

Commercial Zoning

C-1 Neighborhood Business District.

- Commercial uses directed at nearby residential neighborhoods.

C-2 General Business District.

- General business uses including the retailing of major goods and services, general office facilities and public functions.

C-3 Highway Business District

- Intense business uses.

HS Hospital Service District.

- Hospital or medical offices and related service facilities.

NS Neighborhood Shopping District.

- Neighborhood shopping with limited hours of operation.

Office Zoning

O-I Office-Institutional District.

- Offices, institutions and limited service activities.

OBP Office-Business Park District.

- Offices, institutions, and some related business and service activities.

Industrial Zoning

M-1 Light Industry District.

- Limited industrial uses, including wholesaling, warehousing, and manufacturing.

M-2 Heavy Industry District.

- Intense use industrial operations.

High Rise / Mixed Use

HRR - High-Rise Residential District

- Only permitted within a Major Activity Center as designated in the Gwinnett County Comprehensive Plan.
- High-rise residential mixed use buildings. Non-residential uses can comprise up to forty percent of the space.

MUD Mixed-Use Development District.

- Only permitted within a Major Activity Center as designated in the Gwinnett County Comprehensive Plan.
- Commercial, and/or office and residential land uses mixed either vertically or horizontally. Promotes pedestrian accessibility among uses.



GWINNETT COUNTY ZONING DISTRICTS

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Residential Zoning Rural/Suburban/Neighborhoods

RA-200 Agriculture-Residence District.

- Predominately rural in character, residential and agricultural uses.

R-140 Single Family Residence District.

- Single family homes and related uses on large lots.

R-LL Single Family Residence District.

- Single family homes and related uses on large lots.

R-100 Single Family Residence District.

- Single family homes and related uses on medium size lots.

R-75 Single Family Residence District.

- Single family homes and related uses on medium size lots.

R-60 Single Family Residence District.

- Single family homes and related uses on small lots.

R-ZT Single Family Residence District.

- Single family detached residences on small lots.

Residential Zoning Apartments/Codos/Duplexes

RM Multi-Family Residence District.

- Duplex and multi-family dwellings.

RM-6 Multi-Family Residence District (Maximum Density Six (6) Units Per Acre).

- Multi-family dwellings with a maximum density of six (6) units per acre.

RM-8 Multi-Family Residence District (Maximum Density Eight (8) Units Per Acre).

- Two-family and multi-family dwellings. Maximum density of eight (8) units per acre.

RM-10 Multi-Family Residence District (Maximum Density Ten (10) Units Per Acre).

- Multi-family dwellings, maximum density ten (10) units per acre.

RM-13 Multi-Family Residence District (Maximum Density 13 Units Per Acre).

- Multi-family with a maximum density of 13 units per acre.

RMD Multi-Family Residence District (Duplexes)

- Duplexes

Residential Zoning Townhomes

R-TH Single Family Residence Townhouse District.

- Townhouse dwellings, villas, or residential dormitories. Dormitories are for the exclusive use of students and/or staff of the college.

Lakeside Residences

RL Lakeside Residence District.

- Single family dwellings and cottages and, as a special use, water related recreation areas and facilities.

Mobile Home/Manufactured Housing Residences

MH Mobile Home Park District.

- Residential mobile homes on leased lots.

MHS Manufactured Housing Subdivision District.

- Manufactured homes on fee-simple lots.

Active Senior Housing

R-SR Senior Oriented Residence District.

- Senior, single-family detached and/or villa-style attached residences.
- Occupancy by persons 55 years of age and older.