

Department of Planning and Development


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IMPORTANT MEMORANDUM

To: Whom It May Concern

From: Kathy S. Holland 

Subject: Amendment to the Zoning Resolution
(A-2010-00003)

Date: September 22, 2010

The Board of Commissioners adopted an amendment to the Zoning Resolution on June 22nd, 2010 after receiving a favorable recommendation from the Development Advisory Committee, the Council for Quality Growth and the Department of Planning and Development.

The key change to the Zoning Resolution is in Article X and addresses parking limits, drive isle widths, and the administrative variance threshold. The following list is a summary of the changes:

- Surplus parking definition revised to remove the requirement for porous concrete/asphalt or approved grassed paving system.
- Clarified the parking space measuring method for back or face of curb.
- Provided an interior driveway width range of 10 to 12 feet for one way and 20 to 22 feet for two way traffic when no parking is on either side.
- Provided an interior driveway width range of 22 to 24 feet when used with 90 degree angle parking.
- Provided an interior driveway width range of 20 to 22 feet when used with 60 degree angle parking.
- Adjustments to geometry for interior driveway width for loading/unloading may be granted if turn-radius templates indicate that modifications to standards are necessary.
- Interior driveway width increase for gasoline pump canopies to 40 feet.
- Required width for stacking lane is removed as long as a separate through-lane is maintained.
- Maintenance and appearance of parking lots include a requirement for porous paving and grass paving systems.
- A recreational vehicle or non-motor vehicle must be parked in a carport, enclosed structure, or in the rear yard on a paved surface (or approved porous or grass pave system). Any vehicles parked in the rear yard must be 15 feet from the property line.

- New parking category added for Call Centers and Health Clubs (freestanding).
- Church, convenience stores, and office (business, professional, and medical) maximum parking space count increased.
- Office Warehouse parking category is divided into three new category ranges based on square footage of building.
- Existing, unused loading/ unloading areas may be restriped for vehicle parking and shall not be counted in overall minimum and maximum totals.
- Administrative variance threshold increased from 10 to 30% to reduce or increase number of parking spaces.
- Maximum parking space allowance may be exceeded by 25% if constructed in approved porous concrete/ asphalt or grassed paving system.
- Parking deck maximum parking space may be exceeded by any amount.
- Parking deck exterior architectural treatments to match principal building.