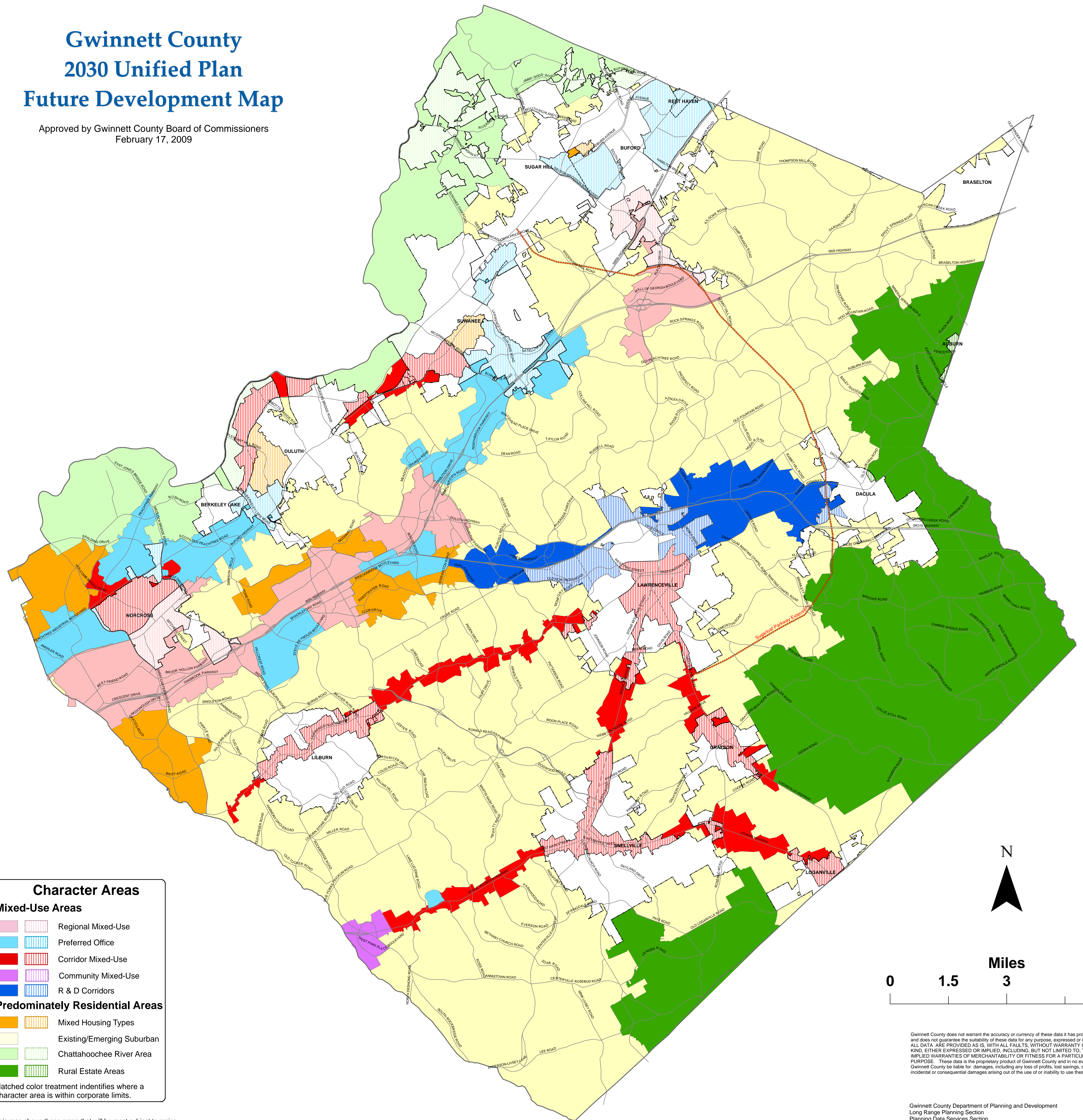


# Gwinnett County 2030 Unified Plan Future Development Map

Approved by Gwinnett County Board of Commissioners  
February 17, 2009



**Character Areas**

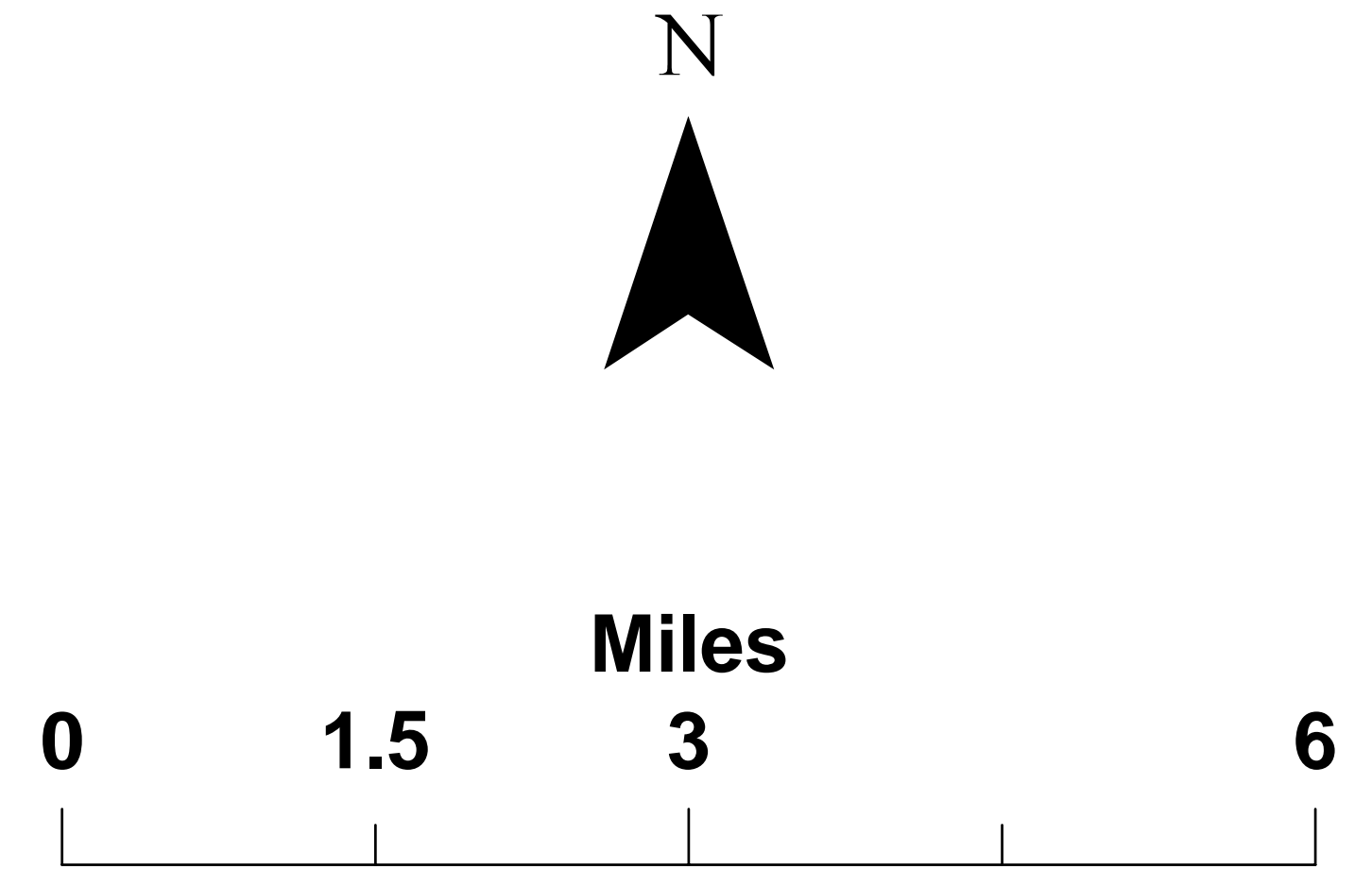
**Mixed-Use Areas**

- Regional Mixed-Use
- Preferred Office
- Corridor Mixed-Use
- Community Mixed-Use
- R & D Corridors

**Predominately Residential Areas**

- Mixed Housing Types
- Existing/Emerging Suburban
- Chattahoochee River Area
- Rural Estate Areas

Hatched color treatment identifies where a character area is within corporate limits.



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This map shows those areas that will be most subject to major policy interventions to achieve Unified Plan goals.

Gwinnett County Department of Planning and Development  
Long Range Planning Section  
Planning Data Services Section  
Date Printed: February 2009

**Table 53: Future Development Map and Land Use Actions**

Character Area	Land Use Categories Encouraged	Land Use Categories Discouraged	Notes
<b>Mixed Use Sectors</b>			
Regional Mixed Use Sector	Mixed Use, Office Professional, Ultra High Density Residential, High Density Residential, Institutional Public, Public Open Space	Light Industry, Heavy Industry, Single Family Residential, Estate Residential	Free standing Commercial/Retail and Townhouses acceptable as minor components
Preferred Office Areas	Office Professional, Mixed Use	Commercial/Retail, Heavy Industry, Light Industry, All Residential, unless integrated	Commercial/Retail limited to incidental uses such as business services, food services.
Community Oriented Mixed Use Corridor	Mixed Use, Office Professional, Ultra High and High Density Residential, Townhouses, Public Open Space, Institutional, Commercial/ Retail	Heavy Industry, Light Industry, Single Family Residential, Rural/ Estate	Freestanding Commercial/Retail limited primarily to uses not easily merged into vertical or horizontal mixed use (e.g. auto repair, lumber yards)
R & D Corridor	Office Professional, Light Industry, Mixed Use, Institutional	Heavy Industry, Single family Residential, Commercial/Retail	Light Industrial related to product development, assembly. Warehousing and distribution are discouraged.
<b>Predominantly Residential Sectors</b>			
Mixed Housing Types Areas	All residential categories, but single family detached to be limited to 30 percent or less overall.	Employment Categories	Limited locally serving Commercial/Retail of corner store or village center variety acceptable
Existing/Emerging Suburban Sector	Public Open Space, Parks, Single family residential, Recreation and Conservation	Multifamily residential categories, all employment categories	Commercial / retail located at intersections and adequately buffered from surrounding single-family residential acceptable
River Corridor Sector	Agriculture, Estate Residential, Public Open Space, Parks, Single family Residential, Recreation and Conservation	Multifamily residential categories, all employment categories	Very limited crossroads Commercial/Retail acceptable
Rural/Estate Sector	Agriculture, Estate Residential, Public Open Space, Parks, Recreation and Conservation	Single Family (Above RA-200 level), all attached residential categories, all employment categories	Very limited crossroads Commercial/Retail acceptable

*Note: Table 53 is a summary and should be used with the more detailed text in Section C.2.a-g which follows. Both these resources should be used together with the definitions of recommended Mixed use Districts in section D.1.*