas that have been identified as worthy of permanent protection in Conservation Space because of their environmental values. This delineation shall include, but shall not be limited to, the information and steps listed in Section 5-30.6.

B. Set forth the particulars of the site, including boundary, topographic data (minimum 4-foot contour intervals), existing structures and utility easements.

C. Together with the Environmental Site Assessment (Phase One) report, provide the starting point for design of the conservation subdivision with built areas being designed as separate from the areas delineated as worthy of permanent protection.

5-30.6 The Existing Features Site Analysis Plan shall include at least the following information:

A. Perennial and intermittent streams, FEMA designed 100-Year Flood Hazard Zones and Wetlands. The source of this information shall also be indicated.

B. Identification of tree lines, native woodlands, open fields or meadows, peaks or rock outcroppings, and prime agricultural land.

C. Delineation of tree resource areas by type such as hardwoods, pines or mixed; and old or new growth.

D. Delineation of steep slope areas (25 percent or greater). The designer shall endeavor to preserve slopes greater than 40 percent.

E. Identification of historical, archeological or other significant features identified in the Environmental Site Assessment (Phase One) report.

F. Identification of scenic vistas as listed in the Comprehensive Plan.

G. Identification of Conservation Space, Open Space or common areas adjacent to the project.

H. Identification of protected plant species as listed by the Georgia Department of Natural Resources, to be certified by a registered landscape architect, forester, arborist, biologist, botanist or horticulturist.

I. The plan shall also include certification that timber harvesting activity has not occurred on the property in the previous 24 months prior to the approval of a rezoning application or the approval of a Concept Plan.

5-30.7 **Concept Plan.**

At time of development, a Concept Plan shall be submitted by the developer for review and approval in accordance with the requirements and procedures of Section 320-10. If a zoning action or Special Use Permits is required, the rezoning site plan shall include the following information:

A. Delineation and specifications of Conservation Space including calculations and exclusions (see Section 5-30.9); and any "Pocket Parks," "Neighborhood Greens," play areas, or trail system to be constructed.

B. A typical detail on the plan indicating dwelling size, lot width, building setback lines, off-street parking, street trees, sidewalks, and street pavement and right-of-way width.

C. Lot width average, area and percent of floodplain specifications in tabular form; and density calculations (gross and net).

5-30.8 **Conservation Space Requirements.**

In order to qualify for this overlay district, Conservation Space shall meet the following requirements:

A. Delineation.

1. Priority shall be given in delineating Conservation Space areas as those areas of significance identified in the Existing Features Site Analysis Plan, around which the built areas are designed.

B. Undeveloped and Natural.

1. Conservation Space shall remain undeveloped and natural except for the provision of non-motorized passive recreation opportunities such as running, walking, biking, and similar outdoor activities. Wetland and stream bank mitigation projects are also permitted.
2. Primary Conservation Areas are required to be included in the Conservation Space. These areas shall be covered by a provision for permanent protection and shall include 100-Year floodplains, stream buffer zones, slopes greater than 40 percent consisting of a contiguous area of at least 5,000 square feet, wetlands, endangered or threatened species or their habitat, archeological sites, cemeteries or burial grounds.
3. Secondary Conservation Areas are features and areas recommended and desirable for Conservation Space designation and may be covered by the provisions for permanent protection. These include important historic sites, existing healthy, native forests of at least one contiguous acre, scenic viewsheds, peaks and rock outcroppings, prime agriculture lands consisting of at least 5 contiguous acres, and existing trails that connect the tract to neighboring areas. Also considered Secondary Conversation Areas are "Pocket Parks," "Neighborhood Greens" and storm water management facilities and practices and may be constructed and maintained in Conservation space. However, "Pocket Parks" and "Neighborhood Greens" shall not exceed 20 percent of the total required Conservation Space.

5-30.9 **Exclusions.**

A. Excluded from meeting the minimum amount of Conservation Space are the following (also, see the definition of Primary Conservation Areas):

1. Residential yards.
2. Proposed Permanent Lakes that may be used for wet detention. No more than 50 percent of land area located within a proposed permanent lake may be credited.
3. Recreation Area Improvements. Impervious surfaces in recreation areas shall not be credited.
4. Easements. Land area within power, gas pipeline easements, sewer line easements or pump stations shall not be credited.
5. Other. Land area devoted to public or private streets or any land that has been, or is to be, conveyed to a public agency via a purchase agreement for such uses as parks, schools, or other public facilities shall not be credited.

5-30.10 **Ownership.**

Conservation Space shall be owned in fee-simple by a mandatory property owner's association; or other entity approved in advance by the Board of Commissioners during their normal course of business. The developer shall record the deed to the Conservation Space prior to, or concurrent with, the recording of the first final subdivision plat. An access easement following the alignment of future public streets is acceptable. However, "Pocket Parks" or "Neighborhood Greens" may be deeded concurrent with the unit or phase of the final subdivision plat of which it is a part

5-30.11 **Property Owner's Association.**

A. **The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:**
   1. Governance of the association by the Georgia *Property Owner's Association Act* (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
   2. Responsibility for maintenance of the open space.
   3. Responsibility for insurance and taxes.
   4. Automatic compulsory membership of all lot purchasers and their successors; and compulsory assessments.
   5. Conditions and timing of transferring control of the association from the developer to the lot owners.
   6. Guarantee that the association will not be dissolved without the advance approval of the Board of Commissioners.

5-30.12 **Maintenance.**

The property owner's association, or other entity approved in advance by the Board of Commissioners, shall be responsible for the continuous maintenance of buffers, Conservation Space and recreation areas.

5-30.13 **Conservation Surety.**

A. **Conservation Space delineated on the Final Plat and required to be in a Primary Conservation Area shall be permanently protected by either one or both of the following options:**
   1. Option 1. Conveyance to the Public and Subdivision Lot Owners.
      a. A deed conveying ownership of the Conservation Space to the mandatory property owner's association shall be recorded and delivered prior to, or concurrent with, the approval of the Final Plat for the first phase of the subdivision. Both the deed and the Final Plat shall contain, at a minimum, the following covenant:

         "The Conservation Space conveyed by deed and shown on the Final Plat shall remain permanently protected and shall not be disturbed, cleared or developed except in accordance with Section 5-30.8 of this Unified Development Ordinance and with Georgia Law OCGA 36-22-1 et seq., having the following Greenspace goals: protection of streams, floodplains and wetlands; steep slopes; woodlands, open fields and meadows; historical and archeological features; significant wildlife habitats; scenic vistas; passive recreation and connectivity with nearby open spaces. The following uses may be allowed: passive recreational amenities, such as pervious-surface paths and minimal parking spaces; picnic and restroom facilities (constructed facilities shall not exceed 15 percent of the Conservation Space). This covenant is intended to benefit said area to the public and the use of same to the subdivision lot owners and residents, and it shall run in perpetuity as provided by Georgia Law OCGA 44-5-60(c)."

   2. Option 2. Conveyance to Other Qualified Organizations or Entities.
      a. Except for "Pocket Parks" or "Neighborhood Greens," developed recreation areas or Secondary Conservation Areas not desired for permanent protection, Conservation Space shall be permanently protected by the:
         i. recording of a covenant or conveyance of an easement which runs in perpetuity under Georgia Law OCGA 44-5-60 in favor of any corporation, trust, or other organization holding land for the use of the public or certain governmental entities; or,
         ii. (conveyance of a conservation easement running in perpetuity to a third party "qualified organization" recognized by Federal Treasury Regulation Section 1.170A-14(c)(1). Qualified organizations recognized by this Treasury Regulation include, but may not be limited to, governmental entities, certain publicly supported charities, local and national land trusts, or other conservation groups that are organized or operated primarily or substantially for one of the conversation purposes specified in the Internal Revenue Code. Governmental entities that qualify to be named in covenants under Georgia Law OCGA 44-5-60 or to receive conservation easements under the Treasury Regulation referred to above for purposes of this section shall include the Federal government, the State of Georgia, Gwinnett County, or authorities of the State of Georgia or Gwinnett County. If a covenant is recorded or an easement conveyed in favor of a governmental entity, formal acceptance by the governmental entity or qualified conservation organization shall be obtained prior to the recording of the covenant or conveyance of the easement. The developer shall record the necessary legal instrument to accomplish protection of the Conversation Space prior to, or concurrent with, the recording of the Final Plat. The legal instrument shall contain, at a minimum, the same language required to be placed on a deed as stated in Option 1 of this Section.

B. **Secondary Conservation Areas may also be covered by the same permanent protection options.**

5-30.14 **Density.**

The Comprehensive Plan establishes recommended residential density not to exceed 3 units per acre in many areas of the county. Consequently, subdivisions in the overlay district shall not exceed a maximum net density in the underlying district, and shall provide at least the percent of Conservation Space, as stated below:

A. R-100: 2.3 units per acre with 40 percent Conservation Space.
3.0 units per acre with 50 percent Conservation Space.

B. R-75: 3.0 units per acre with 40 percent Conservation Space.

5-30.15 **Development Requirements.**

Subdivisions in this overlay district shall meet the following requirements unless a Special Use Permit is submitted and approved by the Board of Commissioners:

A. Minimum Subdivision Size: 10 contiguous acres.

B. Lot Area: No minimum.

C. Average Lot Width:
The average width of all building lots shall be at least 60 feet. Exception: Any lot located less than 50 feet from adjacent property lines zoned RA-200, R-140, R-100 and R-75 (except modified and cluster subdivisions) shall meet the lot width (for the entire depth of the lot) and the rear setback of the underlying zoning district.

D. Minimum Road Frontage per Lot:
Forty feet. Exception: Road frontage may be reduced to 20 feet for lots with frontage upon cul-de-sac or "eyebrow cul-de-sac" turnarounds.

E. Minimum Yard Areas (Setbacks):
Front: 20 feet.
Exception: The front yard setback may be reduced to 5 feet if dwellings are provided side or rear entry garages. To qualify for the reduced setback on a corner lot, side entry garages must be located to the side adjacent to an abutting lot.
Rear: 20 feet.
Side: 5 feet.

F. Street Frontage Buffer:
Fifty feet in width (not part of any building lot). The street frontage buffer shall remain undisturbed and natural, except for entrance features, necessary street construction activities, right-of-way crossings and corner right-of-way miters or radii. If the required street frontage buffer is void of vegetation, it shall be replanted to provide an effective visual screen, which may include landscaped berms and decorative fences. The street frontage buffer may be counted towards Conservation Space calculations.

G. Maximum Height: 35 feet.

H. Minimum Floor Area:
Each dwelling unit shall have a minimum heated finished living area, excluding a basement, attic, carport or garage, as follows:
1. One Story: 1,600 square feet.
2. Two Story: 1,800 square feet.

I. Homes shall be constructed of brick, stacked stone, cedar shake, stucco, or fiber cement siding on four sides. Soffits may be constructed of vinyl.

J. Sodded Yards: All grassed areas on dwelling lots shall be sodded.

K. Garages: Dwellings shall have two-car garages.

L. Street Trees:
Street trees, in accordance with the requirements of Section 620-60 of this UDO shall be provided.

M. Underground Utilities: Utilities shall be located underground.

Section 5-40. R-140 Single Family Residence District.

This zoning district is intended primarily for single-family residences on large lots in areas where topography does not lend the land for small-lot development.

5-40.1 Within the R-140 Single Family Residence District, the following uses are permitted:

A. All uses permitted in the R-100 Single Family Residence District, including Special Uses.

5-40.2 Minimum specifications for development of the R-140 Single Family Residence District:

A. A maximum of 25 percent of the net acreage exclusive of roads may be used for lots of 1.0 to 1.5 acres.

B. A maximum of 25 percent of the net acreage exclusive of roads may be used for lots of 1.5 to 2.0 acres.

C. The remainder of the property shall consist of lots exceeding 2.0 acres.

D. Upon approval of the Final Plat, a note shall be placed on the plat stating "No lot shall be subdivided, nor shall more than one house be erected on any one lot".

E. Subdivision development shall be considered only on tracts of 15 acres or more.

5-40.3 Within the R-140 Single Family Residence District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and Planning Commission and after a public hearing.

A. The subdivision of land with frontage on private roads with a common easement.

B. Group Homes.

C. Family Personal Care Home (minimum one-acre lot size).

Section 5-50. RL Lakeside Residence District.

The purpose of the RL. Lakeside Residence District, which borders on Lake Lanier or Norris Lake, is to permit single-family dwellings and recreation cottages on medium-sized lots, and, as a special use, water related recreation areas and facilities.

5-50.1 Within the RL Lakeside Residence District the following uses are permitted:

A. Single family dwellings and recreation cottages, but not including manufactured homes.

B. Customary accessory buildings and uses.

C. Customary home occupations.

D. Public parks.

E. Public utilities.

5-50.2 Within the RL. Lakeside Residence District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and Planning Commission and after a public hearing:

A. Churches.

B. Public and private schools offering general education courses.

C. Water-related recreation areas and facilities including commercial and non-commercial boat docks and piers, picnic facilities, convenience goods stores, restaurants and the like.

D. Multi-family rental vacation dwellings.

Section 5-60. R-ZT Single Family Residence Zero Lot Line/Townhouse District.

(Prior to January 2005).

This district is intended to provide areas for the development of moderate density residential uses and structures in moderately spacious surroundings. It is intended that these districts be located in the urban and suburban portions of Gwinnett County where a protected environment suitable for moderate-density residential use can be provided, as well as in established moderate-density residential areas as a means to ensure their continuance. The use of this district is also appropriate on a smaller scale in the suburban portions of the County as a transitional zone between low-density residential districts and commercial districts, industrial districts, or major transportation arteries, or other uses that are not compatible with a low-density residential environment. In fulfilling the intent of this district, the townhouse concept may be used which permits the construction of single-family dwellings immediately adjacent to one another without side yards between the individual units and which units may or may not be structurally connected. The intent of this district may also be fulfilled by the use of the Zero Lot Line concept, which permits the construction of detached single-family dwellings on lots without a side yard requirement on one side of the lot. This concept permits better use of the entire lot by compacting the usual front, rear and side yards into one or more internal gardens which may be completely walled in or screened.

5-60.1 Within the R-ZT Single Family Residence Zero Lot Line/Townhouse District, the following uses are permitted:

A. Zero Lot Line Single Family Detached Dwellings.

B. Townhouses.

C. Single Family Detached Dwellings.

D. Customary Home Occupations (provided the building lot is a minimum of 60 feet in width and 7,200 square feet in area).

5-60.2 Within the R-ZT Single Family Residence Zero Lot Lot/Townhouse District, the following requirements shall be met:

A. Maximum density shall not exceed 8 units per acre for attached dwelling units and 6 units per acre for detached dwelling units.

B. Minimum lot width for Zero Lot Line or single family detached units – 40 feet. Minimum lot width for townhouse attached units – 22 feet. Zero Lot Line or single family detached lots shall maintain a minimum road frontage of 20 feet. Townhouse lots shall maintain a minimum road frontage of 15 feet.

C. Minimum front yard depth shall be 20 feet.

D. Minimum side yard depth – None for townhouses except that on corner lots the minimum side yard of the corner side shall be 20 feet. Zero lot line lots shall have a 0 foot side yard on one side and a minimum of 10 feet on the opposite side. Single family detached units shall have a minimum 5 foot side yard on each side.

E. Minimum rear yard depth – When abutting an R-75 or R-100 district, the rear yard shall be equal to the required buffer plus an additional 5 feet. However, the rear yard setback shall not be less than 25 feet.

F. Maximum height – 35 feet or two and one-half stories.

G. Provide two or more off-street parking spaces per dwelling unit.

H. Provide sidewalks adjacent to interior streets, excluding cul-de-sac turnarounds.

I. Maximum allowable paved parking in the front yard (excluding walkways and required sidewalk) is 45 percent.

J. Provide a minimum 40-foot building setback adjacent to exterior streets. The setback may be reduced to 30 feet if a berm, landscaping, fence or wall is provided adjacent to the exterior street(s).

K. A maximum of eight dwelling units shall be allowed in each row of townhouses. When an end unit of a townhouse row does not side on a street, an open space or court of at least 20 feet in width shall be provided between it and the adjacent row of townhouses, and this open space shall be divided between the two immediately adjacent townhouse lots as to property or lot lines.

L. Where townhouse lots and dwelling units are designed to face upon an open or common access court rather than upon a street, this open court shall be a minimum of 40 feet in width and said court shall not include vehicular drives or parking areas.

M. Townhouses shall be constructed up to side lot lines without side yards, and no windows, doors, or other opening shall face a side lot line except that that the outside wall of end units may contain such openings.

N. Zero Lot Line dwellings shall be constructed against the lot line on one side of a lot, and no windows, doors, or other openings shall be permitted on this side. The access for exterior maintenance shall be assured through a perpetual wall maintenance easement of 5 feet in width as necessary

O. A minimum of a two-hour rated firewall shall be required between each attached dwelling unit. A four-hour rated fire-wall shall be required between every fourth attached dwelling unit. Firewalls shall be constructed in accordance with applicable building codes of Gwinnett County

5-60.3 **All R-ZT Amendments to be Conditional Zoning Amendments.**

All R-ZT Single Family Residence Zero Lot Line/Townhouse amendments to the Official Zoning Map shall be conditional amendments. In addition to any other conditions that may be imposed by the Board of Commissioners pursuant to the provisions for conditional zoning in this Unified Development Ordinance, a concept plan showing the approximate location of all buildings, walls, fences, property lines, landscaping, parking areas and uses and any other features deemed appropriate by the Board of Commissioners as a result of the above concept plan review and public hearing, shall be included as part of the amendment, and the use of the property for its zoned purposes shall be conditioned on said concept plan.

5-60.4 **Concept Plan Review.**

The purpose of the concept plan review is to encourage logic, imagination, innovation and variety in the design process and ensure the soundness of the proposed development and its compatibility with the surrounding area. The Director of Planning and Development shall review plans for compliance with concept plan review criteria. The recommendations of both the Director of Planning and Development and the Planning Commission shall be transmitted to the Board of Commissioners.

5-60.5 **Required Exhibits.**

The following exhibits shall be prepared by design professionals, such as planners, engineers, architects or landscape architects and submitted to the Department of Planning and Development. No application for an R-ZT district shall be accepted for processing without these required exhibits.

A. A location map indicating existing zoning on the site and the adjacent areas.

B. A concept plan drawn no smaller than one inch equals 100 feet, including the following information:
   1. Lot lines and setbacks;
   2. Location, shape, size and height of existing and proposed buildings, decorative walls and elements and entrance features;
   3. Topography with contour intervals no greater than 20 feet;
   4. Lakes, ponds and floodplains and the sources of floodplain data;
   5. Stormwater detention areas;
   6. Existing and proposed landscaping;
   7. Recreation facilities (if applicable);
   8. Stages of development, if any;
   9. Location of off-street parking.

C. Floor plans and elevations of all typical units and any other structures such as recreation buildings.

D. Information indicating the following:
   1. Gross and net acreage (see definition of net density);
   2. Lot sizes (dimensions and square footage);
   3. Building heights and stories;
   4. Building coverage for each lot;
   5. Amount of common open space in square feet (if applicable);
   6. All tree areas to be retained or added;
   7. Parking facilities;
   8. Such other architectural and engineering data as may be required to evaluate the project.

Section 5-70. R-ZT Single Family Residence District.

(After January 2005) This district is intended for single-family detached residences and accessory uses of a medium density on land served by a sanitary sewerage system.

5-70.1 Within the R-ZT Single Family Residence District, the following uses are permitted:

A. **Single-family detached dwellings.**

B. **Customary Home Occupations (provided the building lot is a minimum of 60 feet in width and 7,200 square feet in area).**

5-70.2 Within the R-ZT Single Family Residence District, the following requirements shall be met:

A. **Maximum density shall not exceed 6 units per acre.**

B. **Minimum lot area shall be 4,000 square feet.**

C. **Minimum lot width – 40-feet.**

D. **Minimum front yard depth shall be 20 feet.**

E. **Minimum side yard – 5 foot side yard on each side.**

F. **Minimum rear yard depth – When abutting an R-75 or less intense district, the rear yard shall be equal to the required buffer plus an additional 5 feet. However, the rear yard setback shall not be less than 25 feet.**

G. **Provide a minimum 40-foot landscaped building setback adjacent to exterior streets. The landscaped setback may incorporate natural vegetation and may be reduced to 30 feet if a berm and landscaping, fence or wall is provided adjacent to the exterior street(s).**

H. **Maximum allowable paved parking in the front yard (excluding walkways and required sidewalk) is 45 percent.**

5-70.3 **Concept Plan Review.**

The purpose of the concept plan review is to encourage logic, imagination, innovation, and variety in the design process and ensure the soundness of the proposed development and its compatibility with the surrounding area. The Director of Planning and Development shall review plans for compliance with concept plan review criteria. The recommendations of both the Director of Planning and Development and the Planning Commission shall be transmitted to the Board of Commissioners. Through the rezoning process, the Board of Commissioners may condition approval of an R-ZT request to a specific concept plan, or require a future site plan review by the Planning Commission.

5-70.4 **Required Exhibits.**

The following exhibits shall be prepared by design professionals, such as planners, engineers, architects or landscape architects, and submitted to the Department of Planning and Development. No application for an R-ZT district shall be accepted for processing without these required exhibits.

A. **A location map indicating existing zoning on the site and the adjacent areas.**

B. **A concept plan drawn no smaller than one inch equals 100 feet, including the following information:**
   1. Lot lines and setbacks;
   2. Topography with contour intervals no greater than 20 feet;
   3. Lakes, ponds and floodplains and the sources of floodplain data;
   4. Stormwater detention areas;
   5. Recreation facilities (if applicable);
   6. Location of typical off-street parking.

C. **Elevations of all typical units and any other structures such as recreation buildings.**

D. **Information indicating the following:**
   1. Gross and net acreage (see definition of net density);
   2. Lot sizes (typical dimensions and square footage);
   3. Amount of common open space in square feet (if applicable);
   4. Such other architectural and engineering data as may be required to evaluate the project.

Section 5-80. R-TH Single Family Residence Townhouse District.

(Prior to January 2005).

This zoning district is intended primarily for rowhouse or townhouse attached or detached single-family dwelling units. Such dwelling units may be held in the condominium form of ownership, or in fee simple. It is not the intention of Gwinnett County or of this ordinance to determine or dictate which form of ownership is most desirable.

5-80.1

A. All dedicated street rights-of-way shall be a minimum of 50 feet.

B. Front and rear yard setbacks shall total a minimum of 75 feet with a minimum of 20 feet for a yard which faces on an interior street. If the subject property abuts property zoned R-60, R-75, R-100, or property developed as same, the rear yard setback shall be 40 feet at the point of abutment.

C. Side yards shall be a minimum of 20 feet to any exterior property line. Side yards between individual units, groups of units or rows of units shall be determined based upon individual site plan review.

D. Densities shall not exceed 8 units per gross acre.

E. A minimum of two off-street parking spaces per unit shall be provided.

F. A minimum of a two-hour rated firewall shall be required between each attached dwelling unit. A four-hour rated firewall shall be required between every fourth attached dwelling unit. Firewalls shall be constructed in accordance with applicable building codes of Gwinnett County.

G. The specific requirements set forth above are not necessarily exhaustive of all requirements or conditions which the Board of Commissioners may require prior to approval of any rezoning application under this district. This enactment specifically reserves, in the favor of the Board of Commissioners, the discretion to deny any individual rezoning application submitted hereunder, if after review of the site plan and other materials submitted therewith and a careful consideration of all of the facts and circumstances relating to the proposed development, the Board of Commissioners deems the proposed development not to be in the best interest of the health, safety and welfare of the present and future citizens of Gwinnett County.

H. All roads, both interior and exterior, including roads dedicated and not dedicated to the County, must meet the minimum County standards as established by the County Engineer.

Section 5-90. MHS Manufactured Housing Subdivision District.

This zoning district is intended primarily for the placement of manufactured homes on residential lots for one-family residences and related uses.

5-90.1

Within the MHS Manufactured Subdivision District, the following uses are permitted:

A. One family dwellings including mobile homes provided the following conditions are met:
   1. Subdivision. The subdivision shall be designed to only allow lot frontage on minor interior streets and shall meet the requirements of a single family subdivision as specified in the Unified Development Ordinance. All other County regulations regarding the construction of a subdivision shall be followed.
   2. Size. The subdivision development shall have a minimum area of at least 20 contiguous acres.
   3. Minimum area, yard and height requirements. Each lot shall meet the minimum requirements of the R-100 Single Family Residence District.
   4. Enclosure of space beneath the home. The space underneath each manufactured home shall be fully enclosed to protect this space from the elements and to create an aesthetic appearance for each unit. Materials used for this purpose shall be rigidly mounted and shall be acceptable for exterior use.
   5. Tiedowns. Acceptable provisions for tiedowns for each home shall be made in accordance with State Guidelines.

6. Foundations. All piers shall be placed on footings of solid concrete not less than the following:
   a. Single-wide - 20 inches by 20 inches by 8 inches.
   b. Double-wide - 24 inches by 24 inches by 8 inches.
   c. (Industrialized homes or site-built homes shall meet foundation requirements of the Standard Building Code adopted by Gwinnett County.
   d. All other placement or construction criteria shall meet the building codes adopted by Gwinnett County.
7. Protective Covenants. All manufactured home subdivisions shall have protective covenants as provided for and approved within the Unified Development Ordinance and the requirements of this section.
8. Completion of site preparation. The developer shall be responsible for final site preparation with the exception of those items included in the approved covenants of the subdivision as the homeowners' responsibility.
   a. Items which shall be required of the developer include, but are not limited to, the following:
      i. Paving of driveways and parking from the curb line of streets to the actual home location site behind the setback line.
      ii. Lawns shall be landscaped and seeded by the developer within a reasonable period of time (not to exceed 60 days) after the installation of the manufactured home taking into consideration weather changes and conditions.
      iii. All trees shall remain on lots except as their removal is required for installation of driveways and the location of the home on each lot with a reasonable yard area.
      iv. Only multi-sectional (double-wide) manufactured homes, industrialized homes or on site-built homes shall be allowed on any exterior lot of the subdivision, except where adjoining the MHS or MH zoning district.
   b. Items which shall be required of the developer or lot owner include, but are not limited to, the following:
      i. A home location plan shall be submitted for approval by the Department of Planning and Development for each lot showing the exact location of the home, driveways, etc. in relation to the lot lines prior to the issuance of a permit for the installation of a home.
      ii. Installation of the manufactured home, including tiedowns, skirting or similar enclosure, connection of utilities and other requirements concerning the installation of a home set-forth in this section and specified in the manufacturer's installation instructions.
      iii. Entrances and service walkways.
      iv. Exterior steps and porches.
   c. The above listed items shall be set-forth within the Protective Covenants approved and recorded with the Final Plat of the subdivision which has been developed.
9. Certificate of Occupancy. A Certificate of Occupancy shall be issued prior to the occupancy of any home allowed within this section. No Certificate of Occupancy shall be issued for any home until the required improvements of Section 5-90.1.A.8 above, have been completed.
10. Eligibility. Only the following types of housing may be placed within an approved manufactured home subdivision:
    a. New manufactured homes (mobile homes) certified to comply with the Federal Manufactured Home Construction and Safety Standards.
    b. Industrialized homes and new site-built homes provided the home meets the minimum floor area requirements of the R-100 District.
11. Buffers. A minimum of a 25 foot buffer shall be required adjacent to exterior property lines of the development to protect the subdivision from adverse visual, noise or other impact caused by surrounding land usages and to provide a buffer to any residential property immediately adjoining the site.

B. Customary accessory buildings and uses.

C. Customary home occupations.

D. Existing cemeteries.

E. Public buildings and land uses.

F. Electric substations or gas regulator stations, if essential for service to this zoning district, provided:
1. The structures are placed not less than 50 feet from any property line.
2. The structures are enclosed by a woven wire fence at least 8 feet high.
3. The lot is suitably landscaped, including a buffer strip at least 10 feet wide along the side and rear property lines, but not extending into the required front yard, planted with evergreen trees and shrubs that grow at least 8 feet tall and provide an effective visual screen.
4. No vehicles or equipment are stored on the premises.

5-90.2 Within the MHS Manufactured Home Subdivision District, the following uses may be permitted as a Special Use provided the applicant for such use is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and Planning Commission and after a public hearing.

A. A beauty parlor or barber shop in a one-family residence.

B. Group day care homes.

Duplex and Multi-Family Residence Districts.

The following districts (Sections 5-95, 5-100, 5-110, 5-120 and 5-130) are intended for duplex and multi-family dwellings. These zoning districts are to be located where public water supply and sewerage facilities are available or can be obtained and where there is convenient access to collector streets, major thoroughfares or state or interstate highways. The purpose of the following zoning districts is to promote better utilization of land and freedom of architectural and engineering design without maximizing density. On any tract of land zoned for RMD, RM-6, RM-8, RM-10, or RM the entire tract must be developed as the same type of use. No combinations of allowed uses are permitted on any one tract of land. Townhomes are not permitted in these districts.

Section 5-95. RM Multi-Family Residence District.

This zoning district is intended primarily for two-family and multi-family dwellings.

5-95.1 Within the RM Multi-Family Residence District (maximum density 13 units per acre), the following uses are permitted:

A. All uses permitted within the RM-10 Multi-Family Residence District, including special uses.

B. Boarding and rooming houses.

C. Fraternal organizations and clubs not operated for profit.

D. Retirement communities, which may include a nursing home, cafeteria and care facilities and accessory uses.

E. Residential and community shelters subject to the provisions of Rules for Shelters in Gwinnett County. If previously developed as a single-family residence detached development, a Special Use Permit shall be required.

5-95.2 Within the RM Multi-Family Residence District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and the Planning Commission after a public hearing:

A. Day Care Facilities

Section 5-100. RMD Multi-Family Residence District (Duplexes).

This zoning district is intended primarily for duplexes provided only one duplex is constructed on each lot of record.

5-100.1 Within the RMD Multi-Family Residence District (Duplexes), the following uses are permitted:

A. All uses permitted in the R-75 Single Family Residence District, including special uses, except single family dwellings, group day care homes, personal care homes, group homes, and the raising and keeping of livestock, and pot-bellied pigs.

B. Duplexes.

Section 5-110. RM-6 Multi-Family Residence District (Maximum Density 6 Units Per Acre).

This zoning district is intended primarily for multi-family dwellings with a maximum density of 6 units per acre.

5-110.1 Within the RM-6 Multi-Family Residence District (maximum density 6 units per acre) the following uses are permitted:

A. All uses permitted in the RMD Multi-Family Residence District (Duplexes).

B. Multi-family dwellings.

C. A quadraplex apartment development on individual subdivision lots (4 units per lot) provided the following conditions are met:
   1. Served by a waste water treatment facility.
   2. The minimum side yard setback shall be 15 feet on each side; all other setbacks shall apply as required in the Minimum Yard and Height Requirements Table.

5-110.2 Within the RM-6 Multi-Family Residence District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and Planning Commission and after a public hearing:

A. Residential or Community Shelters, subject to the provisions of Rules for Shelters in Gwinnett County.

Section 5-120. RM-8 Multi-Family Residence District (Maximum Density 8 Units Per Acre).

This zoning district is intended primarily for two-family and multi-family dwellings.

5-120.1 A. All uses permitted in the RM-6 Multi-Family Residence District, including special uses.

Section 5-130. RM-10 Multi-Family Residence District (Maximum Density 10 Units Per Acre).

This zoning district is intended primarily for two-family and multi-family dwellings.

5-130.1 Within the RM-10 Multi-Family Residence District (maximum density 10 units per acre), the following uses are permitted:

A. All uses permitted within the RM-8 Multi-Family Residence District, including special uses.

B. Residential and community shelters subject to the provisions of Rules for Shelters in Gwinnett County. If previously developed as a single-family residence detached development, a Special Use Permit shall be required.

Section 5-140. HS Hospital Service District.

The purpose of the HS Hospital Service District is to provide a location for a hospital and related facilities that serve the hospital or benefit from a location in close proximity to it.

5-140.1 Within the HS Hospital Service District the following uses are permitted.

A. All uses permitted in an R-100 Single Family Residence District, including Special Uses, except Single-Family Dwellings.

B. Hospitals, medical clinics, and doctor's offices.

C. Nursing homes.

D. Dormitories for staff.

E. Beauty parlors and barber shops.

F. Drug stores.

G. Florist shops.

H. Hotels and Motels provided the minimum standards are met as specified in the C-2 zoning district.

I. Restaurants.

J. Other similar hospital-related uses.

K. Family personal care homes.

5-140.2 Within the HS Hospital Service District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and Planning Commission after a public hearing:

A. Group Homes.

B. Group or congregate personal care homes.

C. Residential and community shelters.

Section 5-150. NS Neighborhood Shopping District.

The NS Neighborhood Shopping District provides a location for convenience goods and services with limited hours of operation for people in nearby residential neighborhoods. Hours of commercial operation in this district shall be limited to between 7:00 a.m. and 9:00 p.m. All sales shall be indoors.

5-150.1 Within the NS Neighborhood Shopping District, the following uses are permitted provided that they do not exceed 3,000 square feet of retail selling space per individual store or 30,000 square feet in a planned center:

A. Professional offices.

B. Drug stores and pharmacies.

C. Flower and gift shops.

D. Food stores.

E. Beauty parlors and barber shops.

F. Other similar retail businesses selling convenience goods and services which serve the local neighborhood, but not including drive-in or drive-through service windows; fuel pumps; or coin or token-operated services.

5-150.2 Within the NS Neighborhood Shopping District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and Planning Commission and after a public hearing:

A. Restaurants.

Section 5-160. OBP Office-Business Park District.

This district is established to provide a location or offices, institutions, limited related business and service activities and limited industrial operations and processes in buildings of high character in attractive surroundings.

5-160.1 Within the OBP Office-Business Park Zoning District, a building or land may be used for the following purposes:

A. Professional and Business Offices.

B. Public Offices.

C. Cultural Facilities.

D. Clinics, Cafeterias and Employee credit unions for Employees Only.

E. Education and Training Facilities.

F. Electronic Equipment Manufacturing and Assembly Plants that are not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards and that do not require any outdoor storage.

G. Printing, Publishing and Reproducing establishments that do not require any outdoor storage.

H. Research, Testing and Laboratory Facilities including the Production of Prototype Products provided they are not objectionable by reason of emission of noise, vibration, smoke, dust, gas, fumes, odors or radiation and that do not create fire or explosion hazards and that do not require any outdoor storage.

I. Wholesaling and Warehousing with Offices, provided that they do not require any outdoor storage, and provided that at least 40 percent of the use be office space.

J. Similar Industries and Uses that meet the standards of Title 2 of this Unified Development Ordinance.

K. Accessory Uses Such as Retail Business and Service Establishments. In addition to the limitations on "accessory use" imposed under Title 1, Definitions, such permitted accessory uses specifically exclude retail business and service establishments that could be construed as principal uses and include only those uses that are primarily intended for and used by patrons or occupants of the principal use to which said establishment is accessory.

L. Accessory Parking Garages and Parking Lots.

5-160.2 Within the OBP Office-Business Park District, the following uses may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of Planning and Development and the Planning Commission and after a public hearing.

A. Day Care Facilities.

B. Wholesaling and Warehousing with less than 40 percent of the floor area in offices, provided that no outdoor storage is required.

C. Hotels and Motels provided the minimum standards are met as specified in the C-2 zoning district.

D. Financial Services/Institutions.

E. Restaurants, provided the following minimum standards are met:

1. The proposed site shall be located within a recorded concept plan or subdivision plat for a business or office park which:
   a. Has an overall area of not less than 50 acres.
   b. Has existing principal use structures already developed within the office/business park.
   c. Has controls in place through protective covenants which will ensure building appearance and landscaping compatible with the remainder of the business or office park and which will ensure compliance with the requirements of this section.
2. No more than 10 percent of the acreage within the recorded concept plan or subdivision plat for the business or office park may be occupied by uses requiring a Special Use Permit.
3. The proposed restaurant:
   a. Shall have a minimum of 2,000 square feet of seating area excluding kitchen facilities.
   b. Shall have sit-down waiter or waitress service.
   c. Shall not have drive-thru or pick-up windows.
   d. Shall not be adjacent to or across a public street from residentially zoned property.
4. Restaurant appearance shall blend with campus-type office/warehouse development. Application must include landscape plan, building elevations, and signage plans.

5-160.3 **All OBP Amendments to be Conditional Zoning Amendments.**

All OBP Office-Business Park District Amendments to the Official Zoning Map shall be conditional amendments. In addition to any other conditions that may be imposed by the Board of Commissioners pursuant to the provision for conditional zoning in this Unified Development Ordinance, a concept plan showing the approximate location of all buildings, walls, fences, property lines, landscaping, parking areas, land uses and any other features deemed appropriate by the Board of Commissioners as a result of the above concept plan review and public hearing shall be included as part of the amendment, and the use of the property for its zoned purposes shall be conditioned to said concept plan.

5-160.4 **Concept Plan Review.**

The purpose of the site plan review is to encourage logic, imagination, innovation, and variety in the design process and ensure the soundness of the proposed development and its compatibility with the surrounding area. The Director of Planning and Development shall review plans for compliance with the zoning regulations and for compliance with concept plan review criteria. The recommendations of both the Director of Planning and Development and the Planning Commission shall be transmitted to the Board of Commissioners.

5-160.5 **Concept Plan.**

A. The concept plan shall be prepared by design professionals such as planners, engineers, architects or landscape architects and shall be drawn in accordance with the following basic criteria:
   1. Scale: Generally, 1)inch equals 100 feet;
   2. Sheet Size: Generally 24 inches by 36 inches with appropriate match lines provided if more than one sheet is necessary;
   3. Vicinity Map: Drawn at a scale of not less than 1 inch equals 2,000 feet and showing adjoining roads, subdivisions and other landmarks;
   4. Existing Topography: Shown with a maximum contour interval of 20 feet;
   5. Boundary Survey: Shown and described by metes and bounds;
   6. Adjacent Properties: Names of adjacent property owners to be indicated on plan;
   7. Title Block: Indicating the name of the development, the owner, the developer, and the person or firm preparing the plan.

B. The Concept Plan shall include the following information:
   1. A proposed land use plan for the site and including the acreage to be devoted to each land use category;
   2. The proposed location of streets, bikeways, pedestrian ways, parking area, drainage and stormwater detention facilities, utilities, public facilities, parks, recreation areas, tree areas to be retained or added and other open spaces, and including notations as to existing or proposed dimensions, capacities and/or volumes;
   3. Representative architectural sketches or renderings of typical proposed structures, signs, landscaping, screening and/or fencing;
   4. Statistical or technical data as necessary to accurately describe the proposed development including, but not limited to, the following:
      a. Total land area;
      b. Amount of land to be used for public or semi-public uses;
      c. Amount of land to be used for recreational or open space purposes;
      d. Amount of land to be occupied by streets and parking areas;
      e. Amount of any submerged land within the project boundary;
      f. The total ground coverage and floor area of all buildings;
      g. A breakdown of the number and kinds of proposed buildings, including square footage, and the number and range of lot sizes and proposed setback and yard dimensions for typical lots and/or building types.
   5. As an attachment, a report setting forth the proposed development schedule, indicating the sequence of development of the various sections thereof, and the approximate time period required for completion of each phase;
   6. As an attachment, an outline of the proposed methods for controlling and maintaining any common open space or community facilities;
   7. Such other submissions/plans as may be required to evaluate the project.

Section 5-170. Mixed-Use Overlay (MUO) District.

5-170.1 **Purpose.**

The purpose of the Mixed-Use Overlay District is to promote new mixed-use development, or the redevelopment of existing properties in a manner that integrates commercial and/or office with residential land uses, promotes pedestrian accessibility among uses, reduces automobile trips, provides a livable environment for project residents, and enhances the value and aesthetics of the surrounding community. MUOs utilize connective streetscapes to promote an environment conducive to human activity through the provision of landscaping, street/shade trees, street furniture and sidewalks to unify and interconnect varying uses.

5-170.2 **Applicability.**

A. The Mixed-Use Overlay District may only be implemented within specific geographic areas or developed corridors within unincorporated Gwinnett County as designated by the Board of Commissioners.

B. The MUO District shall be restricted to the redevelopment of existing office, institutional, residential, commercial and/or industrial sites; or to undeveloped or partially developed properties as deemed desirable by the Board of Commissioners. Mixed-use Overlay sites should be located on major thoroughfares where infrastructure is available to support such a use.

C. Existing conditions of zoning which apply to MUO properties shall remain in effect. Where such conditions conflict with any requirement of this Section, the more restrictive requirement shall take precedence. Notwithstanding the above, the Board of Commissioners may modify or dissolve pre-existing conditions of zoning upon official designation of the Overlay District.

5-170.3 **Concept Plan (CPL) Required.**

All MUO projects shall be governed by an approved Concept Plan. The Concept Plan shall be submitted, reviewed and approved in accordance with applicable Title 2 and Title 3 Unified Development Ordinance requirements. Upon approval of the Concept Plan, individual pods of the project may be undertaken through the Development Permit and Subdivision Platting process contained in Title 3 of this Unified Development Ordinance. MUO projects may be constructed as a single phase, or may be constructed in multiple phases, in accordance with the approved Concept Plan. Notwithstanding the forgoing, the Board of Commissioners may require the Concept Plan to be submitted to the Board of Commissioners for review and approval. Such requirement for the Board of Commissioners review shall be established at the time the Overlay District is designated.

5-170.4 Density, Building Height, and Minimum Project Size.

A. Residential density shall be based upon gross project acreage, and may be developed up to a maximum of 32 units per acre. Maximum building height shall be governed by the underlying zoning district. The Board of Commissioners may reduce maximum project density and/or establish increased building heights on a case-by-case basis at the time an Overlay District is established.

B. MUO projects shall contain a minimum of 10 contiguous acres of land area; except that expansion of an existing or approved MUO project may contain less land area. Residential uses may occupy no more than 70 percent of the gross site acreage (exclusive of required common area).

5-170.5 **Development Requirements.**

A. Single-Family Detached on Individual Lots:

Minimum lot area: No minimum, except that each building envelope shall contain at least 1,000 square feet outside the 100-year floodplain elevation.

1. Minimum lot width: The minimum lot width of all building lots shall be at least 40 feet.
2. Minimum Road Frontage per lot: 40 feet. Exception: Road frontage may be reduced to 20 feet for lots with frontage upon cul-de-sac turnarounds or "eyebrow" cul-de-sacs.
3. Minimum front yard (from streets interior to the development): 5 feet.
4. Minimum side yard:
   a. 5 feet per side (single-family detached); or
   b. 10 ft. one side/0 ft. opposite side (zero lot-line).
   c. Note: (zero lot-line will require 8-foot access/maintenance easement on the adjoining lot.)
5. Minimum rear yard: 5 feet.
6. Where adjacent to a required buffer, the minimum required side or rear yard setback(s) shall increase an additional 5-feet for every 10-foot incremental increase in building height above 35-feet.
7. Sodded yards: All grassed areas shall be sodded.
8. Minimum Garage Required: Two-car garage.
9. The required garage and off-street parking must be located to the rear of at least 50 percent of all dwelling units. Where garages are front entry, the garage façade shall be recessed a minimum of 4 additional feet from the building line.
10. All new or relocated utilities shall be placed underground.

B. Single-Family Attached on Individual Lots:

1. Minimum lot area: None.
2. Minimum lot width: 18 feet.
3. Minimum Road Frontage per lot: 0 feet.
4. Minimum front yard (from streets interior to the development): 0 feet.
5. Minimum side yard: 5 feet on non-attached side.
6. Minimum rear yard: 5 feet.
7. Where adjacent to a required buffer, the minimum required side or rear yard setback(s) shall increase an additional 5-feet for every 10-foot incremental increase in building height above 35-feet.
8. Sodded yards: All grassed areas shall be sodded.
9. Minimum garage required: One-car garage.
10. The required garage and off-street parking must be located to the rear of at least 50 percent of all dwelling units.
11. Firewalls: A minimum of a two-hour rated firewall shall be required between each attached dwelling unit. A four-hour rated firewall shall be required between every fourth attached dwelling unit. Firewalls shall be constructed in accordance with applicable building codes of Gwinnett County.
12. All new or relocated utilities shall be placed underground.

C. Residential/Business Dwellings:

1. Minimum lot area: None.
2. Minimum unit width: 18 feet.
3. Minimum Road Frontage per lot: 0 feet.
4. Minimum front yard (from streets interior to the development): 0 feet.
5. Minimum side yard: 0 feet on non-attached side.
6. Minimum rear yard: 0 feet.
7. Where adjacent to a required buffer, the minimum required side or rear yard setback(s) shall increase an additional 5-feet for every 10-foot incremental increase in building height above 35-feet.
8. Sodded yards: All grassed areas shall be sodded.
9. Minimum garage required: One-car garage.
10. The required garage and off-street parking must be located to the rear of at least 50 percent of all dwelling units.
11. The businesses shall have direct entry from the street frontage sidewalk.
12. All new or relocated utilities shall be placed underground.
13. Dumpsters must be screened on all sides by a minimum six-foot high brick or masonry wall with access via an opaque metal gate.

D. Multifamily Residences:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Minimum Road Frontage: 40 feet.
4. Minimum front yard: 0 feet.
5. Maximum front yard: 15 feet, except when common area is provided between the street and building.
6. Minimum side yard: 0 feet.
7. Minimum rear yard: 0 feet.
8. Where adjacent to a required buffer, the minimum required side or rear yard setback(s) shall increase an additional 5-feet for every 10-foot incremental increase in building height above 35-feet.
9. Minimum building height: 2 floors/stories.
10. Sodded yards: All grassed areas shall be sodded.
11. Parking shall be provided in designated lots/decks subject to review and approval of the Director of Planning and Development.
12. All new or relocated utilities shall be placed underground.
13. Dumpsters must be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque metal gate.

Commercial/Office/Residences:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Minimum Road Frontage: 40 feet.
4. Minimum front yard: 0 feet.
5. Maximum front yard: 15 feet except when common area is provided between the street and building.

6. Minimum side yard: 0 feet.
7. Minimum rear yard: 0 feet.
8. Where adjacent to a required buffer, the minimum required side or rear yard setback(s) shall increase an additional 5-feet for every 10-foot incremental increase in building height above 35-feet.
9. Sodded yards: All grassed areas shall be sodded.
10. Dwellings may be constructed on floors/stories above first floor non-residential uses.
11. All new or relocated utilities shall be placed underground.
12. Dumpsters must be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque metal gate.

5-170.6 **Common Area.**

A. Common area shall be provided according to the following standards:

1. At least twenty percent (20 percent) of the gross project acreage (excluding 100-year floodplain and wetland areas) shall be designated on a recorded plat as permanent common area for the use of the residents and visitors to the development.
2. Sidewalks and associated amenities may be credited toward common area calculations, if the sidewalk is constructed at a width of 8-feet or greater and the streetscape is enhanced with decorative, commercial quality street furniture, fountains, planters, public seating and/or similar improvements (subject to review of streetscape design by the Department of Planning and Development).
3. Landscaped strips along internal or external streets may be credited toward common area calculations, if the landscaped strip is constructed at a continuous width of 25-feet or greater.
4. Wetland and floodplain areas shall be preserved in their natural state except for the installation of required detention facilities and stormwater BMP's.
5. Stormwater facilities may be located within common area, if designed and improved as an amenity, subject to review and approval of the Director of Planning and Development.
6. Common areas shall be distributed throughout the project to provide linkages, amenities and visual appeal for the development. Final common area design shall include provision of at least one centrally located public gathering area (with related amenities and improvements) in the form of a town green, amphitheater, landscaped plaza, or similar approved element.

B. Common Area Ownership.

Common areas, stormwater facilities, floodplain and wetland areas shall be owned in fee-simple by a mandatory property owner's association or approved entity which administers a reciprocal access and maintenance agreement for the project; or other entity approved in advance by the Board of Commissioners during the normal course of business. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat or certificate of occupancy. An access easement following the alignment of future public streets is acceptable. However, "pocket parks" or "greens" may be deeded concurrent with the unit or phase of the final subdivision plat of which it is a part.

C. Property Owner's Association.

The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:

1. Governance of the association by the Georgia *Property Owner's Association Act* (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
2. Responsibility for maintenance of common areas.
3. Responsibility for insurance and taxes.
4. Automatic compulsory membership of all property owners and subsequent lot purchasers and their successors; and compulsory assessments.
5. Conditions and timing of transferring control of the association from the developer to the property owners.
6. Guarantee that the association will not be dissolved without the advance approval of the Board of Commissioners.
7. Restrict the time of deliveries to commercial businesses and dumpster pick-up to between 7:00am and 9:00pm.

D. Maintenance.

The property owner's association, or other entity approved in advance by the Board of Commissioners, shall be responsible for the continuous maintenance of buffers, common areas and recreation areas.

5-170.7 **Buffer and Landscaping Requirements.**

A. A naturally vegetated, undisturbed buffer, replanted where sparsely vegetated and supplemented by an eight-foot (8') high solid opaque wall or fence along the interior of the buffer, shall be provided adjacent to external residential properties. Where adjacent properties are zoned or developed for single-family residential uses a buffer of 75-feet in width shall be provided, and where adjacent properties are zoned or developed for fee-simple townhouse/condominium uses a buffer of 50-feet in width shall be provided. These minimum buffer widths may be adjusted by the Board of Commissioner at the time an Overlay District is established. Buffers shall not be required adjacent to adjoining property zoned for or developed as office, institutional, commercial, industrial or multifamily uses.

B. The development shall comply with the requirements of Chapter 610 of this Unified Development Ordinance with the following exceptions:
   1. Buffers shall not be required between nonresidential uses and residential uses internal to the mixed-use development.
   2. The 10 foot wide landscape strip shall only be required on external roadways, and planted with approved understory trees.
   3. All required parking lot trees shall be native straight-trunked hardwood shade trees.
   4. Mixed-Use Overlay projects shall provide, at a minimum, 20 Tree Density Units per acre for the entire development.
   5. Street trees shall be required along both sides of all internal and external streets spaced every 50 feet on center.
   6. Each tree shall be a minimum 4-inch caliper (dbh) at time of planting and shall be a native straight-trunked hardwood shade tree species or similar tree suitable to this region.
   7. Above ground planters may not be used to fulfill tree planting or tree density requirements.

5-170.8 **Parking.**

Parking for single-family detached or attached uses shall be on a per lot basis. Parking for both multifamily and non-residential uses may be provided through a combination of on-street parking and off-street parking in surface parking lots and above and/or below ground parking structures.

A. Parking spaces shall be as required by Chapter 240 of this Unified Development Ordinance.

B. Parking for non-residential or multifamily uses may be granted a 20 percent reduction in required parking when parking is shared between adjacent uses within the project. An additional 10 percent reduction may be administratively approved by the Director. Final parking design plans shall be subject to review and approval of the Development Division.

C. Up to 50 percent of multifamily and non-residential parking may be provided by on-street parking spaces internal to the development. Designated on-street parking spaces shall not be allowed on external streets.

D. Parking structures must be designed so that the only openings at street level are those to accommodate vehicle entrances and pedestrian access to the structure, as follows:
   1. Any openings for ventilation, service or emergency access located on the first floor level in the building façade must be decorative and must be an integral part of the overall building design.
   2. The balance of the street frontage of a parking structure must be either occupied retail/office space or designed to screen the parking areas utilizing decorative elements such as grill-work, brick, louvers, or a vegetative screen.
   3. Deck floors located above the first floor level of a parking structure must be screened from view from the street utilizing decorative elements such as grill-work, brick or louvers (minimum 42 inches in height). In no instance will cabling alone be sufficient to meet this screening requirement.

E. Off-street parking areas shall be screened from adjacent roadways and sidewalks by an opaque decorative fence or wall, berm or vegetative screen at least 30-inches in height. Fence or wall shall be of similar design and materials to the surrounding buildings. Screening shall be installed between the parking area and the sidewalks. Perpendicular driveway crossings and pedestrian paths are allowed through the screening.

5-170.9 **Signage.**

A Unified Signage Plan, submitted for approval by the Director, shall govern all signage within the development. Signs and the amount of signage shall be subject to the requirements of the Sign Ordinance with the following exceptions:

A. Oversized signs shall be prohibited.

B. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.

C. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.

D. Internally illuminated wall signs may not be located within 150-feet of adjacent property developed for single-family residential uses.

5-170.10 **Street/Pedestrian Lighting and Street Furniture.**

A. Streetlights utilizing decorative fixtures and poles shall be provided along all internal streets and along all public rights-of-way. Streetlights shall be staggered, 150 feet on center, along both sides of the street. Pedestrian scale lighting shall be provided every 50 feet along both sides of the street. The lamps of streetlights shall be directed down and capped. Pedestrian lighting shall utilize fixtures designed to accommodate a shielding plate.

B. Decorative, commercial-quality bike racks, benches, and trash receptacles shall be provided throughout the development in accordance with the approved pedestrian access plan.

5-170.11 **Architectural Design.**

Architectural design of all buildings shall comply with the following:

A. For single-family detached residences: front facades shall have architectural treatments of brick, stone, stucco or wood shake. The balance of each elevation may be wood, wood shake or fiber-cement siding.

B. For attached townhouses and residential/business dwellings: front facades shall have architectural treatments of brick, stone or stucco. The balance of each elevation may be wood, wood shake or fiber-cement siding.

C. For multifamily residential buildings: architectural treatments of each building elevation shall be a minimum 50 percent brick, stone or stucco. The balance of each elevation may be wood, wood shake, or fiber-cement siding.

D. For non-residential and mixed use buildings: architectural treatments shall be of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete, wood, wood shake, fiber-cement siding or architectural metal may be used subject to review and approval of the Director of Planning and Development.

E. Additionally:

1. In order to encourage and complement street level pedestrian activity, the street level façade of non-residential buildings facing public or private streets shall incorporate varying edifice details such as trellises, windows or recessed panels suggestive of windows, door or colonnade openings, or storefronts every 20 to 30 linear feet.
2. Contrasting accent colors of any wall, awning or other feature (other than a neutral color) shall be limited to no more than 15 percent of the total area for any single facade.
3. Metal or portable buildings shall be prohibited.
4. Buildings shall incorporate live plant material growing immediately in front of or on the building.
5. Non-residential buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4:12. Portions of the roof structure may be flat to accommodate vents, mechanical systems or similar appurtenances, if the adequately screened subject to review and approval of the Director.
6. Roofing materials for pitched or mansard roofs shall be limited to the following:
   a. Metal standing seam of red, green or silver in color.
   b. Tile, slate or stone.
   c. Wood shake.
   d. Architectural shingles with a slate, tile or metal appearance.
7. Parapets of flat roofed buildings shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers. The rear of parapet articulations visible from street level view (within 300 feet) shall be finished to match the exterior architectural treatment.
8. Design of flat-roofed buildings shall include minimum one-foot deep cornices, extending along the entire front of the building and the sides of the building for a depth of at least ten feet.
9. Building design shall include a minimum one-foot high contrasting base, extending along the entire front of buildings and the sides of buildings for a depth of at least ten feet.
10. All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
11. Accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall be of commercial quality, and complement the building design and style.

F. Building plans shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a Building Permit. Designs which are inconsistent with these performance guidelines may be denied. Alternate designs which have been denied by the Director may be submitted for review and approval of the Board of Commissioners.

Section 5-180. Mixed-Use Development (MUD) District.

5-180.1 **Purpose.**

The purpose of the Mixed-Use Development District is to promote the development of properties in a manner that integrates commercial and/or office with residential land uses, promotes pedestrian accessibility among uses, reduces automobile trips, provides a livable environment for project residents, and enhances the value and aesthetics of the surrounding community. MUD's utilize connective streetscapes to promote an environment conducive to human activity through the provision of landscaping, street/shade trees, street furniture and sidewalks to unify and interconnect varying uses.

5-180.2 **Applicability.**

A. A Mixed-Use Development may only be permitted within a Major Activity Center as designated in the Gwinnett County Comprehensive Plan, on tracts of land or assemblages of land located adjacent to or having immediate access to major thoroughfares where infrastructure is available to support the intensity of such a use.

B. Application for such a development is contingent upon being granted rezoning approval by the Board of Commissioners after receiving a recommendation from the Director of Planning and Development and pursuant to public hearings before the Planning Commission and the Board of Commissioners.

C. Applications for rezoning not located within a Major Activity Center shall not be accepted for processing by the Department of Planning and Development.

5-180.3 **Rezoning Site Plan Requirements and Design Criteria.**

A. All MUD projects shall be governed by an approved Concept Plan.

B. Plan. The Concept Plan shall be submitted, reviewed and approved in accordance with applicable Title 2 and Title 3 Unified Development Ordinance requirements. Upon approval of the Concept Plan, individual pods of the development project may be undertaken through the Development Permit and Subdivision Platting process contained in Title 3 of this Unified Development Ordinance. MUD projects may be constructed as a single phase, or may be constructed in multiple phases, in accordance with the approved Concept Plan.

C. Notwithstanding the forgoing, the Board of Commissioners may require the Concept Plan to be submitted to the Board of Commissioners for review and approval. Such requirements shall be established at the time of the rezoning.

5-180.4 **Required Exhibits.**

As part of the application for rezoning, the following exhibits shall be prepared by design professionals, such as planners, engineers, architects or landscape architects and submitted to the Department of Planning and Development. No application for a Mixed-use Development shall be accepted for processing without these required exhibits.

A. A location map indicating the existing zoning on the site and the adjacent areas and the boundary of the Major Activity Center within which it is located.

B. A Concept plan drawn no smaller than one inch equals 100 feet showing the proposed mix of uses, pods and phases of development, and including the following information:
   1. Lot lines and setbacks;
   2. Location, shape, size and height of proposed buildings, common areas, plazas, and other amenities;
   3. Lakes, ponds and floodplains and the source of floodplain data;
   4. Stormwater detention areas;
   5. Proposed landscaping;
   6. Recreation facilities (if applicable);
   7. Location of off-street parking.

C. A design palette governing, pedestrian amenities, and building architecture.

D. Architectural elevations of proposed buildings, indicating exterior treatments.

E. Information indicating the following:
   1. Gross and net acreage, and density (see definition of density);
   2. Lot sizes, if applicable (dimensions and square footage);
   3. Building heights and stories;
   4. Amount of common open space in square feet;
   5. Tree areas to be retained and street trees and landscape features to be added;
   6. Such other architectural and engineering data as may be required to evaluate the project.

5-180.5 **Density, Building Height, and Minimum Project Size.**

A. **Residential density shall be based upon gross project acreage, and may be developed up to a maximum of 32 units per acre. Maximum building height shall be limited to a maximum of 25 stories, not to exceed 300 feet. The Board of Commissioners may reduce maximum project density and building height on a case-by-case basis at the time of rezoning. The Board of Commissioners shall establish maximum project density on a case-by-case basis at the time of rezoning. The Board of Commissioners may increase maximum building height on a case-by-case basis by Special Use Permit.**

B. **MUD projects shall contain a minimum of 5 contiguous acres of land area; except that expansion of an existing or approved MUD project may contain less land area. Residential uses may occupy no more than 70 percent of the gross site acreage (exclusive of required common area).**

5-180.6 **Permitted Uses and Structures.**

MUD projects shall incorporate residential uses with office and/or commercial uses and shared common area(s). Residential uses may include single-family detached, single-family attached, multifamily, and residential/business dwellings.

A. **MUD requires the mixing of uses horizontally and/or vertically as specified below.**
   1. Single-Family Detached Pods (Individual Lots)
      a. Single-Family Detached Dwellings, except Manufactured Homes.
      b. Zero Lot Line Single-Family Detached Dwellings.
   2. Single-Family Attached Pods.
      a. Townhouses or villas.
   3. Residential/Business Dwelling Pods
      a. Residential/Business Dwellings. Business activities shall be limited to those allowed within the C-1 or O-I zoning district provided:
         i. Only one business may be operated from the residence.
         ii. No more than 50 percent of the dwelling unit may be used for conducting the business.
   4. Multifamily Residence Pods
      a. Multifamily Dwellings, Lofts, Condominiums.
   5. Commercial/Office/Residential Pods
      a. All uses permitted in the O-I, Office-Institutional District.
      b. All uses permitted in the C-1, Neighborhood Business District.
      c. All uses permitted in the C-2, General Business District, including temporary uses. Recovered Materials Processing, Yard Trimmings Composting, and Adult Establishments are not permitted.
      d. Mixed-Use Commercial/Office Buildings, which also include Multifamily Dwellings, Lofts or Condominiums.
      e. Residential/Business Dwellings.

5-180.7 **Design Criteria.**

A. Single-Family Detached on Individual Lots:
   1. Minimum lot area: No minimum, except that each building envelope shall contain at least 1,000 square feet outside the 100-year floodplain elevation.
   2. Minimum lot width: The minimum lot width of all building lots shall be at least 40 feet.
   3. Minimum Road Frontage per lot: 40 feet. Exception: Road frontage may be reduced to 20 feet for lots with frontage upon cul-de-sac turnarounds or "eyebrow" cul-de-sacs.
   4. Minimum front yard (from streets interior to the development): 5 feet.
   5. Minimum side yard:
      a. 5 feet per side (single-family detached); or
      b. 10 feet one side/0 feet opposite side (zero lot-line).
      Note: (zero lot-line will require 8-foot access/ maintenance easement on the adjoining lot.)
   6. Minimum rear yard: 5 feet.
   7. Enhanced setbacks, office, or lower intensity uses shall be used as transitions to single-family neighborhoods or single-family zoning districts.

8. Sodded yards: All grassed areas shall be sodded.
9. Minimum Garage Required: Two-car garage.
10. The required garage and off-street parking must be located to the rear of at least 50 percent of all dwelling units. Where garages are front entry, the garage façade shall be recessed a minimum of 4 additional feet from the building line.
11. All new or relocated utilities shall be placed underground.

B. Attached Townhomes or Villas:

1. Minimum lot area: None
2. Minimum lot width: None.
3. Minimum Road Frontage per lot: 0 feet.
4. Minimum front yard (from streets interior to the development): 0 feet.
5. Minimum side yard: None.
6. Minimum rear yard: None.
7. Enhanced setbacks, office, or lower intensity uses shall be used as transitions to single-family neighborhoods or single-family zoning districts.
8. Sodded yards: All grassed areas shall be sodded.
9. Minimum garage required:
   a. Townhomes: One-car garage
   b. Villas: Two-car garage
10. The required garage and off-street parking for townhomes must be located to the rear of at least 50 percent of all dwelling units.
11. Firewalls: A minimum of a two-hour rated firewall shall be required between each attached dwelling unit. A four-hour rated firewall shall be required between every fourth attached dwelling unit. Firewalls shall be constructed in accordance with applicable building codes of Gwinnett County.
12. All new or relocated utilities shall be placed underground.

C. Residential/Business Dwellings:

1. Minimum lot area: None.
2. Minimum unit width: None.
3. Minimum Road Frontage per lot: 0 feet.
4. Minimum front yard (from streets interior to the development): 0 feet.
5. Minimum side yard: 0 feet.
6. Minimum rear yard: 0 feet.
7. Enhanced setbacks, office, or lower intensity uses shall be used as transitions to single-family neighborhoods or single-family zoning districts.
8. Sodded yards: All grassed areas shall be sodded.
9. Minimum garage required: One-car garage.
10. The required garage and off-street parking must be located to the rear of at least 50 percent of all dwelling units.
11. The businesses shall have direct entry from the street frontage sidewalk.
12. All new or relocated utilities shall be placed underground.
13. Dumpsters must be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque metal gate.

D. Multifamily Residences:

1. Minimum lot area: None.
2. Minimum lot width: None.
3. Minimum Road Frontage: 40 feet.
4. Minimum front yard: 0 feet.
5. Maximum front yard: 15 feet, except when common area is provided between the street and building.
6. Minimum side yard: 0 feet.
7. Minimum rear yard: 0 feet.
8. Enhanced setbacks, office, or lower intensity uses shall be used as transitions to single-family neighborhoods or single-family zoning districts.
9. Minimum building height: 2 floors/stories.
10. Sodded yards: All grassed areas shall be sodded.
11. Parking shall be provided in designated lots/decks subject to review and approval of the Director of Planning and Development.

12. All new or relocated utilities shall be placed underground.
13. Dumpsters must be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque metal gate.

E. Commercial/Office/Residences:

14. Minimum lot area: None.
15. Minimum lot width: None.
16. Minimum Road Frontage: 40 feet.
17. Minimum front yard: 0 feet.
18. Maximum front yard: 15 feet except when common area is provided between the street and building.
19. Minimum side yard: 0 feet.
20. Minimum rear yard: 0 feet.
21. Enhanced setbacks, office, or lower intensity uses shall be used as transitions to single-family neighborhoods or single-family zoning districts.
22. Sodded yards: All grassed areas shall be sodded.
23. Dwellings may be constructed on floors/stories above first floor non-residential uses.
24. All new or relocated utilities shall be placed underground.
25. Dumpsters must be screened on all sides by a minimum 6-foot high brick or masonry wall with access via an opaque metal gate.

5-180.8 **Common Area.**

Common area shall be provided according to the following standards:

A. At least 20 percent of the gross project acreage (excluding 100-year floodplain and wetland areas) shall be designated on a recorded plat as permanent common area for the use of the residents and visitors to the development.

B. Sidewalks and associated amenities may be credited toward common area calculations, if the sidewalk is constructed at a width of 8-feet or greater and the streetscape is enhanced with decorative, commercial quality street furniture, fountains, planters, public seating, amenities within the project that encourage pedestrian connectivity between uses such as plazas, arcades, greenways and/or similar improvements that are clearly intended as gathering spaces or that act as connectors to adjacent buildings or uses may be counted toward the twenty percent common area requirement (subject to review of streetscape design or other required submittals by the Department of Planning and Development).

C. Landscaped strips along internal or external streets may be credited toward common area calculations if the landscaped strip is constructed at a continuous width of 25 feet or greater.

D. Offsite sidewalks, greenways, bike trails, and similar improvements providing inter-parcel access along with associated landscape strips constructed as part of the Mixed-use development may be counted toward the twenty percent common area requirement subject to the filing of appropriate reciprocal access agreements between property owners.

E. Wetland and floodplain areas shall be preserved in their natural state except for the installation of required detention facilities and stormwater BMP's. However, these areas do not count toward the common area requirement.

F. Stormwater facilities may be located within common area, if designed and improved as an amenity, subject to review and approval of the Director of Planning and Development.

G. Common areas shall be distributed throughout the project to provide linkages, amenities and visual appeal for the development. Final common area design shall include provision of at least one centrally located public gathering area (with related amenities and improvements) in the form of a town green, amphitheater, landscaped plaza, or similar approved element.

H. Common Area Ownership.

Common areas, stormwater facilities, floodplain and wetland areas shall be owned in fee-simple by a mandatory property owner's association or approved entity which administers a reciprocal access and maintenance agreement for the project; or other entity approved in advance by the Board of Commissioners during their normal course of business. The developer shall record the deed to the common area prior to, or concurrent with, the recording of the first final subdivision plat or certificate of occupancy. An access easement following the alignment of future public streets is acceptable. However, "pocket parks" or "greens" may be deeded concurrent with the unit or phase of the final subdivision plat of which it is a part.

I. Property Owner's Association.

The property owner's association bylaws or covenants, at a minimum, shall contain the following provisions:

1. Governance of the association by the Georgia *Property Owner's Association Act* (OCGA Section 44-3-220 et seq.) or a successor to that Act that grants lien rights to the association for maintenance expenses and tax obligations.
2. Responsibility for maintenance of common areas.
3. Responsibility for insurance and taxes.
4. Automatic compulsory membership of all property owners and subsequent lot purchasers and their successors; and compulsory assessments.
5. Conditions and timing of transferring control of the association from the developer to the property owners.
6. Guarantee that the association will not be dissolved without the advance approval of the Board of Commissioners.
7. Restrict the time of deliveries to commercial businesses and dumpster pick-up to between 7:00am and 9:00 pm.

J. Maintenance.

The property owner's association, or other entity approved in advance by the Board of Commissioners, shall be responsible for the continuous maintenance of buffers, common areas and recreation areas.

5-180.9 **Buffer and Landscaping Requirements.**

A. **A naturally vegetated, undisturbed buffer, replanted where sparsely vegetated and supplemented by an 8-foot high solid opaque wall or fence along the interior of the buffer, shall be provided adjacent to external residential properties. Where adjacent properties are zoned or developed for single-family residential uses a buffer of 75-feet in width shall be provided, and where adjacent properties are zoned or developed for fee-simple townhouse/condominium uses a buffer of 50-feet in width shall be provided. These minimum buffer widths may be adjusted by the Board of Commissioners at the time of rezoning. Buffers shall not be required adjacent to adjoining property zoned for or developed as office, institutional, commercial, industrial or multifamily uses.**

B. **The development shall comply with the requirements of Chapter 610 of this Unified Development Ordinance with the following exceptions:**

1. Buffers shall not be required between nonresidential uses and residential uses internal to the mixed-use development.
2. The 10 foot wide landscape strip shall only be required on external roadways, and planted with approved understory trees.
3. All required parking lot trees shall be native straight-trunked hardwood shade trees.
4. Each phase or Pod within the Mixed-Use District shall provide, at a minimum, 20 Tree Density Units per acre for the entire development.
5. Street trees shall be required along both sides of all internal and external streets spaced every 50 feet on center. Each tree shall be a minimum 4-inch caliper (dbh) at time of planting and shall be a native straight-trunked hardwood shade tree species or similar tree suitable to this region.

C. **Above ground planters may not be used to fulfill tree planting or tree density requirements.**

5-180.10 **Parking Structures.**

A. **Parking structures must be designed so that the only openings at street level are those to accommodate vehicle entrances and pedestrian access to the structure, as follows:**

1. Any openings for ventilation, service or emergency access located on the first floor level in the building façade must be decorative and must be an integral part of the overall building design.
2. The balance of the street frontage of a parking structure must be either occupied retail/office space or designed to screen the parking areas utilizing decorative elements such as grill-work, brick, louvers, or a vegetative screen.
3. Deck floors located above the first floor level of a parking structure must be screened from view from the street utilizing decorative elements such as grill-work, brick or louvers (minimum 42 inches in height). In no instance will cabling alone be sufficient to meet this screening requirement.

B. **Off-street parking areas shall be screened from adjacent roadways and sidewalks by an opaque decorative fence or wall, berm or vegetative screen at least 30-inches in height. Fence or wall shall be of similar design and materials to the surrounding buildings. Screening shall be installed between the parking area and the sidewalks. Perpendicular driveway crossings and pedestrian paths are allowed through the screening.**

5-180.11 **Signage.**

A Unified Signage Plan, submitted for the Director's approval, shall govern all signage within the development. Signs and the amount of signage shall be subject to the requirements of the Sign Ordinance with the following exceptions:

A. Oversized signs shall be prohibited.

B. Ground signs shall be limited to monument-type signs. Base and sign structure shall be constructed of materials such as brick, stone, stucco, wood or metal consistent with the architecture and exterior treatment of the building.

C. Blinking, exposed neon, portable, inflatable and temporary signage shall be prohibited.

D. Internally illuminated wall signs may not be located within 150-feet of adjacent property developed for single-family residential uses.

5-180.12 **Street/Pedestrian Lighting and Street Furniture.**

A. Streetlights utilizing decorative fixtures and poles shall be provided along all internal streets and along all public rights-of-way. Streetlights shall be staggered, 150 feet on center, along both sides of the street. Pedestrian scale lighting shall be provided every 50 feet along both sides of the street. The lamps of streetlights shall be directed down and capped. Pedestrian lighting shall utilize fixtures designed to accommodate a shielding plate.

B. Decorative, commercial-quality bike racks, benches, and trash receptacles shall be provided throughout the development in accordance with the approved pedestrian access plan.

5-180.13 **Architectural Design.**

Architectural design of all buildings shall comply with the following:

A. For single-family detached residences: front facades shall have architectural treatments of brick, stone, stucco or wood shake. The balance of each elevation may be wood, wood shake or fiber-cement siding.

B. For attached townhouses, villas and residential/business dwellings: front facades shall have architectural treatments of brick, stone or stucco. The balance of each elevation may be wood, wood shake or fiber-cement siding.

C. For multifamily residential buildings: architectural treatments of each building elevation shall be a minimum 50 percent brick, stone or stucco. The balance of each elevation may be wood, wood shake, or fiber-cement siding.

D. For non-residential and Mixed-use buildings: architectural treatments shall be of glass and/or brick, stone or stucco. Tilt-up or pre-cast concrete, wood, wood shake, fiber-cement siding or architectural metal may be used subject to review and approval of the Director of Planning and Development. Additionally:

1. In order to encourage and complement street level pedestrian activity, the street level façade of non-residential buildings facing public or private streets shall incorporate varying edifice details such as trellises, windows or recessed panels suggestive of windows, door or colonnade openings, or storefronts every 20 to 30 linear feet.
2. Contrasting accent colors of any wall, awning or other feature (other than a neutral color) shall be limited to no more than 15 percent of the total area for any single facade.
3. Metal or portable buildings shall be prohibited.
4. Buildings shall incorporate live plant material growing immediately in front of or on the building.
5. Non-residential buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4:12. Portions of the roof structure may be flat to accommodate vents, mechanical systems or similar appurtenances, if adequately screened, subject to review and approval of the Director.
6. Roofing materials for pitched or mansard roofs shall be limited to the following:
   a. Metal standing seam of red, green or silver in color.
   b. Tile, slate or stone.
   c. Wood shake.
   d. Architectural shingles with a slate, tile or metal appearance.
7. Parapets of flat roofed buildings shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers. The rear of parapet articulations visible from street level view (within 300 feet) shall be finished to match the exterior architectural treatment.
8. Design of flat-roofed buildings shall include minimum one-foot deep cornices, extending along the entire front of the building and the sides of the building for a depth of at least ten feet.

9. Building design shall include a minimum 1-foot high contrasting base, extending along the entire front of buildings and the sides of buildings for a depth of at least 10 feet.
10. All mechanical, HVAC and like systems shall be screened from street level view (within 300 feet) on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.
11. Accessories provided such as railings, benches, trash receptacles and/or bicycle racks shall be of commercial quality, and complement the building design and style.

E. **Building plans shall be subject to review and approval of the Director of Planning and Development, or his/her designee, prior to the issuance of a Building Permit. Designs which are inconsistent with these performance guidelines may be denied. Alternate designs which have been denied by the Director, may be submitted for review and approval of the Board of Commissioners.**

Section 5-190. Big Haynes Creek Conservation Subdivision Option.

Development proposals for the Big Haynes Creek Conservation Subdivision Option will no longer be accepted. The following regulations listed below are retained for instruction with regard to existing Conservation Subdivisions.

5-190.1 **Purpose.**

The purpose of the Big Hayes Creek Conservation Subdivision Option is to provide for residential development within the Big Haynes Creek Drainage Basin which will promote more economic subdivision development, provide a mechanism for the preservation of water quality within the watershed through the dedication of open space areas, and achieve other water quality preservation purposes related thereto. To achieve these goals:

A. **Variations in lot area, width and setback are permitted.**

B. **Open space areas shall be established for the preservation of water quality and the benefit of subdivision residents.**

5-190.2 **Permitted Uses.**

The provisions of this Section shall apply to all land of unincorporated Gwinnett County located within the Big Haynes Creek Watershed and zoned R-100 or R-75. Single-family residential subdivision lots may be altered as provide herein. Except as provided in this Section, all other standards of the R-100 or R-75 zoning district shall be observed.

5-190.3 **Design Requirements.**

Within the Big Haynes Creek Watershed, R-100 and R-75 subdivisions may comply with criteria for provision or participation in wet detention facilities established by the Big Haynes Creek Watershed Protection Agreement; or,

A. **Comply with the following subdivision design requirements:**
   1. The subdivision development shall contain a minimum land area of 5 contiguous acres.
   2. Set aside a minimum of 60 percent of the gross land area of the development as permanent, undisturbed open space. Concurrent with the recording of the final subdivision plat, the subdivider shall execute and record a deed which restricts the use of the set aside as permanent natural undisturbed open space. Required open space shall be deeded with the first phase of development to a mandatory property owner's association.
   3. Maximum net density shall not exceed 3 units per acre for detached dwelling units.
   4. Provide a minimum lot width of 65 feet, and a minimum lot area of 7,800 square feet.
   5. Front yards shall have a minimum depth of 20 feet.
   6. Rear yards shall have a minimum depth of 20 feet.

Section 5-200. Chattahoochee River Tributary Protection: Stream Buffer Zones Required.

This section of the Unified Development Ordinance is adopted pursuant to the requirements of Georgia Code Section 12-5-453. Stream buffer zones for the Chattahoochee River Corridor are described in Section 500-10.5.B of this Unified Development Ordinance.

5-200.1 **Findings and Purposes.**

The Gwinnett County Board of Commissioners finds that:

A. **The Chattahoochee River provides multiple benefits, which include use of the river as the primary water supply for metropolitan Atlanta.**

B. **The water quality of the Chattahoochee River depends upon the water quality of the flowing streams tributary to the river.**

C. Sediment and other polluting materials and conditions, including but not limited to pesticides, nutrients such as nitrogen and phosphorus, toxic materials, and elevations in water temperatures, are harmful to the water quality of the river and its tributaries.

D. The riparian vegetation along these watercourses helps preserve water quality. Dense tree growth helps to prevent stream bank erosion and streamside vegetation reduces the amount of sediment and other polluting materials that would otherwise wash into streams. Riparian trees, by shading, help maintain cooler water temperatures and thus enhance water quality.

5-200.2 Purposes are:

A. Promote health, safety and general welfare; to minimize public and private losses due to erosion siltation and water pollution.

B. Create vegetation buffer areas adjacent to tributary streams in the drainage basin of the Chattahoochee River.

5-200.3 **Stream Buffer Zone.**

This protection area means the stream channel and the land area extending outward 35 horizontal feet from the banks on either side of all flowing streams in the drainage basins of all tributaries of the Chattahoochee River located in unincorporated Gwinnett County. A flowing stream is defined for the purpose of this section as any stream that is portrayed on the most current United States Geological Survey 7.5 minute quadrangle as a perennial stream 15 feet adjacent to the stream bank of said area will be left as a natural buffer and 35-foot minimum will be left as an accessory building setback. (This is not a change in the minimum rear yard setback nor permission to build in the floodplain.) Stream buffer zone (i.e., 15 feet from bank) must be shown on final subdivision plats, commercial and industrial site plans and multi-family residential site plans.

5-200.4

A. Permit Required.

1. No person shall engage in any land disturbing activity within the area without having obtained a subdivision development permit, site development permit, or building permit from the Development Division.
2. No permit will be issued for any land disturbing activity within the protection area unless the land disturbing activity is for the purpose of constructing one of the following:
   a. A stream crossing by a driveway, transportation route, or a public utility including sanitary sewer lines.
   b. The construction of public utilities including sanitary sewer lines.
   c. A dam and/or impoundment, a detention, retention, or sediment control pond or facility.

B. Exceptions.

The provisions of this section shall not apply to:

1. Any public agency or its contractor.
2. Any person performing work within a right-of-way of any public agency pursuant to a permit issued by such public agency.
3. Emergency work necessary to preserve life or property provided a written factual report is presented to the Director of Planning and Development within 10 days.
4. Any development which has received a development permit prior to the adoption of this section.
5. Any work consisting of the operation, repair or maintenance of any lawful use of land existing on the date of adoption of this section.

Section 5-210. Charts and Tables

5-210.1 The following retired Charts and Tables of the 1985 Zoning Resolution are included for reference:

A. Minimum Buffer Requirements.

B. Minimum Area Requirements.

C. Minimum Yard and Height Requirements.

D. Minimum Floor Area Requirements.

Minimum Buffer Requirements
Abutting District(s)

	RA-200	R-140, R-LL	R-100	R-100/ CSO/ MOD	R-75	R-75/ CSO/ MOD	R-60	R-ZT, R-TH, RMD,RM-6 RM-8,R-SR	MH,MHS, RM-10, RM-13	ALL OTHER
RA-200, R-140, R-LL, R-100, R-100 CLU/MOD/ CSO, R-75, R-75 CLU/ MOD/CSO, R-60, R-SR	---	---	---	---	---	---	---	---	---	---
R-TH AND R-ZT UP TO A MAXIMUM 4 UNITS PER ACRE	35 feet	35 feet	30 feet	25 feet	25 feet	20 feet	20 feet	---	---	---
R-TH, RMD, RM-6, RM-8, R-ZT	40 feet	40 feet	35 feet	30 feet	30 feet	25 feet	25 feet	---	---	---
RM, RM-10, RM-13	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	20 feet	---	---
HRR	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	50 feet	---	---
MH, MHS	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 ft except for mh, mhs	---
O-I/HS (standard height)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	---
OBP (standard height)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	---
M-1 (standard height)	50 ft. 75 ft.**	50 ft. 75 ft.**	50 ft. 75 ft.**	50 ft. 75 ft.**	50 ft. 75 ft.**	50 ft. 75 ft.**	50 ft. 75 ft.**	50 ft. 75 ft.**	50 ft. 75 ft.**	---
M-2 (standard height)	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet	---
NS	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet	---
C-1 (standard height)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	---
C-2 (standard height)	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	75 feet	---
C-3 (standard height)	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	---
MUD (High-Rise Buildings)	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	85 feet	50 feet	---	---

***Buffers in M-1 zoning shall increase from 50 to 75 feet when located adjacent to truck docks or outdoor storage areas. However, any development with an approved development plan, final plat or concept plan on file with the Department of Planning and Development prior June 1, 2001, which depicts a different buffer width shall be considered grandfathered.*

- For buffer width other than standard height structures the Board of Commissioners may increase the minimum buffer required as a condition for allowing additional height of development. The Board of
- Commissioners may also establish or increase the minimum buffer as a condition of rezoning or as a condition to a Special Use Permit.
- The Zoning Board of Appeals may increase the minimum buffer required as a condition to granting a Variance request.
- Modifications in buffer width may be granted by the Board of Commissioners after receiving recommendations from the Planning and Development Director and Planning Commission and after a public hearing.
- See Section 610-20.4.B - No structure shall be located less than 5 feet from any buffer.

Minimum Area, Yard annd Height Requirements

Minimum Area Requirements

Zoning District	Area (Square Feet)/ Density	Lot Size	
		Square Ft. Per Family	Lot Width[3]
RA-200	40,000	40,000	200 Feet
R-140	See Section 5-40	See Section 5-40	140 Feet
R-LL	32,000	32,000	125 Feet
R-100, MHS	15,000 Sewer 25,500 Septic[2]	15,000	100 Feet
R-75	12,000 Sewer 25,500 Septic[2]	12,000	75 Feet
R-60	7,200 Sewer	7,200	60 Feet
RMD	16,000 Sewer 25,500 Septic[2]	8,000	100 Feet
RL	15,000 Sewer 25,500 Septic[2]	15,000	75 Feet
RM	18,000	12,000 First Family Plus 2,500 Each Additional Family - Not To Exceed 13 Units Per Acre	100 Feet
RM-6	6 Units Per Acre	N/A	100 Feet
RM-8	8 Units Per Acre	N/A	100 Feet
R-TH	8 Units Per Acre	N/A	See Section 5-80
R-ZT	6 Units Per Acre	4,000	40 Feet
RM-10	10 Units Per Acre	N/A	100 Feet
RM-13	13 Units Per Acre	N/A	100 Feet
HRR	No Minimum	N/A	40 Feet
O-I, OBP	No Minimum	N/A	N/A
C-1, C-2, C-3, NS	No Minimum	N/A	N/A
M-1, M-2	1 Acre	N/A	100 Feet
HS	No Minimum	N/A	100 Feet For Residential Use

1 - When developing 3-plex, 4-plex subdivision under RM category, lot size is determined as follows: 18,000 square feet plus 550 square feet per unit.
2 - The Gwinnett County Health Department may require larger lots for septic tanks. Approximately 75 percent of Gwinnett County's soils will require a lot size at least 25,500 square feet.
3 - In all districts, stormwater facility lots shall maintain a minimum lot width of 30 feet at the minimum building setback line.

Minimum Yard And Height Requirements

Zoning District	Front Yard		Side Yard[1]	Rear Yard[1]	Maximum Height Or Stories
	Local Street	Major Thoroughfare			
RA-200	35 Feet From Right-Of-Way	50 Feet From Right-Of-Way	1 Yard 15 Feet 2 Yards 35 Feet	40 Feet	35 Feet
R-140	35 Feet From Right-Of-Way	65 Feet From Right-Of-Way	1 Yard 25 Feet 2 Yards 50 Feet	100 Feet	35 Feet
R-LL	50 Feet From Right-Of-Way	50 Feet From Right-Of-Way	20 Feet	40 Feet	35 Feet
R-100, MHS	35 Feet From Right-Of-Way	50 Feet From Right-Of-Way	1 Yard 10 Feet 2 Yards 25 Feet	40 Feet	35 Feet
R-75	35 Feet From Right-Of-Way	50 Feet From Right-Of-Way	1 Yard 10 Feet 2 Yards 20 Feet	40 Feet	35 Feet
R-60	25 Feet From Right-Of-Way	See Section 210-60	1 Yard 5 Feet 2 Yards 15 Feet	30 Feet Or See Section 210-60	35 Feet
R-ZT	20 Feet From Right-Of-Way	See Section 5-60 and 5-70	1 Yard 5 Feet 2 Yards 10 Feet	25 Feet Or See Section 5-60 and 5-70	35 Feet
R-TH	See Section 5-80	See Section 5-80	See Section 5-80	See Section 5-80	See Section 5-80
RMD	35 Ft. From R/W Sewer 50 Ft. From R/W Septic	50 Feet From Right-Of-Way	1 Yard 15 Feet 2 Yards 30 Feet	40 Feet	35 Feet
RL	35 Feet From Right-Of-Way	50 Feet From Right-Of-Way	1 Yard 10 Feet 2 Yards 20 Feet	40 Feet[3]	40 Feet
RM, RM-6, RM-8, RM-10	50 Feet From Right-Of-Way	50 Feet From Right-Of-Way	20 Feet First Two Stories Plus 4 Ft Per Each Additional Story	40 Feet	40 Feet
HRR[2]	10 Feet From Right-Of-Way	10 Feet From Right-Of-Way	0 Feet[1]	0 Feet[1]	25 Stories Not To Exceed 300 Feet.
MUD2 (High-Rise Buildings)	10 Feet From Right-Of-Way	10 Feet From Right-Of-Way	0 Feet[1]	0 Feet[1]	25 Stories Not To Exceed 300 Feet.
O-I, OBP	50 Feet From Right-Of-Way	50 Feet From Right-Of-Way	10 Feet	15' But 40' If Abuts Residential District[1]	3 Stories Not To Exceed 35 Feet
NS	50 Feet From Right-Of-Way	50 Feet From Right-Of-Way	10' But 20' If Abuts Residential District	15' But 40' If Abuts Residential District	1 Story Not To Exceed 20 Feet
C-1, C-2, C-3	50 Feet From Right-Of-Way	50 Feet From Right-Of-Way	10' But 20' If Abuts Residential District[1]	15' But 40' If Abuts Residential District[1]	3 Stories Not To Exceed 35 Feet
M-1, M-2	50 Feet From Right-Of-Way	50 Feet From Right-Of-Way	20' But 50' If Abuts Residential District[1]	15' But 40' If Abuts Residential District[1]	40 Feet
HS	50 Feet From Right-Of-Way	50 Feet From Right-Of-Way	1 Yard 10 Feet 2 Yards 25 Feet	40 Feet	3 Stories Not To Exceed 35 Feet

1 – Also see Section 610-20 Standards for Permanent Buffers.
2 – (HRR) For structures in excess of 5 stories or 60 feet, the setback from any abutting single-family district shall be increased by one foot for every additional one-foot rise in building height, up to a maximum of 200 feet.
3 – (RL) A rear yard setback is not required when rear yard is adjacent to Army Corps of Engineers property.

Section 5-220. Minimum Floor Area Requirements.

5-220.1 All dwelling units shall have a minimum heated finished living area, excluding a basement, attic, carport, or garage, as follows:

A. In the R-LL district: 2,000 square feet

B. In the R-140 and R-100 districts: 1,400 square feet

C. In the R-75 district: 1,200 square feet

D. In the RA-200, R-60, R-ZT, and R-TH districts: 1,000 square feet

E. In the RL district: 1,400 square feet

F. Each three bedroom or larger duplex dwelling unit in the RMD district: 1,000 square feet

G. Each two bedroom or smaller duplex dwelling unit in the RMD district: 800 square feet

H. Each three bedroom or larger attached dwelling unit in the RM, RM-6, RM-8, and RM-10 districts: 1,000 square feet

I. Each two bedroom attached dwelling unit in the RM, RM-6, RM-8, and RM-10 districts: 800 square feet

J. Each one bedroom attached dwelling unit in the RM, RM-6, RM-8, and RM-10 districts: 600 square feet

K. Each efficiency or studio apartment in the RM, RM-6, RM-8, and RM-10 districts: 450 square feet

L. Each residential dormitory room/suite in the R-TH district:
   1. One bed residential dormitory room and one bath: 400 square feet
   2. Two bed residential dormitory room and one bath: 600 square feet
   3. Three bed residential dormitory room and two baths: 800 square feet
   4. Four or more bed residential dormitory suite and two baths: 1,000 square feet

Appendix Section 6.0

List of Amendments

1. UDOA2014-00001 – July 22, 2014 Amendment to:

Title 1: In Chapter 110, Definitions, revise definition for Dwelling, Accessory.

Title 2: In Chapter 210, Base Zoning Districts, in the Open Space Conservation (OSC) zoning district (Section 210-50), encourage pervious surfaces (subsection 210-50.6.D), removal of non-native exotics (subsection 210-50.6.E), and add a Greenspace goal to encourage native species (subsection 210-50.11.A); reduce the minimum project size (subsection 210-50.12.A); clarify the conservation space requirement when abutting residential zoning for RA-200, R-140, R-100 and R-75 (subsection 210-50.13.A); and clarify the requirement for a street frontage buffer (subsection 210-50.13.B). In the Traditional Neighborhood Development (TND) zoning district (Section 210-80), revise the street network requirements (subsection 210-80.10.A.1) and increase the maximum floor area for Civic uses (Table 210.6). In Community Mixed-Use (MU-C) and Regional Mixed-Use (MU-R) zoning districts, reduce the minimum project area standard (Table 210.9). In Chapter 220, Overlay Zoning Districts, in the Activity Center/Corridor Overlay zoning district (Section 220-30) clarify the requirement for signage (subsection 220-30.3.F). In Chapter 230, Standards Applying to All Districts, in the Dimensional Standards for Residential Zoning Districts (Table 230.1), for R-75 zoning, revise the minimum lot size for lots served by sewer, minimum front building setback and minimum rear building setback. In Chapter 230, Standards Applying to All Districts, in the Dimensional Standards for Non-Residential, HRR, and Mixed-Use Districts (Table 230.3) for HRR zoning, clarify minimum lot size, maximum net density/FAR, and maximum height. In Chapter 230, Standards Applying to All Districts, in Section 230-100, the Table of Permitted and Special Uses (Table 230.4) in the C-3 zoning district column, require a Special Use Permit for a Check Cashing or Payday Loan Facility, Pawn Shop (general) and a Tattoo and Body Piercing Parlor; insert the entry of Y (Yes) in the column designating Supplemental Regulations for Shooting and Archery Ranges and Special Events/Banquet Facility or Rental Hall; delete the entry of Y (Yes) in the column designating Supplemental Regulations for: Dwelling, Live/Work; Dwelling, Loft; Dwelling, Mobile or Manufactured Home; Dwelling Multifamily; Dwelling, Single Family Detached; Dwelling, Townhouse; Dwelling, Villa; and Dwelling, Zero Lot Line. In Chapter 230, Standards Applying to All Districts, in the Accessory Building, Structure and Use Standards (Section 230-120), clarify minimum setbacks for accessory building or structures (subsection 230-120.8). In Chapter 230, Standards Applying to All Districts, in the Supplemental Use Standards (Per Table of Permitted Uses) (Section 230-130.3), insert requirements for a Dwelling, Accessory (subsection 230-130.3.R) and Hotel or Motel (subsection 230-130.3.W) and renumber the remaining items as necessary. In Chapter 240, Off-Street Parking Standards, Staking Lanes for Drive-through Facilities or Service Windows (Section 240-80), delete the minimum width of a staking lane between a curb cut and the nearest gasoline pump (subsection 240-80.2) and renumber the remaining items as necessary; in Construction and Dimensions of Off-Street Loading (Section 240-130), add screening requirements for loading areas (subsection 240-130.4). In Chapter 270, Procedures, Administrative Variances (Section 270-130), clarify requirement for a notarized letter of consent for Administrative Variances (subsection 270-130.3.A.5).

Title 3: In Chapter 620, Landscape Regulations, Landscape Strip Planting Requirements (Section 620-20), revise lineal feet requirement for trees and shrubs for five foot wide landscape strips (subsection 620-20.3.A); No Access Easement Screening Requirements (Section 620-80), clarify requirements of no-access easements (subsections 620-80.1, 620-80.2, and 620-80.3). In Chapter 900, Infrastructure, Streets, Sidewalks, Multi-Use Paths, Greenways, Driveway Design Standards (Section 900-40), clarify requirements for design grade and driveways entering public streets by deleting subsections 900-40.3 and 900-40.4 in their entirety and renumbering the remaining items as necessary; Street Construction Standards and Specifications (Section 900-70), revise intermediate course requirement for new local and minor collector streets (subsection 900-70.4.A.1).

Appendix: In Section 1.0, Architectural Design Standards, Architectural Design Standards for Category 3 (Section 6.0.0), Exterior Wall Design (Section 6.1.1), add requirements for parapets, and landscape material and prohibit under "glow" lighting of fabric, vinyl, or translucent material awning (subsections 6.1.1.J, K, and L); Section 10.0.0 Architectural Design Standards for Zoning Districts existing table, insert a row titled 220-30 Activity Center/Corridor Overlay District and add an "X" in the Category 3 column. In Section 2.0, Standard Drawings, delete Standard Drawings number 316 Wheelchair Ramp, number 317 Handicap Ramp Details with 4' Sidewalk, number 318 Handicap Ramp Details with 5' Sidewalk, number 319 Driveway Details; insert Standard Drawings number 401A through 401H Roadway Widening Sections for deceleration lane arterials and collectors over 10,000 ADT and under 10,000 ADT when widening to or overlaying onto existing pavement. In Section 4.0, Buffers, Landscaping, and Tree Protection, update Sheets 4.6 and 4.9 for five foot landscape strip requirements to reflect the changes in Title 3, Chapter 620, and subsection 620-20.3.A per this amendment. In Section 5.0, Inactive Zoning Districts, Section 5-95 RM Multi-Family Residence District, delete Section 5-95 for Duplex and Multi-Family Residence Districts in its entirety and insert a new Section 5-95 for Duplex and Multi-Family Residence Districts. In Section 5-95.2, in the RM Multi-Family Residence District, Day Care Facilities may be permitted provided the applicant for such a development is granted a Special Use Permit by the Board of Commissioners after receiving recommendations from the Director of the Department of Planning and Development and the Planning Commission after a public hearing.

2. UDOA2014-00002 – November 4, 2014 Amendment to:

Title 1: In Chapter 110, Definitions, revise definition for Junk Vehicle and Yard, Front. Add definition for Major Thoroughfare.

Title 2: In Chapter 210, Base Zoning Districts, in the Open Space Conservation (OSC) zoning district (Section 210-50), the land area located in an existing lake may be credited toward conservation space (subsection 210-50.7.C). In Chapter 230, Standards Applying to All Districts, in the Accessory Building, Structure and Use Standards (Section 230-120), add a new subsection to clarify what is allowed in the right-of-way (subsection 230-120.4) and renumber the existing subsections. In Chapter 230, Standards Applying to All Districts, in the Accessory Building, Structure and Use Standards (Section 230-120), revise subsection 120-120.10 to allow covered mail kiosks in the front yard. In Chapter 230, Standards Applying to All Districts, Supplemental Use Standards (Section 230-130), in subsection 230-130.4 Supplemental Use Standards (General Requirements), specifically paragraph C. Donation Collection Boxes, item 5., clarify setback requirements for donation bins.

Title 3: In Chapter 330, Permits Required for Development or Construction, Development Permits (Section 330-20), in subsection 330-20.1, paragraph C, Expiration of Development Permits, is clarified to allow one renewal within three months after expiration of permit. In Chapter 610, Buffers, Table 610.1, Minimum Buffer Requirements, is amended. In Chapter 620, Landscape Regulations, the Title for Section 620-60 is amended to remove Conservation Subdivision Overlay (CSO) and Open Space Conservation (OSC) zoning districts from that section and to create a new Section 620-65 specifically for those zoning districts and require street trees and 16 Tree Density Units per acre for R-100 CSO, R-75 CSO and OSC. In Chapter 630, Tree Preservation and Replacement Regulations, in the Redevelopment Section 630-90, Chapter 640 is added to subsection 630-90.3 and subsection 630-90.4. In addition, a new subsection 630-90.5 is added to the Redevelopment section to require the building footprint disturbance be included in the overall projects scope of disturbance. In Chapter 640, Buffer, Landscaping, and Tree Protection Compliance, in Artificial Materials Prohibited (Section 640-10), clarify only live plant material may be used to fulfill regulations.

Appendix: In Section 5, Inactive Zoning Districts, in the Minimum Yard and Height Requirements Table, in RL zoning districts, the rear yard setback is not required when adjacent to Army Corps of Engineers property.

3. UDOA2015-00001 – April 28, 2015 Amendment to:

Title 1: In Chapter 110, Definitions (Section 110-40), General Definitions, revise definition for: Development Agreement to remove the word "system"; for Lot, Corner in addition to two intersecting streets, to allow a continuous street to define a corner lot provided the angle of that street is 135 degrees or less. Definitions that pertain specifically to the Floodplain Management Section of the Ordinance (Section 110-50.3), revise definition for Addition (to an existing structure), Building, Elevated Building, Flood Insurance Study, Future Conditions Flood Hazard and Structure in order to reflect the updated Metropolitan North Georgia Water Planning District (MNGWPD) "District Model Floodplain Management/Flood Damage Prevention Ordinance" that was adopted on August 28, 2013.

Title 2: In Chapter 210, Base Zoning Districts, in the Open Space Conservation (OSC) zoning district (Section 210-50), a reference to refer the reader to Chapter 900 for new street requirements was added (subsection 210-50.14). In the Traditional Neighborhood Development (TND) zoning district (Section 210-80), clarification was made regarding buffer requirements in subsection 210-80.7.D to refer the reader to Table 610.1 *Minimum Buffer Requirements*. In Chapter 220, Activity Center/Corridor Overlay District, removed reference to Highway 78 Activity Center/Corridor Overlay in Applicability (subsection 220-30.2.A.3); in the third row of Table 220.2, Light Fixture Requirements for Parking Areas; and in the Landscaping Requirements for street trees (subsection 220-30.3.D.4.c). Also in Chapter 220, Activity Center/Corridor Overlay District, changed the title of subsection 220-30.E. from "Parking/Yard, Height and Setback" to "Parking and Accessory Structures". In Chapter 230, Standards Applying to All Districts, in the Application of Dimensional Standards; in the Reduction in Lot Dimensions (subsection 230-20.3) to allow creation of an unbuildable lot for the exclusive use of mail kiosks; in the Fences and Walls (Section 230-80), to remove paragraph D., in (subsection 230-80.2) that allowed an 8 foot fence in the front yard of a corner lot where it was used as the side of the principal dwelling to now requiring a 4 foot fence within the front building setback on a corner lot with two front yards where one front served as a side yard. Also in Chapter 230, Standards Applying to All Districts, in the Table of Permitted and Special Uses (Table 230.4) (Section 230-100) adding or revising the following uses under the following:
Commercial and Retail Uses: Ambulance or Medical Transport Company; Auction House; Automobile Auction; DUI School; Fireworks Sales, principal use; Fireworks Sales, ancillary use; Hookah/Vapor Bar or Lounge; Motorcycle, Scooter and ATV Sales and Related Service; Motorcycle, Scooter and ATV Service and Repair; Motorcycle Parts, Apparel and Accessories Store (without installation); and Stone Yard or Stone Cutting.
Industrial and Manufacturing Uses: Septic Tank Pumping Company
Office, Institutional, and Cultural Uses: Counseling Center, Meditation Center, and Residential Rehab. Center.
Also in Chapter 230, Standards Applying to all Districts, in the Accessory Building, Structure and Use Standards (Section 230-120), to add a new subsection 230-120.14 referencing requirements for dumpsters in order to consolidate requirements that were once within the Ordinance in the Off-Street Parking Standards(Section 240-140). Also in Chapter 230, Standards Applying to all Districts, in Supplemental Use Standards (subsection 230-130.3), to revise paragraph E., Automobile Brokers, to add paragraph W., Fireworks Sales and paragraph X., Hookah/Vapor Bar or Lounge thereby renumbering the remaining paragraphs. In Chapter 240, Off-Street Parking Standards, Dumpsters (Section 240-140), was moved to a new subsection 230-120.14. In Chapter 270, Procedures, Conditional Approvals (Section 270-40) a new subsection 270-40.4 was added to refer the reader to Chapter 120 to avoid confusion in the appeals process; in Appeals to Decisions of the Zoning Board of Appeals (Section 270-120), subsections 270-120.1, 270-120.2 and 270-120.3 were deleted and subsections 270-120.1, 270-120.2 were added that requires an appeal to the Superior Court be via Writ of Certiorari as specified in the Official Code of Georgia when any person is aggrieved with a decision by the Zoning Board of Appeals.

Title 3: In Chapter 320, Plan and Plat Guidelines, the Specimen Tree Survey and Specimen Tree Concept Plan (Section 320-20), specifically subsections 320-20.1 and 320-20.2 were revised to clarify what is required on both the Specimen Tree Survey and the Specimen Tree Concept Plan and to add plan requirements such as a closed boundary survey, parcel identification number, specimen tree condition, and require specimen tree data be presented in chart format; in Final Plat Specifications (Section 320-120), Certificates (subsection 320-120.7) revise paragraph C., Final Plat Approval certificate, to add an exclusion for acceptance of constructed greenways unless the greenway is completed in its entirety and built to standards. In Chapter 360, Development Design Standards, Design of Lots (Section 360-50), in subsection 360-50.2, Lots, paragraph B., is clarified to also require non-residential subdivisions to have double frontage or reverse frontage lots where internal access can be provided in addition to the residential subdivisions. In Chapter 630, Tree Preservation and Replacement Regulations, Tree Density Requirements (Section 630-30), subsection 630-30.1, Tree Density Standard and subsection 630-30.2, Zoning Buffer Exclusion, were reorganized, revised, and retitled to better describe what those sections contained, specifically it is clarified that temporary construction buffers may count toward existing Tree Density Units provided the acreage within that type of buffer is included; and the title "Zoning Buffer Exclusion" in subsection 630-30.2, was changed to "Buffer Exclusion in Fulfilling the Tree Density Standard" to better describe the contents of that subsection; in Specimen Trees (Section 630-70), subsection 630-70.1 was clarified to refer the reader to Section 320-20 for Specimen Tree Survey and Specimen Tree Concept Plan preparation requirements and subsection 630-70.4 for preliminary site visit criteria and subsection 630-70.2 was clarified to refer the reader to subsection 630-70.8 for specimen tree exemptions prior to preparing the Specimen Tree Survey and Specimen Tree Concept Plan and to clarify the difference between specimen tree size and specimen tree condition as mentioned in subsection 630-70.3; in subsection 630-70.4, in preparation for the preliminary site visit, the subsection was clarified as to what is required from the developer and design professional before the preliminary site visit takes place. In Chapter 700, Floodplain Management, specific portions of the Chapter that were affected by the updated Metropolitan North Georgia Water Planning District (MNGWPD) "District Model Floodplain Management/Flood Damage Prevention Ordinance" adopted on 8/28/2013 were revised. In Chapter 900, Infrastructure, Streets, Sidewalks, Multi-Use Paths, Greenways, in the Street Intersection (Section 900-50), subsection 900-50.8, Obstructing Visibility at Intersections, was revised to remove the requirements for adequate sight distance being based on AASHTO Green Book and instead the requirements are based on specific heights and distances within and from the right-of-way respectively.

4. UDOA2015-00002 – June 24, 2015 Amendment to:

Title 2: In Chapter 230, Standards Applying to All Districts, in Section 230-100, Table of Permitted and Special Uses (Table 230.4) add beekeeping as a permitted use in the following non-agricultural residential zoning districts: R-LL, R-100, R-75, OSC, R-60, MH, TND, R-SR, R-TH, RM-13, RM-24, HRR, O-R, MU-N, MU-C, and MU-R. When beekeeping is proposed in those districts, the property owner shall comply with the specifications in the Supplemental Use Regulations listed in subsection 230-130.3.G.

5. UDOA2015-00003 – July 21, 2015 Amendment to:

Title 2: In Chapter 230, Standards Applying to All Districts; in Section 230-130, Supplemental Use Standards; in Subsection 230-130.3, Paragraph CC. is re-lettered to add, *Livestock, keeping of (for personal utility)* to provide rules and requirements for the keeping of chickens in residential areas. In addition, the chickens must be secured at all times in an enclosed yard or 6-sided pen. The owner must also comply with the minimum pen area and distance from any property line. The structure housing the chickens must be located in the rear yard and the keeping of roosters is not allowed.

6. UDOA2015-00004 – September 22, 2015 Amendment to:

The Gwinnett County *Temporary Outdoor Activity Ordinance,* once a stand-alone document, is now represented in the Unified Development Ordinance as Chapter 265 and in the definition Section by Category/Chapter (Section 110-50.0).

Title 1: In Chapter 110, Definitions, the definitions for temporary outdoor activities are referenced in Section 110-50 of the Unified Development Ordinance, Definitions by Category/Chapter; and subsection 110-50.0.

Title 2: In Chapter 265, Temporary Outdoor Activity Uses, a new chapter in the Unified Development Ordinance provides the requirements for temporary outdoor activities and is organized into the following sections: General Requirements and Restrictions (Section 265-10); Temporary Outdoor Activities (Section 265-20); Agriculture Oriented Recreational Uses (Section 265-30); Holiday Activities (Section 265-40); and Inspection (Section 265-50). The changes are to the agriculture oriented recreation activity section to allow one banner per frontage and two inflatable devices that are used to attract attention. When banners and inflatables are used as part of the temporary agriculture oriented recreational activity, they do not require a permit and are allowed in overlay districts. The hours of operation were increased in the RA-200 district.

7. UDOA2015-00005 – October 27, 2015 Amendment to:

Title 1: In Chapter 110, Definitions, add definition for "Adult Establishment" to reflect the definition as listed in Chapter 18, Article XI of the Gwinnett County Code of Ordinances.

Title 2: In Chapter 230, Standards Applying to All Districts, specifically in the Table of Permitted and Special Uses (Table 230.4), the term "Adult Entertainment Establishment" is replaced with "Adult Establishment" and is permitted in the M-1 and M-2 zoning districts only provided the Supplemental Use Standards for "Adult Establishment" are adhered to. In addition, "Adult Establishments" shall conform to Chapter 18, Article XI and Chapter 86, Article IV of the Gwinnett County Code of Ordinances. In Chapter 240, Off-Street Parking Standards, the words "Adult Entertainment Establishment" is replaced with "Adult Establishment". In the Appendix, Section 5.0, Inactive Zoning Districts, specifically Section 5-180.6.A.5.c the phrase "Adult Entertainment Facilities are not permitted" has been changed to "Adult Establishments are not permitted." to maintain consistency.

8. UDOA2016-00001 – January 26, 2016 Amendment to:

Title 1: In Chapter 110, Definitions, revise the definition for "Animal Quarters" to exclude fenced pasture land and paddocks for grazing from the list of items that are considered animal quarters.

Title 2: In Chapter 230, Standards Applying to All Districts, a new Section 230-90, Protection of Existing Cemeteries, is added to require protection of existing cemeteries when development is taking place in proximity to the cemetery. The requirements listed in subsection 230-90.1.A include a 25 ft. in-depth grassed buffer strip and a minimum 4 ft. in height wrought-iron style fence or brick/stacked stone wall be provided around the entire perimeter of the cemetery (exterior to the required grass strip). In instances where a fence or wall and vegetation at least 25 ft. in-depth exist, this serves as meeting the requirement. Also in Chapter 230, Standards Applying to All Districts, specifically in the Table of Permitted and Special Uses (Table 230.4) (Section 230-100), is amended by adding, deleting or revising the following uses listed below the underlined headings:

Commercial and Retail Uses: for the use of "Pool or Billiards Halls" under the column for Supplemental Regulations insert the notation "Y" for Yes.

Office, Institutional, and Cultural Uses: insert the use of "Bail Bonding Company" and in that same row, insert the notation "P" for permitted in the M-2 zoning district column and insert the notation "S" for Special Use Permit in the C-2, C-3, and M-1 zoning district columns.

Residential Uses: under the use for "Dwelling, Duplex", delete the notation "P" for being permitted in the TND and R-SR zoning district columns.

Additionally, in Chapter 230, Standards Applying to All Districts (subsection 230-130.3), Supplemental Use Standards, a category for "Pool or Billiards Halls" is added in alphabetical order that describes a Pool or Billiards Hall as a business having three or more pool tables for use by patrons.

Title 3: In Chapter 610, Buffers (Section 610-20), Standards for Permanent Buffers, a new subsection 610-20.10, Buffer Reduction, is added that describes the methods provided by which to apply for a buffer reduction.

9. UDOA2016-00002 – October 25, 2016 Amendment to:

Title 2: In Chapter 220, Overlay Zoning Districts, a new Section 220-40, Venture Drive Redevelopment Overlay District, is added to provide a tool for revitalizing underperforming commercial areas and spurring economic investment for those parcels as indicated on the Venture Drive Redevelopment Overlay District Map and per Gwinnett County Unified Plan's long-term vision to create vibrant, viable regional mixed use character areas. Property owner's who own property in the areas as identified on the Venture Drive Redevelopment Overlay District Map may elect to redevelop their property utilizing the requirements as described in the Venture Drive Redevelopment Overlay District or continue with the underlying zoning district requirements.

10. UDOA2016-00003 – October 25, 2016 Amendment to:

Title 1: In Chapter 110, Definitions (Section 110-40), General Definitions, delete the definition for "Donation Collection Bin" and add definitions for the following:

- Collection Bin
- Site Host, Collection Bin
- Permittee, Collection Bin
- Lawful Occupant, Collection Bin

Title 2: In Chapter 230, Standards Applying to All Districts (Section 230-130), Supplemental Use Standards (subsection 230-130.4), (paragraph C.), a new title referred to as "Collection Bins" replaces the former "Donation Collection Boxes" title. The following bullet points set forth some of the information that regulates the placement of collection bins on a site.

- Requirements for the permitting of collection bins are outlined along with a listing of the associated fees.
- A "Permittee" is defined and the application process, including required contact information, is outlined.
- Proof of permit is required on all bins.
- The management and maintenance of collection bins is regulated.
- Regulates the location and placement of collection bins.
- Regulates the size, appearance and screening of collection bins.
- Outlines violations and penalties for failure to comply with regulations.

Collection bins shall only be permitted on developed property which is zoned C-1, C-2, C-3, M-1, or M-2; or on the premises of a church or school, consistent with all applicable ordinances and policies, within any zoning district. See Section 230-130.4.C of Title 2 for specific details.

11. UDOA2016-00004 – December 20, 2016 Amendment to:

Title 2: In Chapter 230, Standards Applying to All Districts, in the Supplemental Use Standards (Section 230-130), specifically subsection 230-130.3, the supplemental use for hotel or motel was revised to remove requirement for minimum lobby size and minimum guest room size.

12. UDOA2017-00001 – December 19, 2017 Amendment to:

Title 1: In Chapter 110, Definitions (Section 110-40), General Definitions, revise definition for Accessory Building. To facilitate a search, "Dwelling, Accessory" is now listed as "Accessory Dwelling". The definition for Accessory Dwelling remains the same.

Title 2: In Chapter 230, Standards Applying to All Districts:

In Building/Structure Height Measurements and Exceptions (Section 230-30), specifically subsection 230-30.1., paragraphs A and C; the height allowance for cupolas, weathervanes, chimneys, parapets, and similar architectural features, or satellite dishes or other necessary rooftop appurtenances changed. In addition, the height allowances for barns, silos and similar agricultural structures within the RA-200 zoning district changed.

In Accessory Building, Structure and Use Standards (Section 230-120), all accessory buildings and structures must be located in the rear yard. Size and setback requirements for accessory buildings have changed. The size of the lot determines the maximum allowable size of the accessory building with the size of the accessory building determining the setback distance. Refer to Section 230-120.13 for the size restrictions and Section 230-120.8 for the setback requirements. An accessory building or structure that was constructed and properly permitted is considered a legal non-conforming use and is not required to be removed.

In the Supplemental Use Standards (Section 230-130), specifically subsection 230-130.4, the supplemental use for metal building; the requirement to obtain a Special Use Permit for a metal building exceeding 550 square feet was deleted. Metal buildings are prohibited.



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gwinnettcounty
Department of
Planning & Development
One Justice Square
446 West Crogan Street
Lawrenceville, GA 30046
678.518.6000
www.**gwinnettcounty**.com