

BOARD OF COMMISSIONERS
GWINNETT COUNTY

LAWRENCEVILLE, GEORGIA

A RESOLUTION TO AMEND THE 1985 ZONING RESOLUTION

At the regular meeting of the Gwinnett County Board of Commissioners, held in the Justice and Administration Center Auditorium, 75 Langley Drive, Lawrenceville, Georgia.

<u>Present</u>	<u>Vote</u>
Charles Bannister, Chairman	Aye
Shirley Lasseter, District 1	Aye
Albert Nasuti, District 2	Aye
Mike Beaudreau, District 3	Aye
Kevin Kenerly, District 4	Aye

On motion of Commissioner Beaudreau, seconded by Commissioner Kenerly, which carried 5-0, the following resolution was adopted:

AN AMENDMENT TO THE 1985 ZONING RESOLUTION OF GWINNETT COUNTY TO ARTICLE III DEFINITIONS, TO AMEND THE DEFINITION FOR THE TERM SURPLUS PARKING; TO ARTICLE X OFF-STREET AUTOMOBILE PARKING AND LOADING AND UNLOADING SPACES, TO AMEND CERTAIN DESIGN REQUIREMENTS FOR PARKING AREAS, AND TO PROVIDE MORE SPECIFIC PARKING RATIOS FOR VARIOUS DEVELOPMENT TYPES; AND

WHEREAS, the 1985 Zoning Resolution of Gwinnett County was adopted by the Gwinnett County Board of Commissioners on December 30, 1985; and

WHEREAS, the 1985 Zoning Resolution of Gwinnett County provides that the text and maps thereof may be amended from time to time by the Board of Commissioners following submission to the Municipal-Gwinnett County Planning Commission for review and recommendation; and

WHEREAS, the Board of Commissioners finds that the following amendment to the 1985 Zoning Resolution promotes the health, safety, morals, convenience, order, prosperity and the general welfare of the present and future inhabitants of Gwinnett County;

NOW, THEREFORE, BE IT RESOLVED by the Gwinnett County Board of Commissioners this the 22nd day of June, 2010, and effective upon adoption of this resolution, that ARTICLE III DEFINITIONS, and ARTICLE X OFF-STREET AUTOMOBILE PARKING AND LOADING AND UNLOADING SPACES, be amended as follows:

ARTICLE III DEFINITIONS is hereby amended by deleting the definition of Surplus Parking, and inserting in lieu thereof the following:

Surplus Parking. 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.

ARTICLE X OFF-STREET VEHICLE PARKING AND LOADING AND UNLOADING SPACES is hereby amended by deleting Article X in its entirety, and inserting in lieu thereof the following:

ARTICLE X

OFF-STREET VEHICLE PARKING AND
LOADING AND UNLOADING SPACES

Section 1000. Off-Street Vehicle Parking. Off-street vehicle parking shall be provided and maintained, as specified in this Resolution.

Any building or use that is subsequently enlarged shall meet the off-street parking space requirements of this Resolution for the addition made.

Section 1001. Plan and Design Standards for Off-Street Parking. The following are required plan and design standards for off-street parking.

1. 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, or 9.5 feet wide and 18.5 feet deep as measured from back-of-curb.
 - b. Up to 15% 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 feet in width and 16 feet in depth as measured from face of curb, or 8.5 feet wide and 16.5 feet deep as measured from back-of-curb, and shall be clearly marked as compact spaces.
2. Interior driveways.
 - a. Interior driveways shall connect each parking space with a public right-of-way.
 - b. Interparcel driveway connection or provision of a future interparcel 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 interparcel connection is not feasible due to traffic safety or topographic concerns.

- c. Interior driveways with no parking shall be 10 to 12 feet for one-way traffic, and 20 to 22 feet for two-way traffic. One-way driveways that are determined to be essential access for fire safety shall be increased to 14 feet.

Interior driveways shall be 22 to 24 feet wide when used with 90-degree angle parking. Interior driveways shall be 10 to 12 feet wide (one-way), and 20 to 22 feet wide (two-way) when used with 60-degree angle parking.

- d. Interior driveways providing primary access to loading/unloading zones or loading docks for truck traffic may be increased to 14 feet in width per travel lane. Adjustments to geometry may be granted if it can be shown with turn-radius templates that modifications to the standards are required.
 - e. Interior driveways surrounding gasoline pump canopies may be increased to 40 feet in total width (as measured from the base of the gasoline pump islands).
 - f. A separate driveway and stacking lane (accommodating at least 2 vehicles per lane) is required for any drive-up window, bank drive-through or pick-up station. These stacking lanes shall be separate and distinct from the required through-lane providing circulation around the building.
3. Improvement of Off-Street Parking Lots. All off-street parking lots shall meet the following standards:
- a. They 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 shall be used for surplus parking. Grassed paving spaces shall be located on the perimeter edge of a parking lot.

- b. Each parking space, except for grassed paving systems, shall be clearly marked by a painted stripe no less than three (3) inches wide running the length of each of the longer sides of the space or by curbing or by other acceptable method which clearly marks and delineates the parking space within the parking lot.
 - c. Non-residential parking lots containing 200 spaces or more shall incorporate pedestrian access corridors into their design.
 - i) 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.
 - ii) Where pedestrian corridors cross a driveway, they may 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 may be constructed with an approved contrasting paver and marked as a crosswalk.
 - iii) Parking spaces shall not be located more than 200 feet from any pedestrian corridor.
4. Maintenance and Appearance of Parking Lots. 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.

5. Location and Surface of Parking Areas.

- a. In any non-residential district, the parking of any vehicle on other than a paved surface (or approved porous or grassed paving system) is prohibited.
- b. In any residential district, the parking of any motor vehicle except on a hard-surfaced driveway or in a carport or garage is prohibited. Any recreational vehicle or any 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 fifteen (15) feet from the property line. Vehicles or equipment used for agricultural purposes on RA-200 or R-100 zoned property with 5 or more acres are exempt from hard surface parking requirements if parked outside the required front yard setback.

Maximum allowable paved parking or hard surface area in front yards. (Excluding walkways and required sidewalks):

- A. R-ZT District - Not more than 45%
- B. All other residential districts, excluding R-TH district - Not more than 35%
- C. 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.

Section 1002. Number of Off-Street Parking Spaces Required.

The following are the minimum and maximum number of off-street parking spaces required. For uses not specifically listed, the off-street parking requirements shall be those of the most similar use. Where spaces are calculated based upon square footage, the gross square footage of the building shall be utilized.

Parking spaces for the physically handicapped shall be as required by Georgia State Law, and shall be included in the calculation of overall parking provided.

USE/DEVELOPMENT CATEGORY	MINIMUM PARKING SPACES	MAXIMUM PARKING SPACES
Adult entertainment establishments	1 per 400 sq. ft.	1 per 25 sq. ft.
Automobile or truck rental	1 per 300 sq. ft. No min. for inventory	1 per 150 sq. ft. No max. for inventory
Automobile sales; used car or new car dealership	1 per 400 sq. ft. No min. for inventory	1 per 150 sq. ft. 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 2 per bowling lane	1 per 100 sq. ft. or 5 per bowling lane
Call Center (Office)	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
Church, temple, synagogue	1 per 5 seats in main sanctuary	1 per 2 seats in main sanctuary
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.
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.
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. Golf course additional	1 per 300 sq. ft. Golf course additional
Public assembly (with fixed seating)	1 per 4 seats	1 per 2 seats

USE/DEVELOPMENT CATEGORY	MINIMUM PARKING SPACES	MAXIMUM PARKING SPACES
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 & 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
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
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) (100,001-250,000 sq. ft.)	1 per 2,500 sq. ft.	1 per 750 sq. ft.
Warehouse (including office) (>250,001 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.

Section 1003. Plan and Design Standards for Off-Street Loading and Unloading Spaces. If provided, the following are plan and design standards for off-street loading and unloading spaces.

1. Off-street loading and unloading spaces shall have access from an internal driveway or alley. Such spaces shall not be accessed directly from a public street.
3. The off-street loading and unloading space shall be so located that it does not cause interference with the free movement of vehicles and pedestrians over a street, sidewalk, or through-alley.

Restriping of existing, unused portions of loading/unloading areas for vehicle parking shall be permitted. These parking spaces shall not be counted in the calculation of minimum/maximum off-street parking spaces.

Section 1004. Administrative Variance. In instances where an applicant shows specific and valid reasons why the requirements of Section 1002 cannot reasonably be met, and where a reduction or increase of not more than 30% in such requirements will not adversely affect the spirit or intent of this article, the Director of Planning and Development may administratively grant such a reduction or increase.

Section 1005. Provision of Surplus Parking. The maximum parking space allowance may be exceeded by up to 25% if constructed in the form of an approved porous concrete/asphalt or grassed paving system. The maximum parking space allowance may be exceeded in any amount when contained in a parking deck and/or underground parking structure. Parking decks shall have exterior architectural treatments matching the principal building.

Section 1006. Parking Decks Required. Non-residential, mixed-use and/or 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 10 vertical feet is permitted for each 10 vertical feet of parking placed under a building. Single-family residential or townhouse component(s) of mixed-use developments shall not be subject to this requirement.

Section 1007. Commercial Vehicle Parking.

- A. 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, except vehicles parked temporarily while making a delivery, providing a service, or purchasing goods or services.
- B. In all residential zoning districts the parking of the following commercial vehicles are prohibited: limousines, flat bed trucks, dump trucks, tow trucks, transport wreckers, tandem axle trucks, cab-on-chassis trucks, tractor trailers, wheeled attachments or trailers, buses, earth-moving machinery, semi-trailers, and any vehicle over 20 feet in length, or 7 feet in height, or 7 feet in width. Vehicles or equipment used for agricultural purposes on RA-200 or R-100 zoned property with 5 or more acres are permitted if parked outside the required front yard setback.

In all residential zoning districts, the parking of the following commercial vehicles is permitted:

1. An automobile, pick-up truck, van or SUV used to provide daily transportation to and from work.
2. A commercial vehicle that is parked temporarily in conjunction with a commercial service, sale or delivery.
3. School buses used for the primary purpose of transporting children to and from state licensed or accredited elementary, middle or high schools; provided such vehicle is parked off any public thoroughfare, on a hard-surfaced area, and in the side or rear yard.

Section 1008. Parking Lot Lighting Standards.

Within non-residential and multifamily developments, except properties subject to Section 1315 Activity Center/Corridor Overlay District, the following lighting standards shall apply:

1. All lighting fixtures designed or placed so as to illuminate any portion of a site shall meet the following requirements:
 - a. 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. The wattage shall not exceed 420 watts/480V per light fixture. This provision includes lights on mounted poles as well as architectural display and decorative lighting visible from a street or highway. Wall pack lighting shall be cut-off down directional a maximum of 250 watts. Canopy lighting shall be recessed, with a maximum lamp wattage of 400 watts.
 - b. Only incandescent, fluorescent, metal halide, mercury vapor, natural gas, or color corrected high-pressure sodium (CRI of 60 or better) light source (lamp) may be used.
 - c. Fixtures must be mounted in such a manner that the cone of the light is not directed at any property line of the site. 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.
 - d. 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 following standards.
 - 1) Average level of illumination is not to exceed the calculated value, and is derived using only the area of the site included to receive illumination.

- 2) Points of measure shall not include the area of the building or areas which do not lend themselves to pedestrian traffic.

ILLUMINATION LEVELS (IN FOOT-CANDLES)

Location or Type of Lighting	Minimum Level	Average Level	Maximum Level
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

2. Exceptions to site lighting standards:

- a. Lighting activated by motion sensor.
- b. Construction or emergency lighting, provided it is temporary and is discontinued immediately upon construction completion or emergency cessation.

3. Site Lighting Plan Requirements

- a. Site lighting plans shall include:
 - 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 after using 85% depreciation for both metal halide and high pressure sodium of initial output;

- 4) Manufacturer's photometric data for each type of light fixture, including initial lumens and mean depreciation values; and
- 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).

BE IT FURTHER RESOLVED that all regulations or parts of same in conflict with this Resolution are hereby rescinded to the extent of said conflict.

GWINNETT COUNTY BOARD OF COMMISSIONERS

BY: 
Charles E. Bannister, Chairman

Date Signed: 9/17/10

APPROVED:



Van Stephens
Chief Asst. County Attorney

ATTEST:



Diane Kemp
County Clerk

